

# ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

**HEARING DATE: 3/10/2015**

**PUBLIC HEARING AT 6:30 P.M.**

---

<b>CASE NUMBER</b>	ZVR2015-00001
<b>APPLICANT</b>	CHRISTOPHER A. ALBRIGHT
<b>LOCATION</b>	1176 ALCOVY RD, LAWRENCEVILLE, GA 30045
<b>ZONING</b>	R100
<b>PARCEL</b>	5212 033
<b>PROPOSED DEVELOPMENT</b>	Single-Family Dwelling
<b>VARIANCE TYPE</b>	Change in Conditions
<b>VARIANCE REQUEST</b>	CHANGE CONDITION OF PREVIOUS APPROVALS STATING ALL HOMES SHALL BE BRICK WITH A MINIMUM OF 3,500 SQ. FT. OF HEATED AREA TO ALL HOMES SHALL HAVE A MINIMUM 2,000 SQ. FT. OF HEATED AREA.
<b>COMMISSION DISTRICT</b>	4

---

<b>CASE NUMBER</b>	ZVR2015-00004
<b>APPLICANT</b>	QUIKTRIP CORPORATION C/O MAHAFFEY PICKENS TUCKER, LLP
<b>LOCATION</b>	5050 SUGARLOAF PKWY, LAWRENCEVILLE, GA
<b>ZONING</b>	C2
<b>PARCEL</b>	7035 007
<b>PROPOSED DEVELOPMENT</b>	Convenience Store
<b>VARIANCE TYPE</b>	Canopy Sign Area/Size
<b>VARIANCE REQUEST</b>	INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 8 SQ. FT. TO 14 SQ. FT.
<b>COMMISSION DISTRICT</b>	4

---

<b>CASE NUMBER</b>	ZVR2015-00005
<b>APPLICANT</b>	QUIKTRIP CORPORATION C/O MAHAFFEY PICKENS TUCKER, LLP
<b>LOCATION</b>	5050 SUGARLOAF PKWY, LAWRENCEVILLE, GA
<b>ZONING</b>	C2
<b>PARCEL</b>	7035 007
<b>PROPOSED DEVELOPMENT</b>	Convenience Store
<b>VARIANCE TYPE</b>	Wall Sign Area Increase
<b>VARIANCE REQUEST</b>	INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 161 SQ. FT.
<b>COMMISSION DISTRICT</b>	4

# ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

**HEARING DATE: 3/10/2015**

**PUBLIC HEARING AT 6:30 P.M.**

---

**CASE NUMBER** ZVR2015-00006  
**APPLICANT** QUIKTRIP CORPORATION C/O MAHAFFEY PICKENS TUCKER, LLP  
**LOCATION** 5050 SUGARLOAF PKWY, LAWRENCEVILLE, GA  
**ZONING** C2  
**PARCEL** 7035 007  
**PROPOSED DEVELOPMENT** Convenience Store  
**VARIANCE TYPE** Wall Sign Aggregate Area Increase  
**VARIANCE REQUEST** INCREASE AGGREGATE TOTAL WALL SIGN AREA FROM 120 SQ. FT. TO 161 SQ. FT.  
**COMMISSION DISTRICT** 4

---

**CASE NUMBER** ZVR2015-00007  
**APPLICANT** QUIKTRIP CORPORATION C/O MAHAFFEY PICKENS TUCKER, LLP  
**LOCATION** 5050 SUGARLOAF PKWY, LAWRENCEVILLE, GA  
**ZONING** C2  
**PARCEL** 7035 007  
**PROPOSED DEVELOPMENT** Convenience Store  
**VARIANCE TYPE** Interior Driveway Width Increase  
**VARIANCE REQUEST** INCREASE DRIVEWAY WIDTH FROM 24 FT. TO 35 FT.  
**COMMISSION DISTRICT** 4

---

**CASE NUMBER** ZVR2015-00008  
**APPLICANT** QUIKTRIP CORPORATION C/O MAHAFFEY PICKENS TUCKER, LLP  
**LOCATION** 5050 SUGARLOAF PKWY, LAWRENCEVILLE, GA  
**ZONING** C2  
**PARCEL** 7035 007  
**PROPOSED DEVELOPMENT** Convenience Store  
**VARIANCE TYPE** Parking Quantity  
**VARIANCE REQUEST** INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 47 SPACES TO 60 SPACES.  
**COMMISSION DISTRICT** 4

**ZONING BOARD OF APPEALS**  
**GWINNETT JUSTICE & ADMINISTRATION CENTER**  
**75 Langley Drive, Lawrenceville, GA 30045**  
**HEARING DATE: 3/10/2015**  
**PUBLIC HEARING AT 6:30 P.M.**

---

**CASE NUMBER** ZVR2015-00009  
**APPLICANT** EBENEZER BAPTIST CHURCH  
**LOCATION** 2570 HARBINS RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 5343 006  
**PROPOSED DEVELOPMENT** Place of Worship  
**VARIANCE TYPE** Buffer Reduction  
**VARIANCE REQUEST** REDUCE REQUIRED BUFFER FROM 20 FT. TO 0 FT. AND ELIMINATE ASSOCIATED 5' FT. STRUCTURE SETBACK  
**COMMISSION DISTRICT** 3

---

**CASE NUMBER** ZVR2015-00010  
**APPLICANT** MICHAEL GANOE  
**LOCATION** 2365 SAILOR LN, SUWANEE, GA 30024  
**ZONING** RZT  
**PARCEL** 7111 373  
**PROPOSED DEVELOPMENT** Storage Building  
**VARIANCE TYPE** Accessory Structure Setback Encroachment  
**VARIANCE REQUEST** ENCROACHMENT OF 5 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK  
**COMMISSION DISTRICT** 1

---

**CASE NUMBER** ZVR2015-00011  
**APPLICANT** DANE PETERSON  
**LOCATION** 1095 OLD TUCKER RD, STONE MOUNTAIN, GA 30087  
**ZONING** R100  
**PARCEL** 6095 009A  
**PROPOSED DEVELOPMENT** Subdividing a Lot  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 100 FT. TO 93.4 FT. ON LOT 5  
**COMMISSION DISTRICT** 2

**ZONING BOARD OF APPEALS**  
**GWINNETT JUSTICE & ADMINISTRATION CENTER**  
**75 Langley Drive, Lawrenceville, GA 30045**  
**HEARING DATE: 3/10/2015**  
**PUBLIC HEARING AT 6:30 P.M.**

---

**CASE NUMBER** ZVR2015-00012  
**APPLICANT** HECTOR RODRIGUEZ  
**LOCATION** 4481 WALLACE CIR, SNELLVILLE, GA 30039  
**ZONING** RL  
**PARCEL** 4348A097  
**PROPOSED DEVELOPMENT** Single-Family Lot  
**VARIANCE TYPE** Lot Area/Size Reduction  
**VARIANCE REQUEST** REDUCTION OF REQUIRED LOT SIZE FROM 25,500 SQ. FT. TO 14,859 SQ. FT.  
**COMMISSION DISTRICT** 3

---

**CASE NUMBER** ZVR2015-00013  
**APPLICANT** EBENEZER BAPTIST CHURCH  
**LOCATION** 2570 HARBINS RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 5343 006  
**PROPOSED DEVELOPMENT** Place of Worship  
**VARIANCE TYPE** Parking Quantity  
**VARIANCE REQUEST** INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 125 SPACES TO 216 SPACES  
**COMMISSION DISTRICT** 3

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00001**  
ZONING : R-100  
LOCATION : 1176 ALCOVY ROAD, LAWRENCEVILLE  
MAP NUMBER : 5212 033; 5212 282; 5212 283; 5212 284  
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS  
  
VARIANCE REQUESTED : CHANGE CONDTION OF PREVIOUS  
APPROVAL STATING ALL HOMES SHALL BE  
BRICK WITH A MINIMUM OF 3,500 SQ. FT. OF  
HEATED AREA TO ALL HOMES SHALL HAVE A  
MINIMUM OF 2,000 SQ. FT. OF HEATED AREA.  
  
COMMISSION DISTRICT : 4 (HEARD)

APPLICANT: CHRISTOPHER A. ALBRIGHT  
3288 PAGE AVENUE #404  
VIRGINIA BEACH, VA 23451

CONTACT: CHRISTOPHER A. ALBRIGHT PHONE: 757.630.6850

OWNER: CHRISTOPHER A. ALBRIGHT  
3288 PAGE AVENUE #404  
VIRGINIA BEACH, VA 23451

**ZONING HISTORY:**

The subject property five parcels totaling 8.7 acres. It is R-100 zoned with existing single-family dwellings and vacant land. The adjacent tracts are zoned R-100 and RA-200 with existing single-family dwellings.

**DEPARTMENT ANALYSIS:**

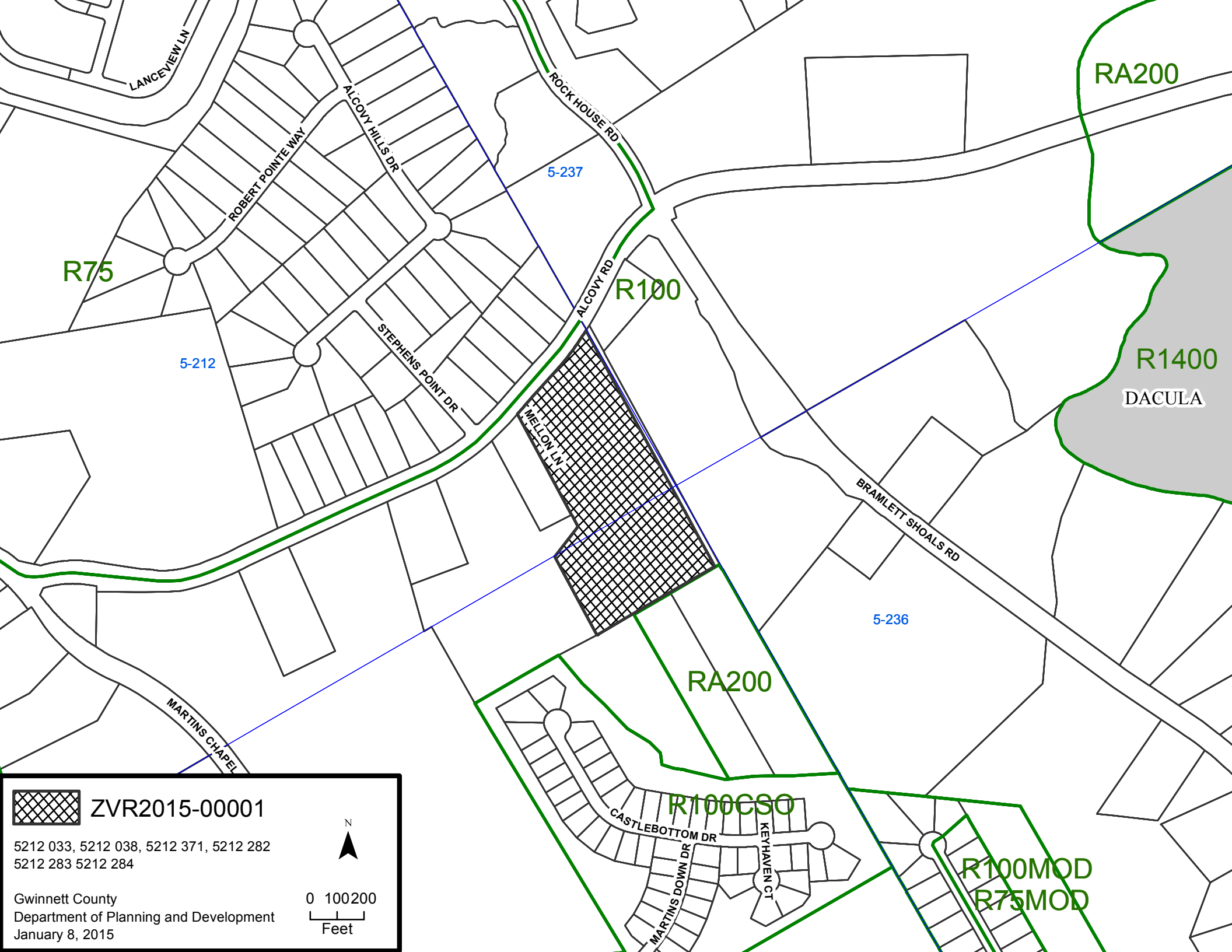
This case was tabled at the February 10, 2015 meeting to the March 10, 2015 meeting.

The applicant is requesting a change in a condition of previously approved variances that states all homes shall be brick with a minimum of 3,500 sq. ft. of heated area to, all homes shall have a minimum of 2,000 sq. ft. of heated area. This is a condition of approval of ZVR2003-00158, ZVR2003-00159, ZVR2003-00160, and ZVR2003-00161.

The letter of intent states that the owner will build his personal home on Lot #4 of the approved exemption plat for Christopher Albright. Approval of the variance will allow construction of his new home to begin immediately and will ensure the remaining lots can be developed featuring more desirable and affordable homes, with varying exterior finishes.

Should the Board consider approval of these requests, staff would recommend the following conditions:

1. The exemption plat shall be revised, approved, and recorded prior to the issuance of building permits.
2. A "Hold Harmless Agreement" shall be signed and recorded prior to the issuance of a building permit.
3. A Residential Drainage Plan (RDP) for Lot 5 and for Lot 6 shall be approved prior to issuance of building permits.
4. The minimum heated floor area per dwelling shall be 2,600 square feet.
5. Homes shall be constructed with brick or stone finish on the front and shall include a brick or stone finish that is a minimum of three feet above finished grade, on both sides and the rear. The remainder of the sides and rear shall be cement fiber siding.



R75

5-212

5-237

R100

RA200

R1400  
DACULA

BRAMLETT SHOALS RD

5-236

RA200

MARTINS CHAPEL

R100CSO

CASTLEBOTTOM DR

MARTINS DOWN DR

KEHAVEN CT

R100MOD  
R75MOD



ZVR2015-00001

5212 033, 5212 038, 5212 371, 5212 282  
5212 283 5212 284



0 100200  
Feet

Gwinnett County  
Department of Planning and Development  
January 8, 2015

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00004, 00005, 00006, 00007 & 00008**  
ZONING : C-2  
LOCATION : 5050 SUGARLOAF PKWY, LAWRENCEVILLE  
MAP NUMBER : 7035 007  
PROPOSED DEVELOPMENT : CONVENIENCE STORE  
VARIANCE REQUESTED : **ZVR2015-00004** - INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 8 SQ. FT. TO 14 SQ. FT.  
**ZVR2015-00005** – INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 161 SQ. FT.  
**ZVR2015-00006** – INCREASE AGGREGATE TOTAL WALL SIGNAGE FROM 120 SQ FT. TO 161 SQ. FT.  
**ZVR2015-00007** – INCREASE DRIVEWAY WIDTH FROM 24 FT. TO 35 FT.  
**ZVR2015-00008** – INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 47 SPACES TO 60 SPACES  
: 4 (HEARD)

APPLICANT: QUIKTRIP CORPORATION  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1550 N. BROWN ROAD, SUITE 125  
LAWRENCEVILLE, GA 30043

CONTACT: WES TURNER PHONE: 770.232.0000

OWNER: LONGBOAT HOLDING CO., LLC  
4865 OLDE TOWNE PARKWAY, SUITE 100  
MARIETTA, GA 30068

**ZONING HISTORY:**

The subject property is a 1.909 acre portion of the 17.36 acre C-2 zoned tract located on the southeast corner of the intersection of Sugarloaf Parkway and SR Hwy. 316. The adjacent property is zoned RM-13 with an existing apartment complex (Villas at Sugarloaf).

**DEPARTMENT ANALYSIS:**

This case was tabled at the February 10, 2015 meeting to the March 10, 2015 meeting.

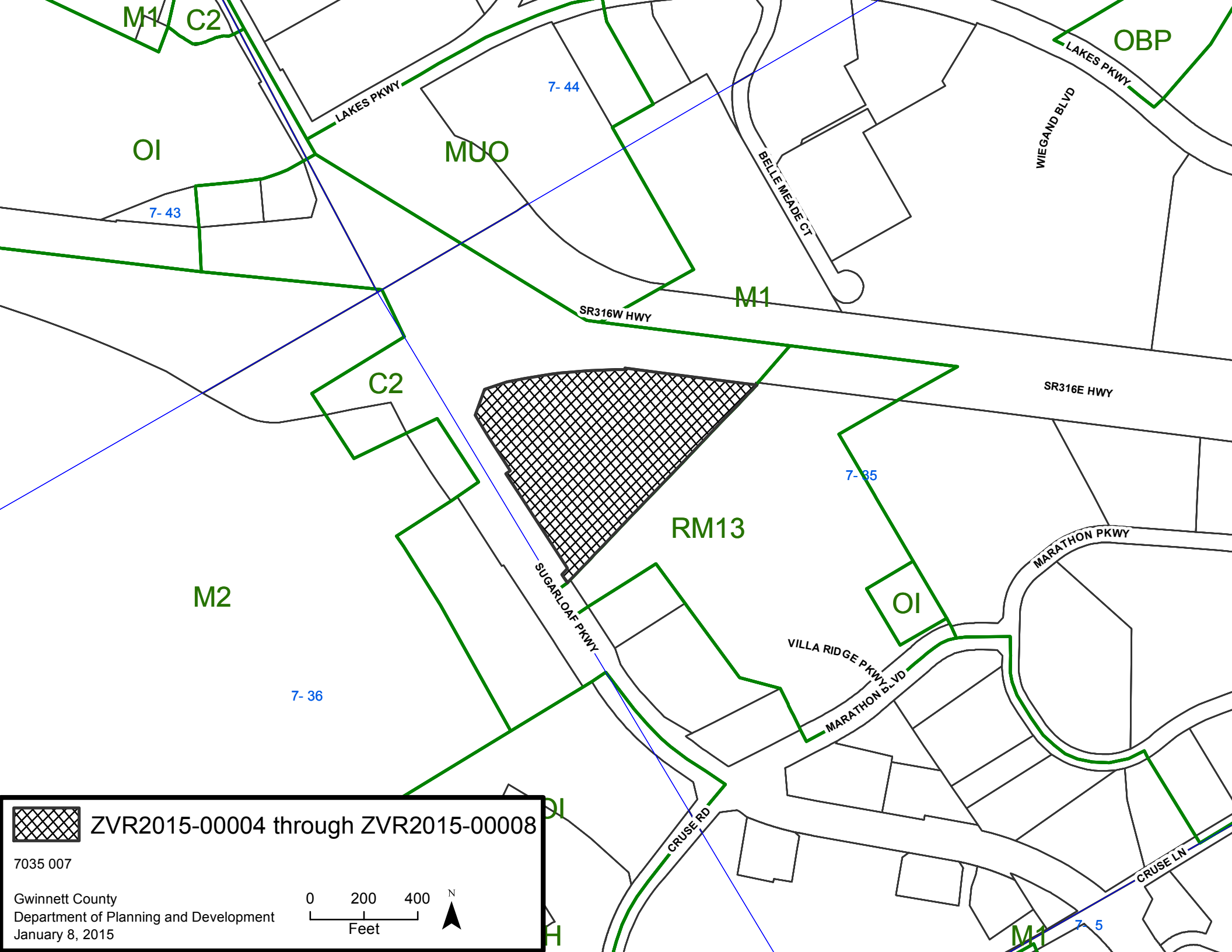
The applicant plans to develop a QuikTrip facility and is seeking approval of the five variances described above.



The letter of intent states that QuikTrip is proposing to subdivide the tract and develop a 5,858 sq. ft. convenience store with fuel pumps. Due to the new design of the Generation 3 type building, the variances are necessary to develop the property in a manner consistent with the submitted site plan and to provide optimal maneuverability and safety for their customers with sufficient notice of their operation allowing safe entry and exit.

**Should the Board consider approval of these requests, staff would recommend the following conditions:**

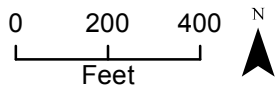
- 1. The increase in front wall sign shall not exceed 161 sq. ft.**
- 2. The total aggregate square footage for all wall signage shall not exceed 161 sq. ft.**
- 3. Signage on the canopy shall be limited to one 14 square foot sign per canopy face**



ZVR2015-00004 through ZVR2015-00008

7035 007

Gwinnett County  
Department of Planning and Development  
January 8, 2015



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00009**  
ZONING : RA-200  
LOCATION : 2570 HARBINS ROAD  
MAP NUMBER : 5343 006  
PROPOSED DEVELOPMENT : PLACE OF WORSHIP  
VARIANCE REQUESTED : REDUCE REQUIRED BUFFER FROM 20 FT TO  
0 FT AND ELIMINATE ASSOCIATED 5 FT  
STRUCTURE SETBACK  
: 3 (HUNTER)

APPLICANT: EBENEZER BAPTIST CHURCH  
2570 HARBINS ROAD  
DACULA, GA 30019

CONTACT: CALEB MUSSER & DANIEL WALSH PHONE: 770.962.8456

OWNER: EBENEZER BAPTIST CHURCH  
2570 HARBINS ROAD  
DACULA, GA 30019

**ZONING HISTORY:**

The subject property is a 20.63 acre RA-200 zoned tract, located on the northeast corner of the intersection of Kilcrease Road and Harbins Road. The adjacent parcel to the east is zoned RA-200 with a single family home. The parcels to the north are zoned R-100 with existing residential dwellings within Fairfield Plantation Subdivision.

**DEPARTMENT ANALYSIS:**

This case was tabled at the February 10, 2015 meeting to the March 10, 2015 meeting.

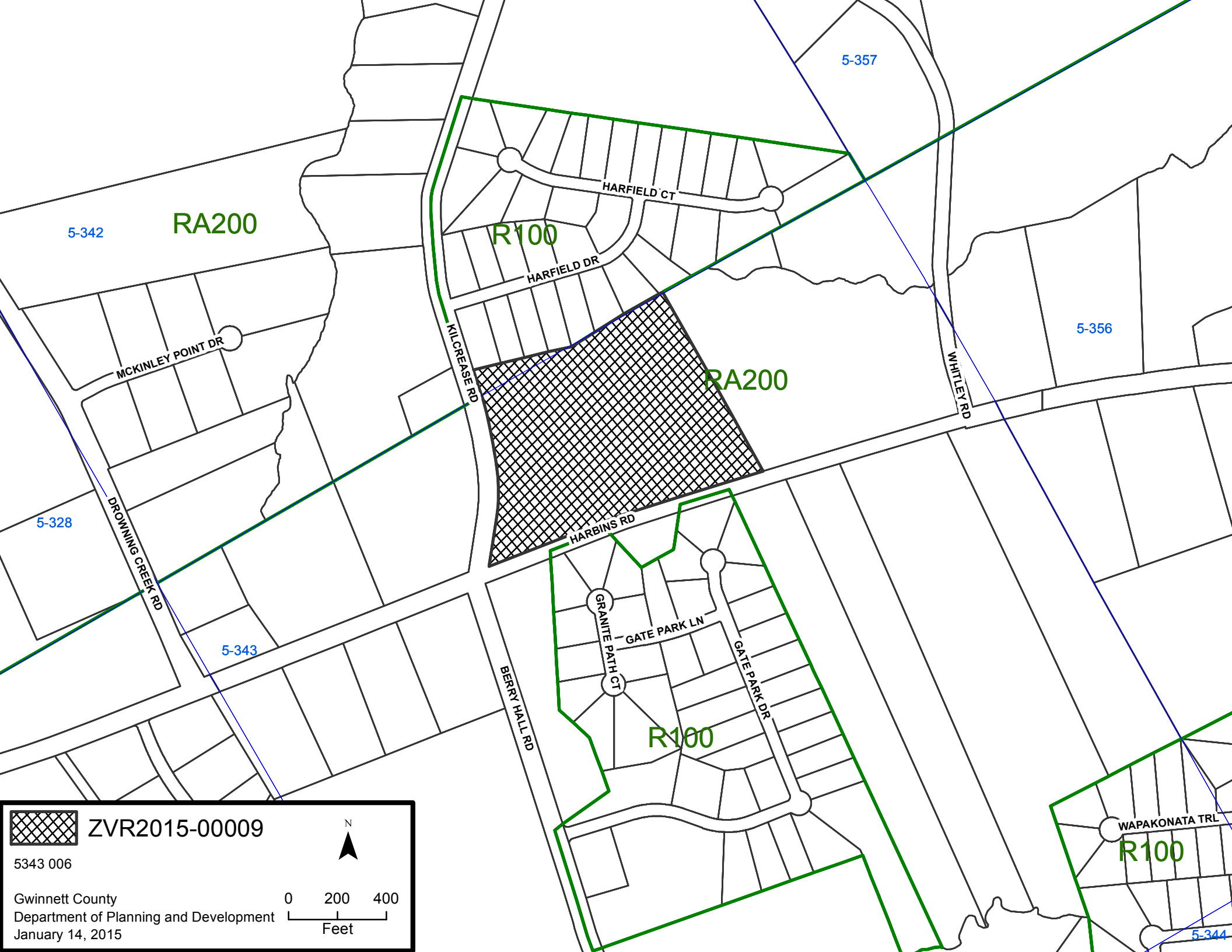
The applicant is seeking approval of a variance to reduce the required buffer along the east property line from 20 ft. to 0 ft. and to eliminate the associated 5 ft. structure setback in order to accommodate a proposed parking lot.


The letter of intent states that site topography and soils (rock), and the location of the existing septic system, detention pond, buildings, and cemetery limit the proposed parking lot location and design to the layout proposed on the submitted site plan. The proposed design makes best use of the space available and allows direct access to the sanctuary. Any alternative design would result in the parking lot being located hundreds of feet from the sanctuary.

Per the Unified Development Ordinance, a place of worship in a residential zoning district must provide a 20 ft. undisturbed buffer adjacent to residentially zoned property. This buffer must be

increased to 50 ft. adjoining a detention pond or any recreation facilities such as indoor gym or outdoor playground.

The applicant has provided a Variance Consent Form from the adjoining property owner to the east.



 ZVR2015-00009

5343 006

Gwinnett County  
Department of Planning and Development  
January 14, 2015

0 200 400  
Feet

N

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00010**  
ZONING : R-ZT  
LOCATION : 2365 SAILOR LANE, SUWANEE  
MAP NUMBER : 7111 373  
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE SETBACK  
VARIANCE REQUESTED : ENCROACHMENT OF 5 FT. INTO THE 5 FT.  
ACCESSORY STRUCTURE SETBACK  
: 1 (BROOKS)

APPLICANT: MICHAEL GANOE  
2365 SAILOR LANE  
SUWANEE, GA 30024

CONTACT: MIKE GANOE PHONE: 404.409.6465

OWNER: MICHAEL GANOE  
2365 SAILOR LANE  
SUWANEE, GA 30024

**ZONING HISTORY:**

The subject property is a 0.17 acre R-ZT (per REZ1994-00055) zoned lot with an existing single-family dwelling in Suwanee Cove subdivision. The adjacent lots are R-ZT with existing single family dwellings.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to encroach 5 ft. into the 5 ft. accessory structure setback.

The letter of intent states that the storage building was built to replace two deteriorating sheds that were in the yard when the applicant purchased the property. One of the old sheds was removed from the location of the new storage building. The building was moved as close to the fence as possible to optimize space in the very small back yard and so that it would be back to back with his neighbor's building. The yard slopes in two directions so topography and drainage were a consideration in locating the building. The variance is necessary due to the topography of the property. The applicant constructed the storage building unaware that a building permit was required.

This variance is a result a Code Enforcement (CEU2014-10631) case.

**Should the Board consider approval of this request, staff would recommend the following conditions:**

- 1. The applicant shall obtain all required permit for all construction and achieve satisfactory field inspections.**



BRENTMOOR CT

CROFTON CT

SUWANEE LAKES TRL

7-127

SUWANEE LAKES CIR

SWAN CREEK CT

RICHLAND PKWY

RZT

WELFORD RD

7-126

RM

COMPTON PL

SAILOR LN

7-110

RM

KENRIDGE DR

KENRIDGE WAY

RM

7-111

WHITEHEAD PLACE DR

R75MOD

LEE MILLER DR

LAWRENCEVILLE SUWANEE RD

7-110

R75

R100

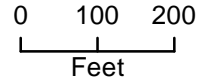


ZVR2015-00010



7111 373

Gwinnett County  
Department of Planning and Development  
February 5, 2015





**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00011**  
ZONING : R-100  
LOCATION : 1095 OLD TUCKER ROAD  
MAP NUMBER : 6095 009A  
PROPOSED DEVELOPMENT : SUBDIVIDING A LOT  
VARIANCE REQUESTED : REDUCE REQUIRED LOT WIDTH FROM 100 FT.  
TO 93.4 FT. ON LOT 5  
COMMISSION DISTRICT : 2 (HOWARD)

APPLICANT: DANE PETERSON  
2020 WESTSIDE COURT, SUITE E  
SNELLVILLE, GA 30078

CONTACT: DANE PETERSON PHONE: 770.736.7666

OWNER: LANG ENTERPRISES, LTD  
4727 NORTH ROYAL ATLANTA DRIVE, SUITE G  
TUCKER, GA 30084

**ZONING HISTORY:**

The subject property is a 0.992 acre portion of a 1.90 R-100 zoned tract with a single-family dwelling located on Old Tucker Road. The adjacent tracts are zoned R-100 with single-family dwellings.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to reduce the required lot width from 100 ft. to 93.4 ft. at the 50' building setback line.

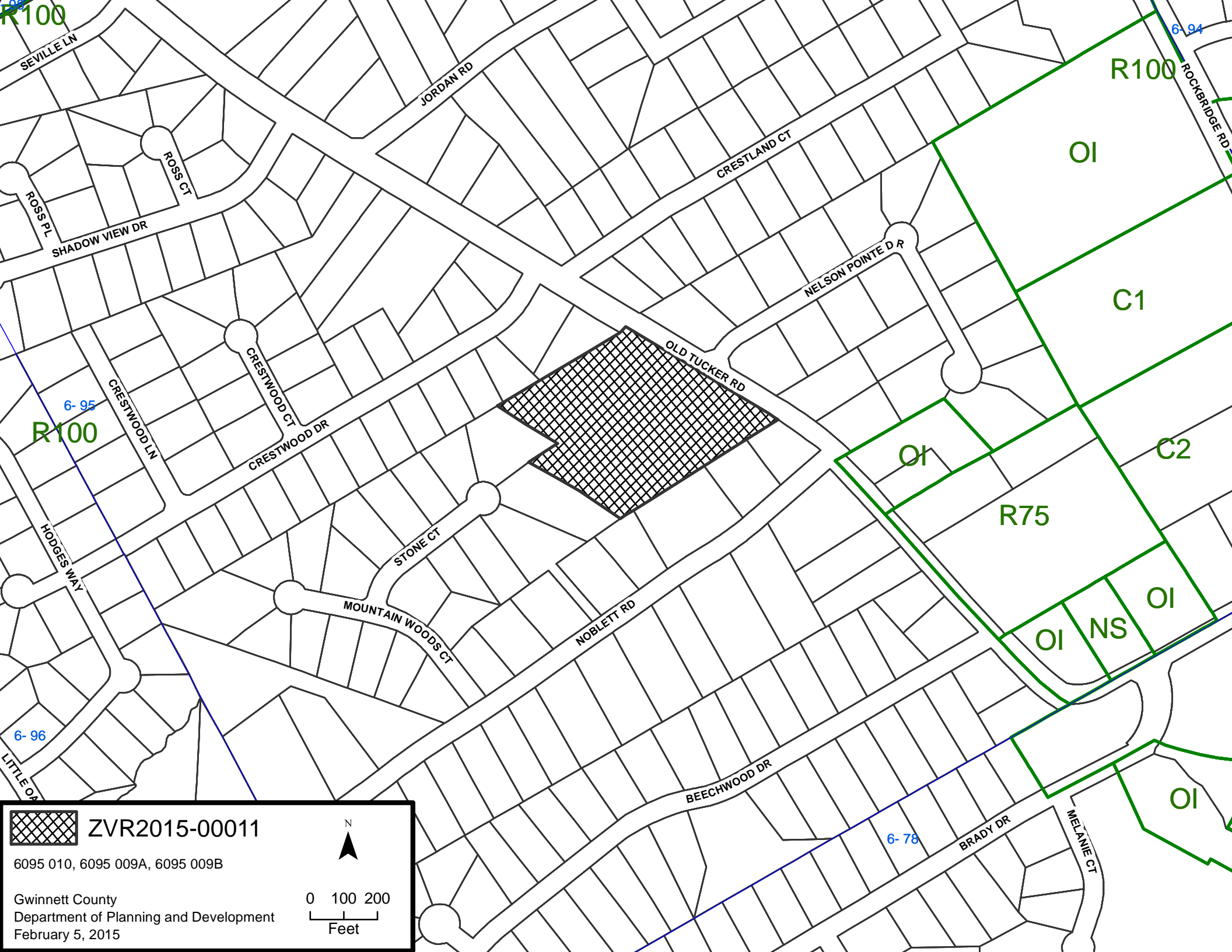
The letter of intent states that the subject property and two adjacent tracts are proposed to be subdivided into five parcels as shown on the included exemption plat. The reduction in lot width will allow platting of large, natural estate lots with a common driveway.

The applicant has provided Variance Consent Forms from two neighbors that do not object to the variance request.

This variance request is the result of plan review for an exemption plat (XPL2014-00017).

**Should the Board consider approval of this request, staff would recommend the following conditions:**

- 1. The submitted exemption plat be processed by the applicant for approval by all affected departments and recorded upon approval.**



R100

R100

R100

R75

C1

C2

OI

OI

NS

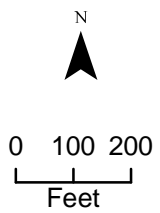
OI

OI

 ZVR2015-00011

6095 010, 6095 009A, 6095 009B

Gwinnett County  
Department of Planning and Development  
February 5, 2015



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00012**  
ZONING : RL  
LOCATION : 4481 WALLACE CIRCLE, SNELLVILLE  
MAP NUMBER : 4348A097  
PROPOSED DEVELOPMENT : SINGLE FAMILY LOT  
VARIANCE REQUESTED : REDUCTION OF REQUIRED LOT SIZE FROM  
25,500 SQ. FT. TO 14,859 SQ. FT.  
: 3 (HUNTER)

APPLICANT: HECTOR RODRIGUEZ  
915 COLLINS HILL ROAD  
LAWRENCEVILLE, GA 30043

CONTACT: HECTOR RODRIGUEZ PHONE: 678.308.1295

OWNER: ATVANCE CONSTRUCTION  
5146 BAYCREEK CHURCH ROAD  
LOGANVILLE, GA 30052

**ZONING HISTORY:**

The subject property is a 0.34 acre RL (Lakeside Residential District) zoned vacant lot in Norris Lake Shores subdivision. The adjacent lots are RL with existing single family dwellings.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to reduce the lot size from 25,500 sq. ft. to 14,859 sq. ft. to construct a single family home to be served by a septic system.

The letter of intent states that the owner intends to construct a single family home towards the rear of the property to allow the septic tank and drain field to be installed in the front yard, as illustrated on the submitted site plan.

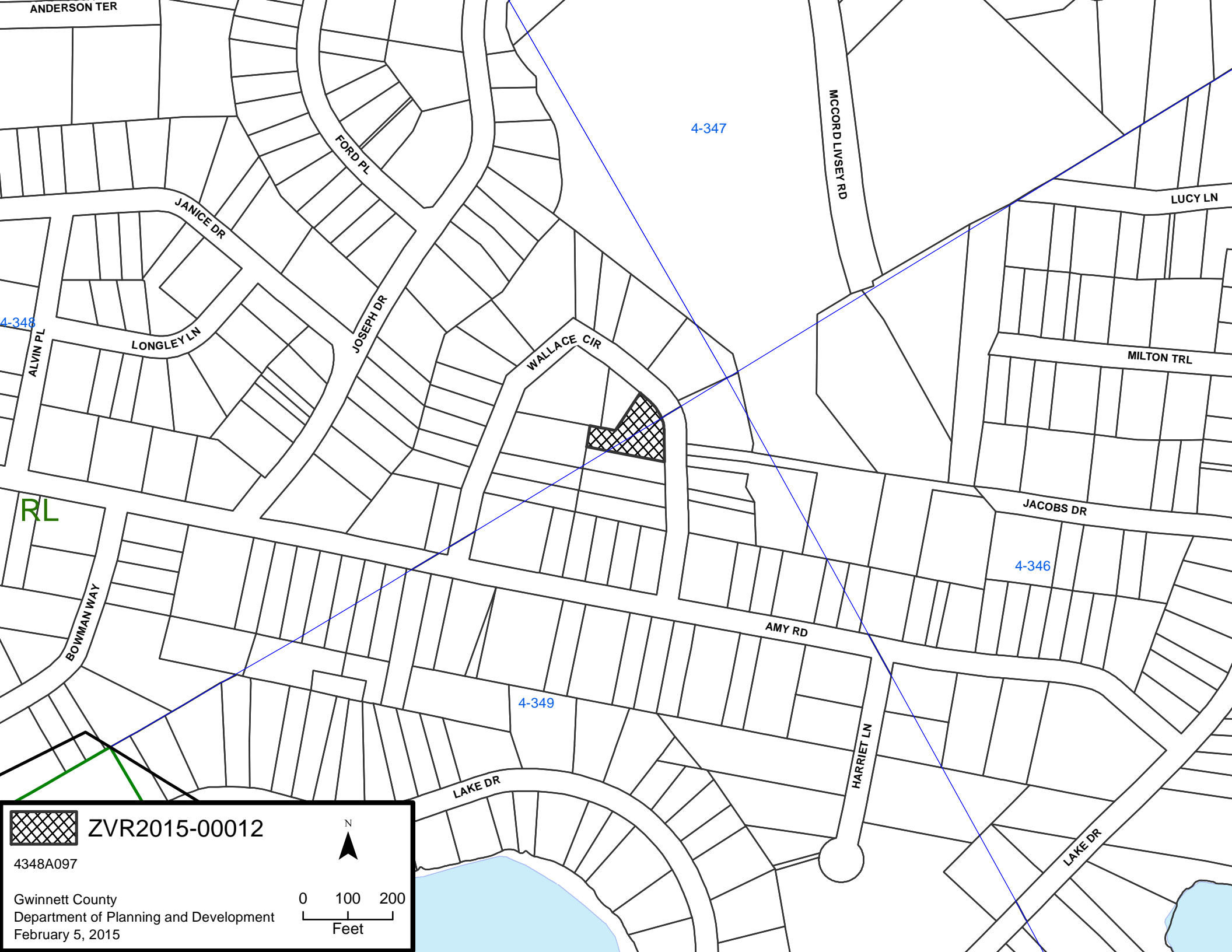
The applicant has obtained approval from Environmental Health Department.


This variance is the result of an application for a building permit.

Per Unified Development Ordinance in residential RL zoned lots, using a septic tank requires a minimum 25,500 sq. ft. of lot area.

**Should the Board consider approval of this request, staff would recommend the following conditions:**

- 1. The applicant shall obtain all required permits.**



 ZVR2015-00012  
 4348A097

Gwinnett County  
 Department of Planning and Development  
 February 5, 2015

0 100 200  
 Feet

N

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2015-00013**  
ZONING : RA-200  
LOCATION : 2570 HARBINS ROAD  
MAP NUMBER : 5343 006  
PROPOSED DEVELOPMENT : PLACE OF WORSHIP  
VARIANCE REQUESTED : INCREASE MAXIMUM ALLOWED NUMBER OF  
PARKING SPACES FROM 125 SPACES TO 216  
SPACES  
: 3 (HUNTER)

APPLICANT: EBENEZER BAPTIST CHURCH  
2570 HARBINS ROAD  
DACULA, GA 30019

CONTACT: CALEB MUSSER & DANIEL WALSH PHONE: 770.962.8456

OWNER: EBENEZER BAPTIST CHURCH  
2570 HARBINS ROAD  
DACULA, GA 30019

**ZONING HISTORY:**

The subject property is a 20.63 acre RA-200 zoned tract, located on the northeast corner of the intersection of Kilcrease Road and Harbins Road. The adjacent parcel to the east is zoned RA-200 with a single family home. The parcels to the north are zoned R-100 with existing residential dwellings within Fairfield Plantation Subdivision.

**DEPARTMENT ANALYSIS:**

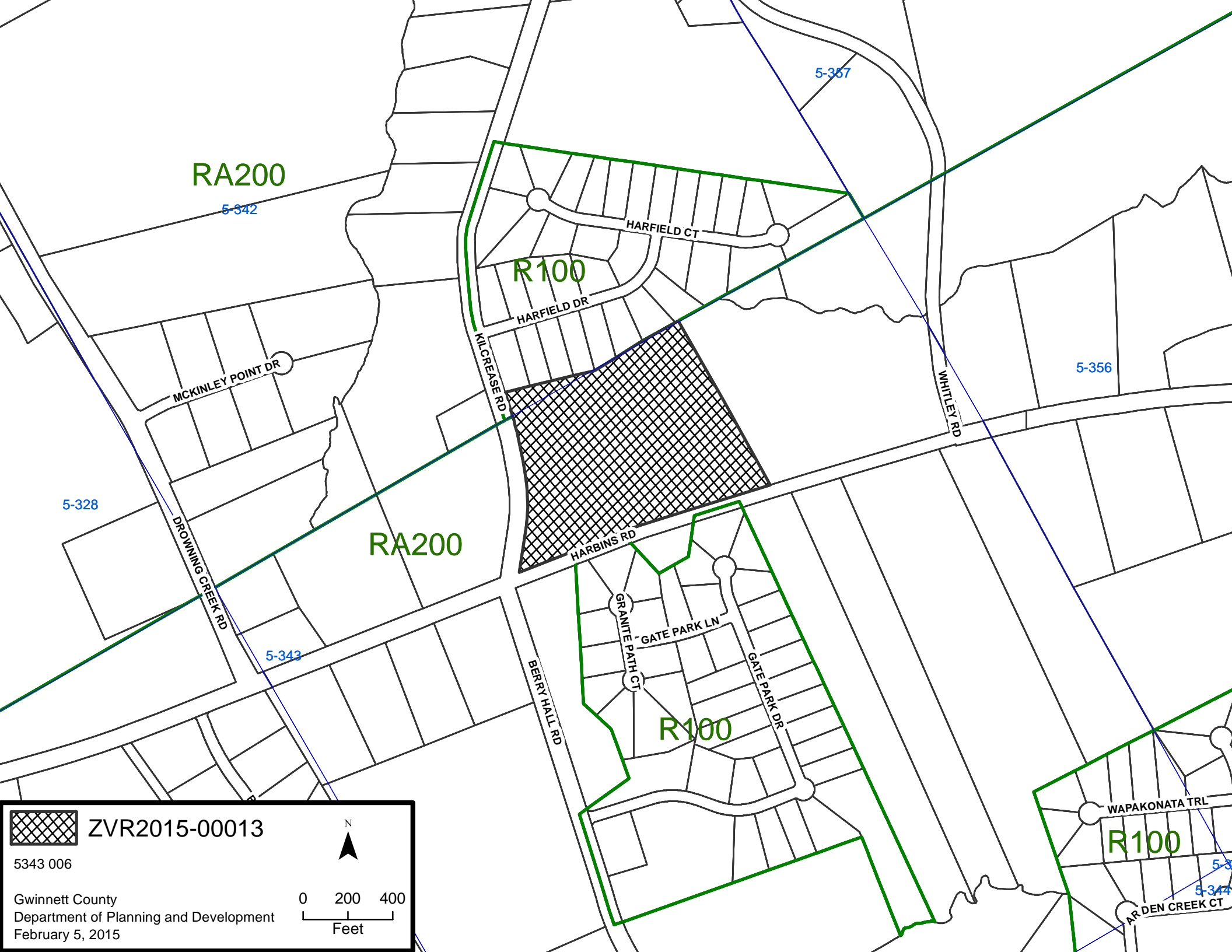
The applicant is seeking approval of a variance to increase the maximum number of parking spaces allowed for a place of worship from 125 spaces to 216 spaces.

The letter of intent states that church currently has 250 seats in the main sanctuary and 12 Sunday School classrooms that operate simultaneously. Therefore the number of attendees at one time requires more parking than is allowed by the Unified Development Ordinance.

The UDO requires that a place of worship provide a maximum of one parking space per two seats in the main sanctuary. Therefore, a church containing 250 seats in the main sanctuary is allowed 125 parking spaces.

**Should the Board consider approval of this request, staff would recommend the following condition:**

- 1. Landscape plan to be submitted for review and approval of Planning and Development Director prior to issuance of a Development Permit.**




RA200

R100

RA200

R100

R100

 ZVR2015-00013

5343 006

Gwinnett County  
Department of Planning and Development  
February 5, 2015

N

0 200 400  
Feet



**Department of Planning and Development**



446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
 www.gwinnettcounty.com

**VARIANCE APPLICATION  
 FROM THE UNIFIED DEVELOPMENT ORDINANCE**

For Consideration Of:  ZONING BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Name/Corporation:	Michael Garoe		
Contact Person:	Michael Garoe		
*Mailing Address:	2365 Sailor Ln		
City, State, Zip Code:	Suwanee GA 30024		
Telephone No.:	404 409 6465	Mobile Telephone No.:	
Email Address:	Mike.Garoe@SBDINC.com		
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name/Corporation:	Michael Garoe		
Mailing Address:	2365 Sailor Ln		
City, State, Zip Code:	Suwanee GA 30024		
Telephone No.:	404 409 6465	Contact Person:	Michael Garoe

**Property Information:**

Subdivision or Project Name:	Suwanee Cove		
Address of Property:	2365 Sailor Ln		
District, Land Lot, Parcel:		Zoning District:	
Improvement (existing or proposed) affected by this Variance:	existing shed build to close to property line		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:** To have Storage shed closer than 5' to Property Line

Case # ZVR 2015-00010

gwinnettcounty

**APPLICANT CERTIFICATION:** I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

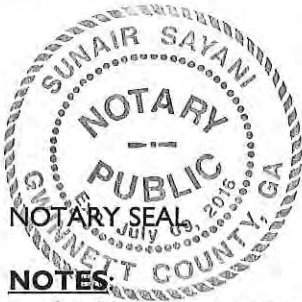


[Signature] 23 Jan 15  
SIGNATURE OF APPLICANT DATE

Garrow, Michael  
TYPED OR PRINTED APPLICANT NAME

[Signature] 01/23/15  
SIGNATURE OF NOTARY PUBLIC DATE

**PROPERTY OWNER CERTIFICATION:** I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



[Signature] 23 Jan 15  
SIGNATURE OF PROPERTY OWNER DATE

Garrow, Michael  
TYPED OR PRINTED OWNER NAME

[Signature] 01/23/15  
SIGNATURE OF NOTARY PUBLIC DATE

**NOTES:**

1. No application or reapplication for the same type of variance affecting the same land or any portion thereof shall be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless such 12 month period is waived by the Zoning Board of Appeals, and in no case may such application or reapplication be reconsidered in less than 6 months from the date of the last action by the Zoning Board of Appeals. Administrative variances are not subject to this time lapse requirement (UDO Section 270-70).
2. Failure to complete the application and/or provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 1-23-15 Received By: SCOOL MRN: 7111 373

Zoning District: BZT Hearing Date (for ZBA): 3/10/15 Commission District: 1

Variance Type: Accessory Structure or Use Yard location Code Section: 400 220-120.3

Related Cases & Applicable Conditions: CEU 2014-10031 REZ 1994-0055

Variance Description: Encroachment of 5ft into the 5ft.  
Accessory Structure Setback

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Administrative Variance only)

Conditions: \_\_\_\_\_

Case # 21R2015-00010



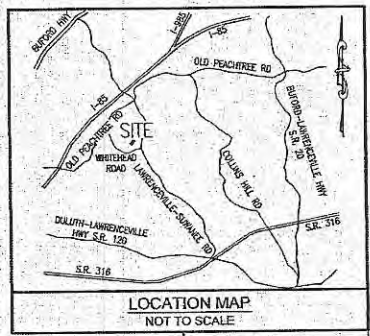
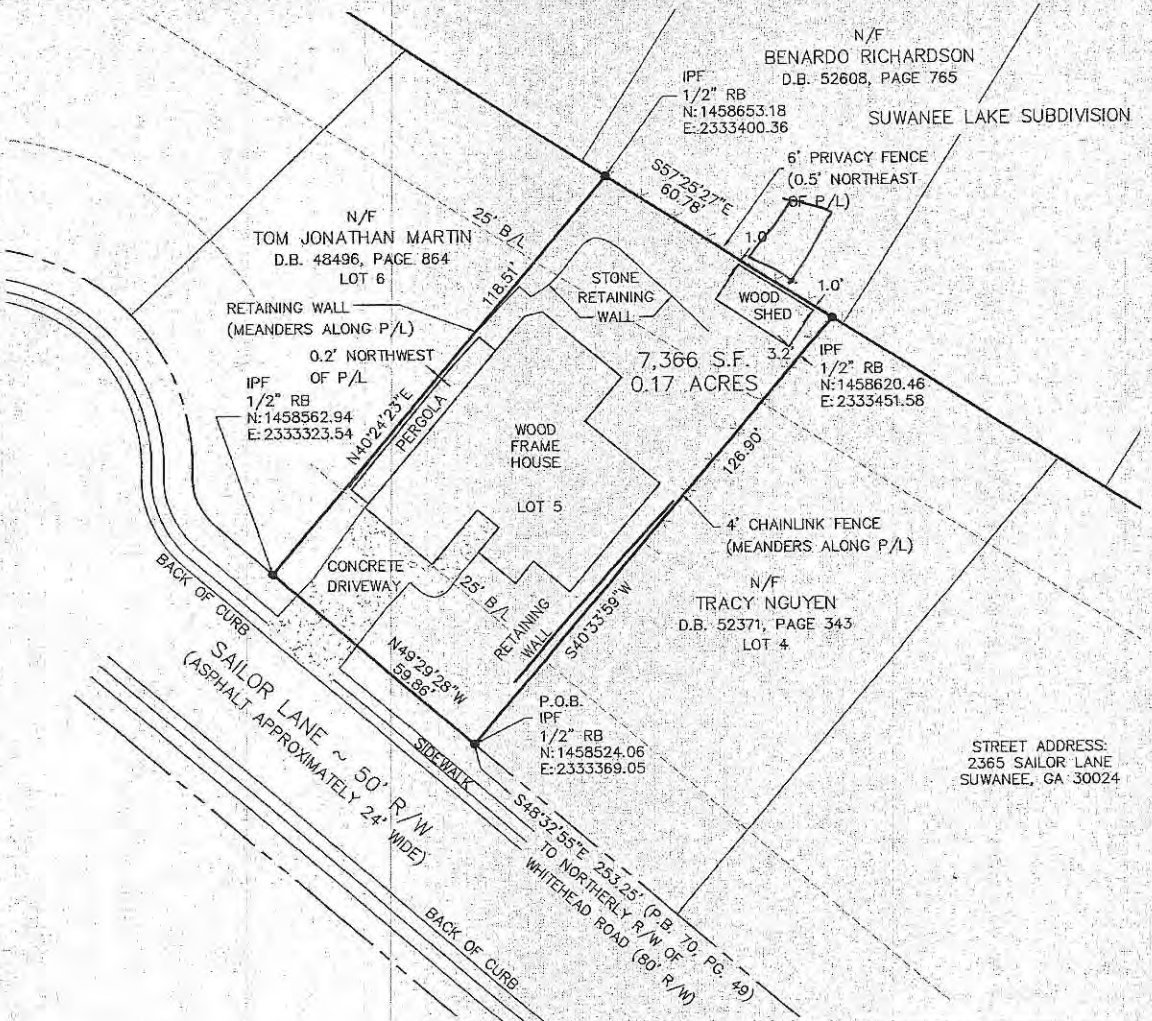
I Michael T. Ganoe am writing this letter, to show my intent and reason in putting my storage shed where I did. My land lot is a small area (.19 acres) so my space is very important to me. There was already a small metal shed (7X7) where I placed this one at, and another storage shed was on the lot behind my house already (about the same size of the one that is in question) when I bought my house. It was falling apart and was not large enough to store anything. So after a few years with that I took it down and started building the one I have now. The shed I build by myself is 10' X 20'. I put my shed all the way in the back corner of my land placing my shed and the one of my neighbors behind me back to back. My subdivision does not have an HOA so I did not think I needed permission to build a shed or put it as close as I did to the property line. I know now I was not correct. I did not want to waste any land in my back yard since I have 5 children and someday will have grand children coming over to play. I built it with a 2<sup>nd</sup> fl. to store boxes and holiday thing and the main area would be for tools and wood to build other projects. I only have to finish the hardie plank siding at this time. I went as high as I could get by myself and was going to finish the rest this spring with my neighbor help. The land in my back yard is not flat; it slopes down in 2 different ways. So I put it on concert footings to it level and also let the rain water run down the hill without anything in the way. It is approx 3' off the ground on 1 side and 1.5 on the other side. I have planted 9 fruit trees in the back yard and also build a wall to make the yard level. I have been tiring to make my house that I want to live in till I am dead an easy and pretty place to live and take care of.

  
Michael T. Ganoe 23 Jg-15

2365 Sailor Ln  
Suwanee GA 30024  
404 409 6465



GRID NORTH  
GA STATE PLANE WEST ZONE  
NAD83(2011)



- PLAT ABBREVIATIONS**
- IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - RB - REBAR
  - OTD - OPEN TOP PIPE
  - P/L - PROPERTY LINE
  - R/W - RIGHT OF WAY
  - C/L - CENTERLINE
  - B/L - BUILDING SETBACK LINE
  - N/F - NOW OR FORMERLY
  - DB - DEED BOOK
  - PB - PLAT BOOK
  - PP - POWER POLE
  - TP - TELEPHONE POLE
  - P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING
  - WM - WATER METER
  - SM - SANITARY SEWER MANHOLE
  - SC - SANITARY SEWER CLEAN OUT
  - WM - WATER METER

- REFERENCES**
1. WARRANTY DEED BETWEEN ANGE FLEIDER AND MICHAEL GANOE, DATED APRIL 30, 2009, RECORDED IN DEED BOOK 4948B PAGE 707, GWINNETT COUNTY GEORGIA RECORDS.
  2. SUBDIVISION PLAT OF SUWANEE COVE, DATED MAY 13, 1998, RECORDED IN PLAT BOOK 70 PAGE 49, GWINNETT COUNTY GEORGIA RECORDS.

- NOTES**
1. ALL IPS ARE 1/2 INCH REBAR WITH AN ORANGE PLASTIC CAP STAMPED PLARD RLS 3084
  2. NO NATIONAL GEODETIC MONUMENT FOUND WITHIN 500 FT OF THIS PROJECT
  3. THE SURVEY AND PLAT FOR THE SUBJECT PROPERTY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
  4. NO CERTIFICATION IS GIVEN TO THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS EXCEPT AS SHOWN.
  5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.



**SURVEY STATEMENT**

APPROXIMATELY 80% OF THE DATA ON THIS MAP WAS OBTAINED UTILIZING GPS INCLUDING ALL HORIZONTAL AND VERTICAL CONTROL. POINTS INFORMATION: THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMBERLAIN GPS NETWORK ROVER AND SURVEYOR PLUS CONTROLLER LOADED WITH CARLSON SWINCE AND CELL PHONE MODEM RECEIVING RTK CORRECTIONS FROM THE GPS SOLUTIONS GMS REAL TIME NETWORK (RTN). THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.05' HORIZONTAL AT THE 95% CONFIDENCE LEVEL. THE REMAINING DATA SHOWN ON THIS MAP WAS OBTAINED UTILIZING A LEICA TS06 AND CARLSON SWINCE SOFTWARE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

FIELD WORK COMPLETED JANUARY 16, 2015.

SURVEYOR: PAUL W. LAIRD  
T.L.S. #3084  
S. NELSON & ASSOC., INC.  
LAND SURVEY FIRM NO. 896  
110 EVANS MILL DR.  
SUITE 204  
DALLAS, GA. 30157  
PHONE (770) 505-8556

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN CONTRASTING INK OVER THE STAMP.

I HEREBY CERTIFY THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

AND FURTHER CERTIFY THAT ACCORDING TO THE GEORGIA CODE SECTION 15-6-67(b), THIS PLAT IS NOT REQUIRED TO BE REVIEWED BY ANY LOCAL GOVERNING AUTHORITIES PRIOR TO RECORDING. PER SAID SECTION, "NO APPROVAL SHALL BE REQUIRED IF NO NEW STREETS OR ROADS ARE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC TANK IS REQUIRED." NO SUCH IMPROVEMENTS ARE REQUIRED HEREON.

BOUNDARY SURVEY FOR:  
**MICHAEL GANOE**  
**SUWANEE COVE - LOT 5 - BLOCK "A"**  
LAND LOT 111, 7th DISTRICT  
GWINNETT COUNTY, GEORGIA

DWS DATE	SCALE	SHEET	JOB NO
1/21/2015	1"=20'	1 OF 1	SNA_138

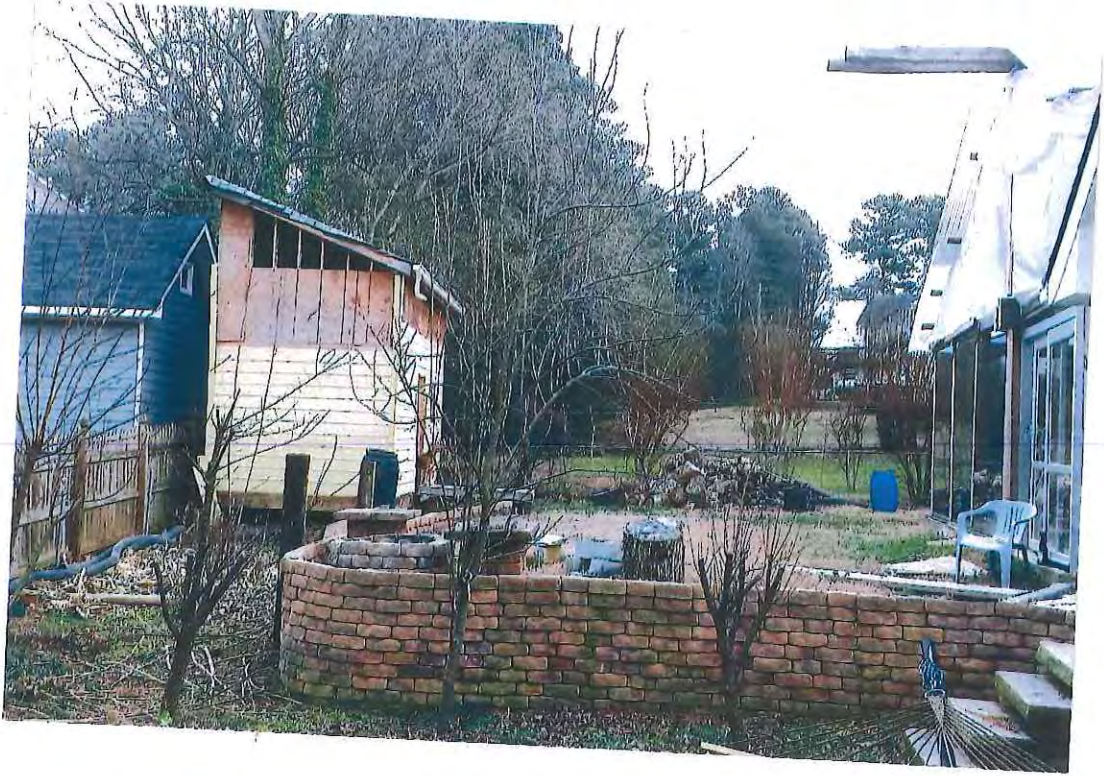
FIELD WORK DATE: 01/16/2015      CREW: DC

Surveying, Mapping & Land Planning  
110 Evans Mill Drive, Suite 204  
Dallas, Georgia 30157  
Tel: 770-505-8556    Fax: 770-505-8557  
www.pwla.com    paul@pwla.com











7110 310  
785

7110 309  
795

7110 308  
806

7111 371  
2385

7110 307  
815

7111 372  
2375

7-111

7111 373  
2365

RZT

7111 374  
2355

7111 367  
2370

R/W  
0

SAILOR LN

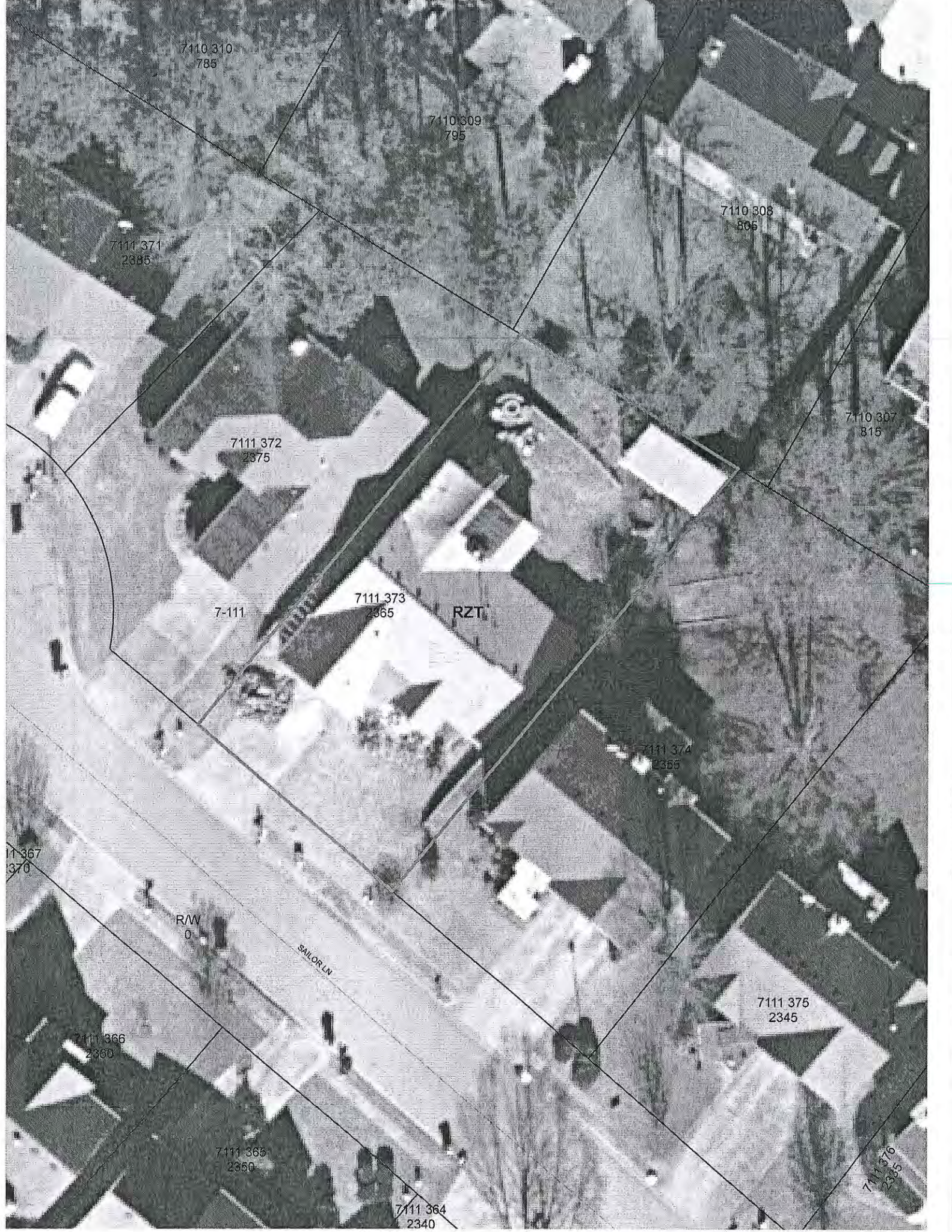
7111 375  
2345

7111 366  
2360

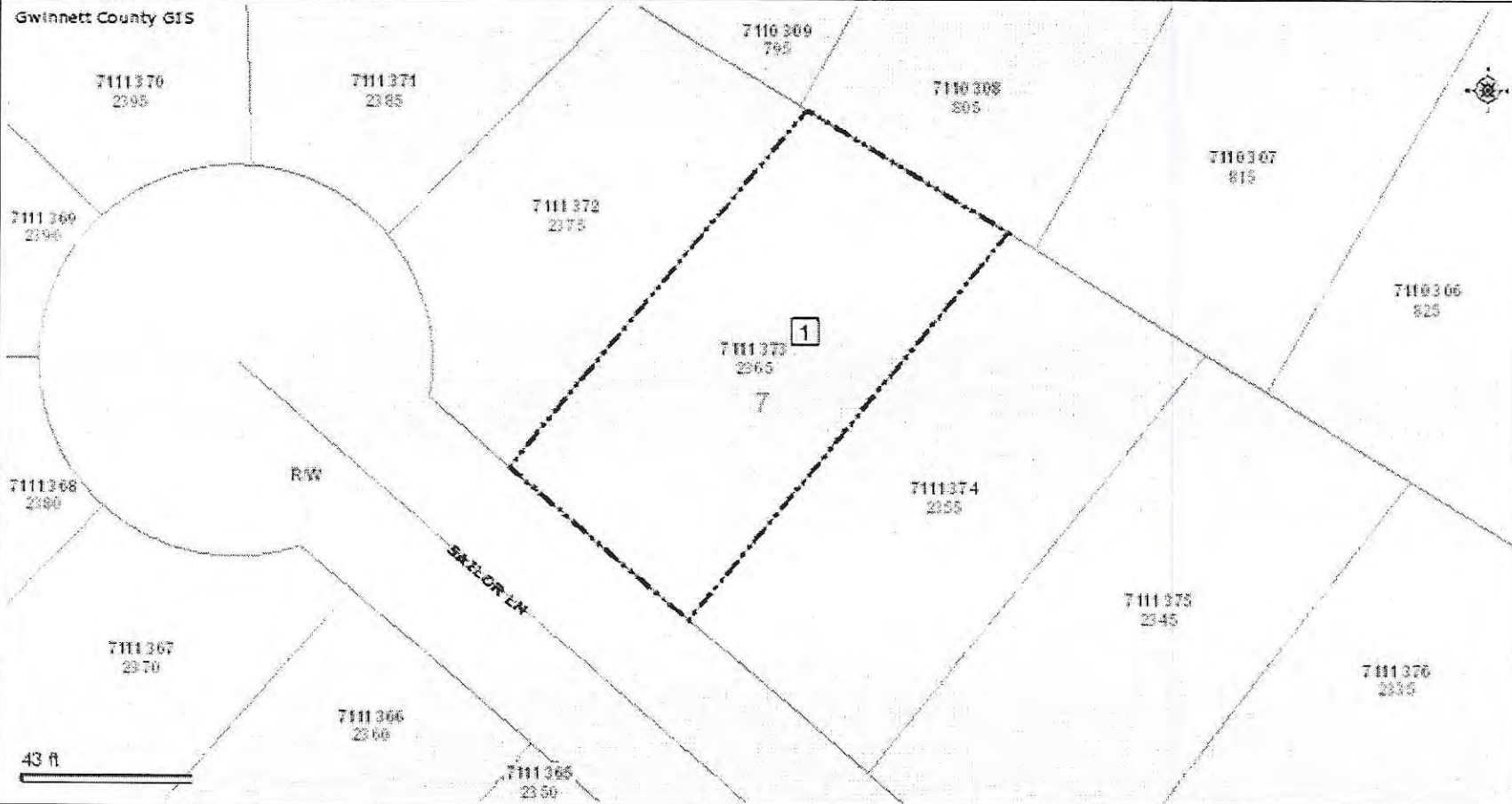
7111 365  
2350

7111 376  
2335

7111 364  
2340





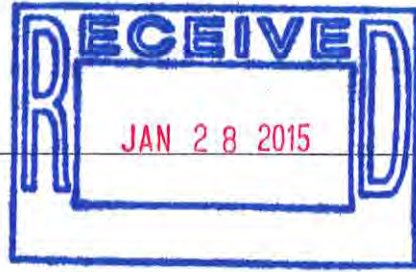
X	<b>Gwinnett County GIS Map</b>	<u>Contact</u> Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046
<p>Gwinnett County GIS</p>  <p>The map displays several parcels with the following APNs and acreages: 7111370 (23.95), 7111371 (23.85), 7111372 (23.75), 7111373 (23.65), 7111374 (23.55), 7111375 (23.45), 7111376 (23.35), 7111369 (23.96), 7111368 (23.96), 7111367 (23.70), 7111366 (23.66), 7111365 (23.50), 7110309 (7.95), 7110308 (8.05), 7110307 (8.15), and 7110306 (8.25). A parcel with APN 7111373 and 23.65 acres is highlighted with a thick dashed border and a small box containing the number '1'. A road labeled 'SHILOH LN' runs diagonally across the parcels. A circular area on the left is labeled 'RW'. A scale bar indicates 43 feet. A north arrow is located in the upper right corner of the map area.</p>		
<p>Map Printed On February 02, 2015</p>		
<p>Copyright Gwinnett County GIS</p>		
<p>Disclaimer See Terms</p>	<p>Powered by ROLTA OnPoint™</p>	



gwinnettcounty

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



Variance Application from the Zoning Resolution  
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Dane Peterson</u>	Name <u>Lang Enterprises, LTD</u>
Address(all correspondence will be mailed to this address): <u>2020 Westside Court Suite E</u>	Address <u>4727 North Royal Atlanta Drive</u> <u>Suite G</u>
City <u>Snellville</u>	City <u>Tucker</u>
State <u>Ga</u> Zip <u>30078</u>	State <u>Ga.</u> Zip <u>30084</u>
Phone <u>770-736-7666</u>	Phone <u>770-491-0500</u>
Contact Person Name: <u>Dane Peterson</u> Phone: <u>770-736-7666</u>	
Email Address: <u>dane@surveyconcepts.net</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 1095 Old Tucker Road

Subdivision or Project Name 1061-1095 Old Tucker Road Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 6-095-010, 009B, 009A

Proposed Development \_\_\_\_\_

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested Lot width at building line

On the proposed Lot 5 at the current 50 foot setback, the lot only has 93.4 feet of width. There will be a 50 access/utility easement which is greater than the 50 foot setback at which point we will have 103.2' of width

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2015-00011

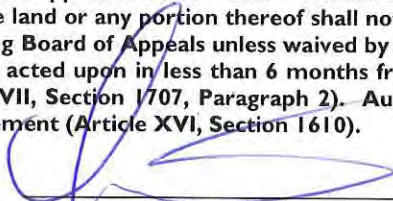


\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

 11.25.14

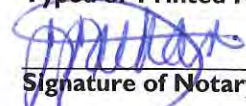
Signature of Applicant

Date

Notary Seal

Lawrence Nelson President

Typed or Printed Name & Title

 11.25.14

Signature of Notary Public

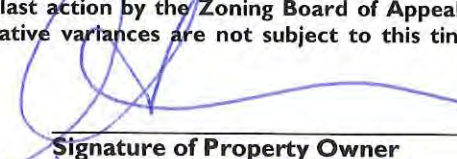
Date

\*\*\*\*\*

**Property Owner Certification**

\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

 11.25.14

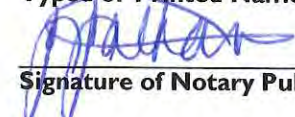
Signature of Property Owner

Date

Notary Seal

Lawrence Nelson President

Typed or Printed Name & Title

 11.25.14

Signature of Notary Public

Date

\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 01.28.2015 Received By: M.M. SERBAN MRN: 6095 010  
6095 009A; 6095 009B  
Zoning District: R-100 Hearing Date (if applicable): 03.10.15 Commission District: 2  
Variance Type: LOT WITH REDUCTION Code Section: UDO 230-10  
Related Cases & Applicable Conditions: XPL 2014-00017

Variance Description: REDUCE REQUIRED LOT WIDTH FROM  
100 FT. TO 93.4 FT. ON LOT 5



4727 N. Royal Atlanta  
Suite G  
Tucker, Ga 30084  
770.491.0500

December 1, 2014

Gwinnett County Department of Planning & Development  
446 West Crogan Street  
Lawrenceville, Ga 30046  
678.518.6000

This letter is to officially notify Gwinnett County Department of Planning & Development of Lang Enterprises LTD, Co intent to sub divide 5 lots located at 1061-1095 Old Tucker Rd. We are proposing to build 5 homes on the current site all consisting of 1 acre each. We not only plan to sub divide we are also the builder building homes similar in style and quality existing to the Estates @ Nelson Pointe located on Old Tucker Rd, which we also developed and built as shown on the proposed site plan. We plan to install a private drive with homes set back a minimum of 40 feet from the private drive. If you have any questions or concerns please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be "Lawrence Nelson", written over a white background.

Lawrence Nelson



- LEGEND**
- REF. ROAD FOUND (1/2" REBAR)
  - CONC. REBAR SET (1/2" REBAR)
  - OPEN TOP FOUND
  - CONC. TOP FOUND
  - JUNCTION BOX
  - LAND LIFT LINE
  - MANHOLE
  - PROPERTY LINE
  - BUILDING LINE
  - DRAIN LINE
  - SEWER CLEAN OUT
  - BRASS CASING
  - DROP BUILT
  - RIGHT FOUND
  - RIGHT FOUND
  - SANITARY SEWER CASING
  - CRITICAL ROOT ZONE
  - UTILITY EASEMENT
  - FIRE HYDRANT
  - SINGLE WING CATCHBASIN
  - DOUBLE WING CATCHBASIN
  - WATER VALVE
  - GAS VALVE
  - HEADWALL

**DEVELOPMENT NOTES**

1. THE LOTS SHOWN HEREIN MAY NOT BE RECOVERED EXACTLY THROUGH THE SURVEY PROCESS AS PROVIDED BY THE GEORGIA COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME.

**STORM WATER NOTES**

1. THERE IS NO RECORD ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES.
2. THERE ARE NO STREAMS ON THIS SITE.
3. THERE ARE NO STORM WATERS ON THIS SITE.
4. AN APPROVED RETENTION DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THESE LOTS LABELED "TOP" OR APPROVED HOLD AND RELEASE PERMIT IS REQUIRED ON THESE LOTS LABELED "TOP" OR NEARBY DRAINAGE STUDY (EEL) IN ELEVATION CONTIGUOUS IS REQUIRED IN LOTS LABELED "TOP" OR "TOP-C".

**FLOOD NOTE**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FLOODPLAIN, SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 133000000E DATED 8/20/06

**GENERAL NOTES**

1. THE LOTS HAS BEEN CALCULATED BY SURVEY OF LITTED AND CORNERED AND IS PLACED ACCURATE TO WITHIN ONE FOOT IN 1000 FEET.

2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PROXIMITY OF ONE FOOT IN 10,000 FEET AND AN AVERAGE ERROR OF ONE HUNDRED PARTS PER HUNDRED USING GEOMETRIC MEASUREMENT.

3. A TOPICAL - TOTAL SURVEY HAS BEEN USED TO OBTAIN THE LENGTH AND ANGLE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

4. THESE SURVEY DATA HAS BEEN USED USING SIDE SHOOTING FROM HOUSE OR STRUCTURE.

5. CERTIFICATION IS MADE TO PROCEED WITH THIS PLAN AND IS NOT TRANSFERABLE TO OTHER SURVEYORS AND FIELD SURVEYORS SUBJECT TO LUDWIG INC. DATED JULY 15, 2014.

**LOT AREA CHART**

LOT NO.	TOTAL AREA	AREA WITHIN SUITABLE SOILS
1	37,548 S.F.	37,548 S.F.
2	37,551 S.F.	37,551 S.F.
3	45,731 S.F.	41,575 S.F.
4	58,137 S.F.	38,449 S.F.
5	43,222 S.F.	37,715 S.F.

ALL EXISTING STRUCTURES TO BE REMOVED

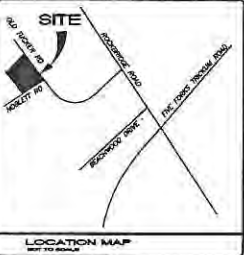
**GENERAL NOTES**

PARENT PARCELS 06-095-010, 06-095-008, 06-095-004

ZONING: R-100  
TOTAL ACRES: 1,049 ACRES  
#-100 2 LOTS  
GROSS DENSITY: 1.041  
MINIMUM LOT AREA: 25,500 S.F.

MINIMUM LOT WIDTH: 100 FEET  
MINIMUM BUILDING HEIGHT: 35 FEET ON 3 STORIES  
MINIMUM HOUSE S.F.: 1,400 S.F.

SETBACKS:  
FRONT - 50 FEET  
REAR - 40 FEET  
SIDE - (1) - 10 FEET  
SEWER SEPTIC (2) - 25 FEET  
WATER: CHMONT COUNTY



**EXEMPTION PLAT DATA**

**GENERAL**

ZONING: R-100  
DEVELOPMENT TYPE: RESIDENTIAL

**PROJECT DATA**

NUMBER OF LOTS: 5  
ACREAGE: 3.115 AC

**RELATED CASES**

TYPE CASE: I  
APPROVAL DATE:

**OWNER/DEVELOPER**  
LAND ENTERPRISES, LTD. CO.  
4727 E. ROYAL ATLANTA DRIVE  
SUITE E  
ROGER, GA. 30074  
CONTACT: LAMAR NELSON  
770-491-0500

**ENGINEER/SURVEYOR**  
SD3 DEVELOPMENT SERVICES  
2020 WESTSIDE COURT  
SUITE E  
SNELLVILLE, GA. 30078  
770-726-7650  
CONTACT: DAVE PETERSON

**DRAINAGE LIABILITY**

STREAM WATERS EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS. THE LOCAL DRAINAGE LAND SCHEMATIC CONTROL DRAINAGE REGULATION THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PROPRIETOR LAND SCHEMATIC CONTROL ACTIVITIES SUCH AS: LANDSCAPING, HOME GARDENS, POOL AND MAINTENANCE WORK (ARTICLE 4.3 SECTION 15. PARAGRAPH 3).

- (1) NOTE: CHMONT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR THE EXTENSION OF CURBLINE BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SURVEY PLAT.
- (2) NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- (3) NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

**ENVIRONMENTAL HEALTH NOTES**

ARMED BARS OR OTHER ARMED SEPTIC SYSTEMS WILL BE REMOVED ON LOTS 2, 3, 4, 5 AND 6. THE LOCATION OF THE CURB IS BEING APPROVED FOR DRAINAGE PROTECTION. NO GRADING SHALL BE DONE ON ANY LOT UNTIL SUCH APPROVAL HAS BEEN ISSUED BY THE CDD. THIS IS THE FIRST EXISTING SITE PLAN 03030. EXIST - EXISTING LAKES CDD. ENVIRONMENTAL HEALTH NOTE 1 - THIS LOT HAS SUPPORT UP TO THE (3) BEARING. ENVIRONMENTAL HEALTH NOTE 2 - THIS LOT HAS SUPPORT UP TO SIX (6) BEARING.



Know what's below  
Call before you dig  
1-800-282-1111

GA. CODE 880-0-80-2003 REQUIRES THAT REMEDIATION FACILITIES BE PROVIDED WITHIN 300 FEET OF A WORK SITE



SD3 DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDISCOVERED UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN DOCUMENTATION (AS-BUILT, SETTING ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMENCEMENT OF THE FIELD SURVEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY CHAPTER 183-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 45-9-2)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS

1	
2	
3	
4	

**SD3 Development Services**  
ENGINEER - SURVEYOR - PLANNER  
2020 WESTSIDE COURT  
SUITE E - SNELLVILLE, GA 30078  
(770) 726-7650  
WWW.SD3DEVELOPMENTSERVICES.NET

EXEMPTION PLAT FOR TAX ID. 5-095-010, 0095, 0098  
1061-95 OLD TUCKER ROAD  
ON DISTRICT  
LAND LOT 95  
CHMONT COUNTY, GEORGIA

DATE: 8/1/14  
SCALE: 1"=30'  
PROJECT NAME: EXEMPTION PLAT

PROJECT NUMBER: 5-1

gwinnettcountry

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcountry.com



**VARIANCE CONSENT FORM**

PROPERTY OWNER: Lang Enterprises, LTD

PROPERTY ADDRESS: 1095 Old Tucker Road

SUBDIVISION NAME: None

LAND LOT(S): 95 DISTRICT: 6TH SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 5 BLOCK: N/A

BRIEF DESCRIPTION OF VARIANCE REQUEST: Reduce the lot width at the 50 foot building line from the required distance of 100 feet to 83 feet. With the proposed access easement, our new building setback will 75 feet from the right-of-way instead of 50 feet.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1100 OLD TUCKER ROAD STONE MTN G.A 30087

SUBDIVISION: None Lang Custom Homes

AS OWNER OF LOT: 2 BLOCK: N/A

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

ALTAF BHANWADIA  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

NASIM BHANWADIA  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

1/11/15  
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

gwinnettcounty

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



**VARIANCE CONSENT FORM**

PROPERTY OWNER: Lang Enterprises, LTD

PROPERTY ADDRESS: 1095 Old Tucker Road

SUBDIVISION NAME: None

LAND LOT(S): 95 DISTRICT: 8TH SECTION/UNIT: N/A

LOT NUMBER: 5 BLOCK: N/A

BRIEF DESCRIPTION OF VARIANCE REQUEST: Reduce the lot width at the 50 foot building line from the required distance of 100 feet to 93 feet. With the proposed access easement, our new building setback will 75 feet from the right-of-way instead of 50 feet

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1105 Old Tucker Rd.

SUBDIVISION: N/A

AS OWNER OF LOT: N/A, BLOCK: N/A

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Margaret Johnson  
PRINTED NAME OF OWNER

Margaret Johnson  
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER


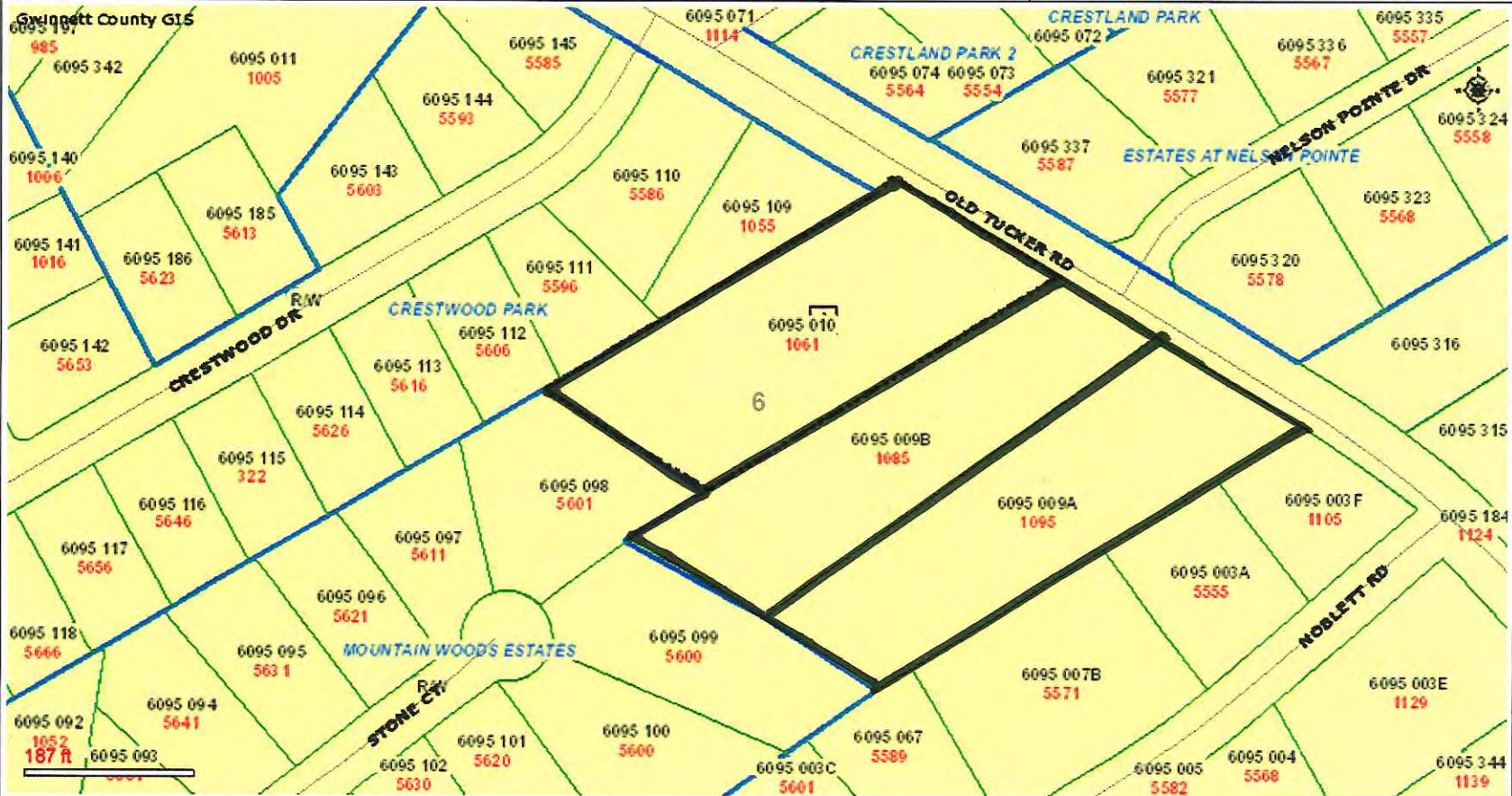
01-13-2015  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_



	<h2>Gwinnett County GIS Map</h2>	<p><b>Contact</b>          Name: Gwinnett County ITS - GIS          Telephone: 770-822-8036          Website: www.gwinnettcounty.com          Email: gisoffice@gwinnettcounty.com          Address: 75 Langley Drive, Lawrenceville, GA 30046</p>
 <p>The map displays a grid of property parcels with various identifiers. A central parcel is highlighted with a thick black border and labeled with the number '6'. Other parcels are labeled with numbers such as 6095 010 (1061), 6095 098 (5601), and 6095 009B (1085). Street names include Crestwood Dr, Old Tucker Rd, Mountain Woods Estates, Stone City, Crestland Park, and Estates at Nelson Pointe. A scale bar in the bottom left indicates 187 feet. A north arrow is located in the top right corner of the map area.</p>		
<p>Map Printed On January 29, 2015</p> <p>Copyright Gwinnett County GIS</p> <p>Disclaimer See Terms</p> <p style="text-align: right;">Powered by <b>ROLTA OnPoint™</b></p>		





6095 301  
1014  
6095 144  
5593  
6095 112  
5596  
6095 113  
5613  
6095 098  
5601  
6095 097  
5611  
STONE CT  
RW  
6095 109  
5605  
6095 003E  
5603  
6095 105  
5602

6095 312  
5582  
6095 070  
5599  
6095 071  
5574  
RW  
6095 110  
5586  
6095 074  
5561  
6095 337  
5587  
6095 320  
5578  
6095 099  
5600  
6095 099  
5600  
6095 100  
5605  
6095 003C  
5601  
6095 007A  
5608  
6095 001  
5616

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

CRESTWOOD CT  
6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589

6095 043  
5535  
6095 047  
5564  
6095 048  
5576  
6095 049  
5584  
6095 046  
5576  
6095 336  
5567  
6095 321  
5577  
6095 323  
5568  
6095 316  
1100  
6095 003F  
1185  
6095 003A  
5605  
6095 003B  
5601  
6095 004  
5606  
6095 005  
5582  
6095 006  
5609  
6095 007B  
5584  
6095 160  
5589



Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
 www.gwinnettcountry.com

Gwinnett County

Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Hector Rodriguez</u>	Name <u>ATVance Construction</u>
Address(all correspondence will be mailed to this address): <u>915 Collins Hill Rd</u>	Address <u>5146 Baycreek ch</u>
City <u>Lawrenceville GA</u>	City <u>Loganville</u>
State <u>GA</u> Zip <u>30043</u>	State <u>GA</u> Zip <u>30052</u>
Phone <u>678-300-1295</u>	Phone <u>678-682-3666</u>
Contact Person Name: <u>Hector Rodriguez</u> Phone: _____	
Email Address: <u>ATVANCECONSTRUCTION@GMAIL.COM</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4481 Wallace Circle Snellville GA 30039

Subdivision or Project Name Norris Lakes Shore Lot & Block 348-349

District, Land Lot, & Parcel (MRN) 4TH DISTRICT LOTS 12-13

Proposed Development Single Fam Home

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested I Request variance to the fact that our parcel has 14,859 SF and the minimum require area is 25,500.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.



\*\*\*\*\*

**Applicant Certification**

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Hector Rodriguez 2-3-15  
Signature of Applicant Date

Hector Rodriguez  
Typed or Printed Name & Title

Mark Mc 2-3-2015  
Signature of Notary Public Date



\*\*\*\*\*

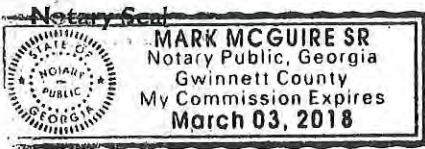
**Property Owner Certification**

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

ADVANCE CONSTRUCTION LLC  
Edwin Ortiz 2-3-15  
Signature of Property Owner Date

Edwin Ortiz - President  
Typed or Printed Name & Title

Mark Mc 2-3-2015  
Signature of Notary Public Date



\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 02.03.2015 Received By: MM SERBAN MRN: 4348A-097

Zoning District: RL Hearing Date (if applicable): 03.10.15 Commission District: 3

Variance Type: LOT AREA / SIZE REDUCTION Code Section: UDO SECTION

Related Cases & Applicable Conditions: 230-10 LOT AREA

Variance Description: REDUCTION OF REQUIRED LOT SIZE FROM  
25,500 SQ. FT. TO 14,859 SQ. FT.

Atvance Construction

4481 Wallace Circle Snellville GA

Norris Lake Shores Subdivision

**Variance Request**

I request a variance due to the fact that our parcel has 14,859 square ft and is a requirement of minimum area of 25,500 square ft. For new construction

**We have an approval from Gwinnett County Environmental Health site Approval Permit for a new septic system.**

In which we comply with all the building boundary requirements.as illustrated on site plan

Propose to build a single family house with 3 bed rooms to be 1,620 square ft. of living space

Copy attach

I hope you my request

Thank you



ADJUSTED USING THE COMMON HULL METHOD IN ACCORDANCE WITH THE STATE OF GEORGIA SURVEYING ACT OF 1997, AS AMENDED.

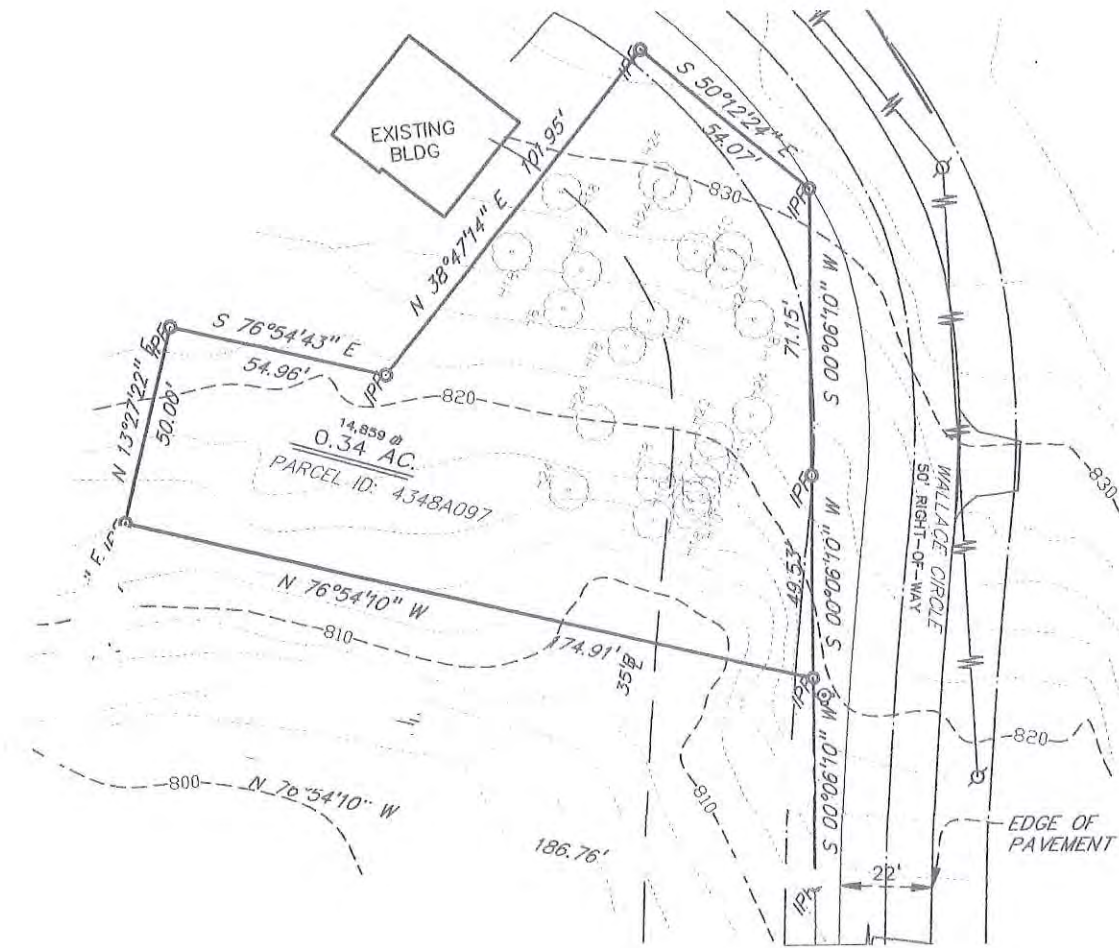
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 135157, MAP NUMBER # 13121C00367F DATED SEPTEMBER 18, 2013.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	X - TYPE OF FENCE



141,106 @  
3.24 AC.



PARCEL ID: 4348A097

DATE	REVISIONS
: 12.26.2014	
SCALE : 1"=30'	
DRAWN BY : JMK	
CHECKED BY : COA	
PROJECT ID. : 14175	



**LAND ENGINEERING & SURVEYING, INC.**

2040 Meyers Drive  
Lawrenceville, Georgia 30045 Phone: (404) 396-0192

land\_engineering@yahoo.com

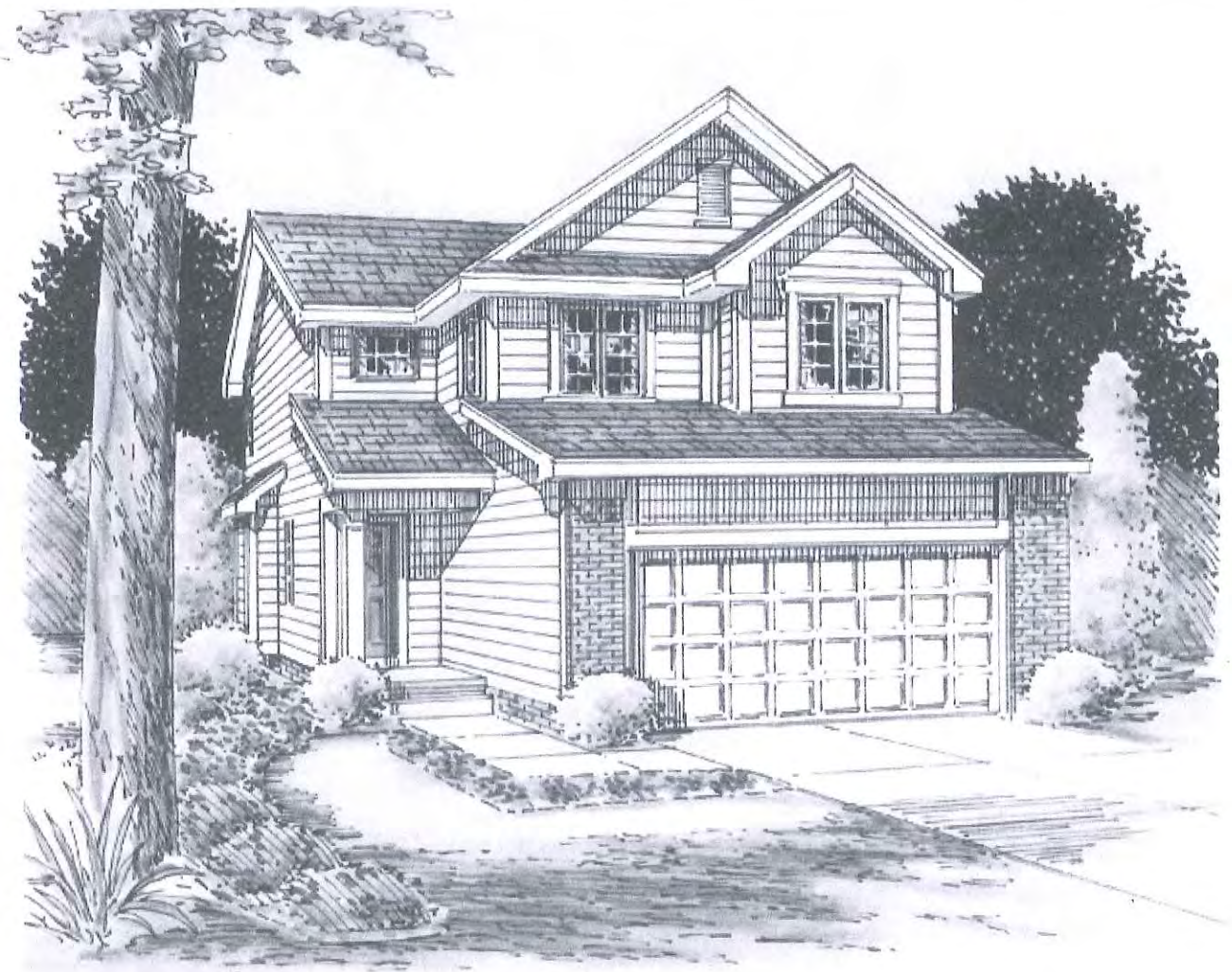
BOUNDARY SURVEY FOR:

**MANUEL RODRIGUEZ  
ATVANCE RENOVATION**

4481 WALLACE CIRCLE  
SNELLVILLE GA 30039

LOCATED IN L.L. 348  
4th DISTRICT,  
GWINNETT COUNTY, GA.

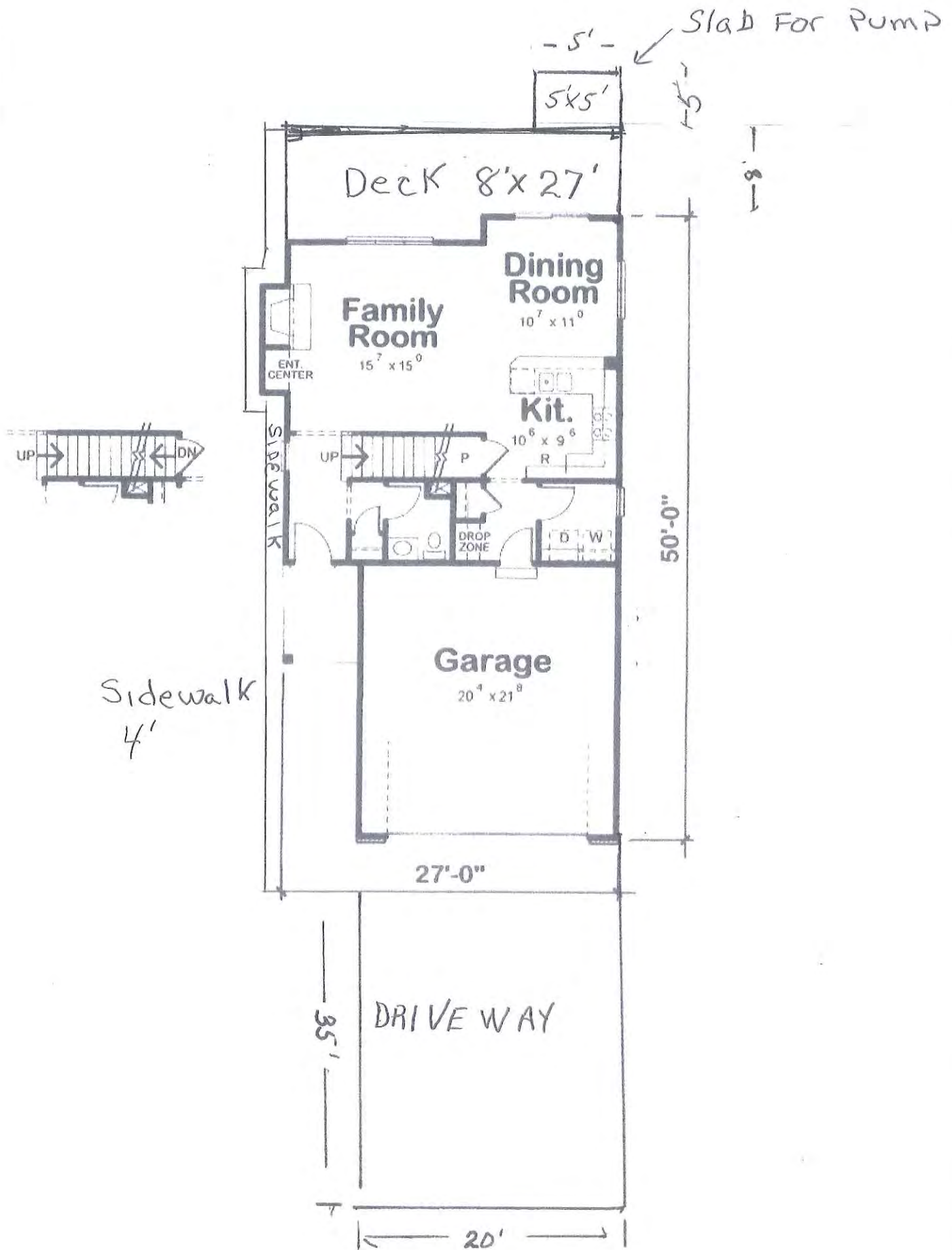
Drawing name: C:\Land Projects\3014175...4481 Wallace Cir\DWG\014175.dwg Plotted on: Jan 02, 2015 - 8:42am Plotted by: Byrne



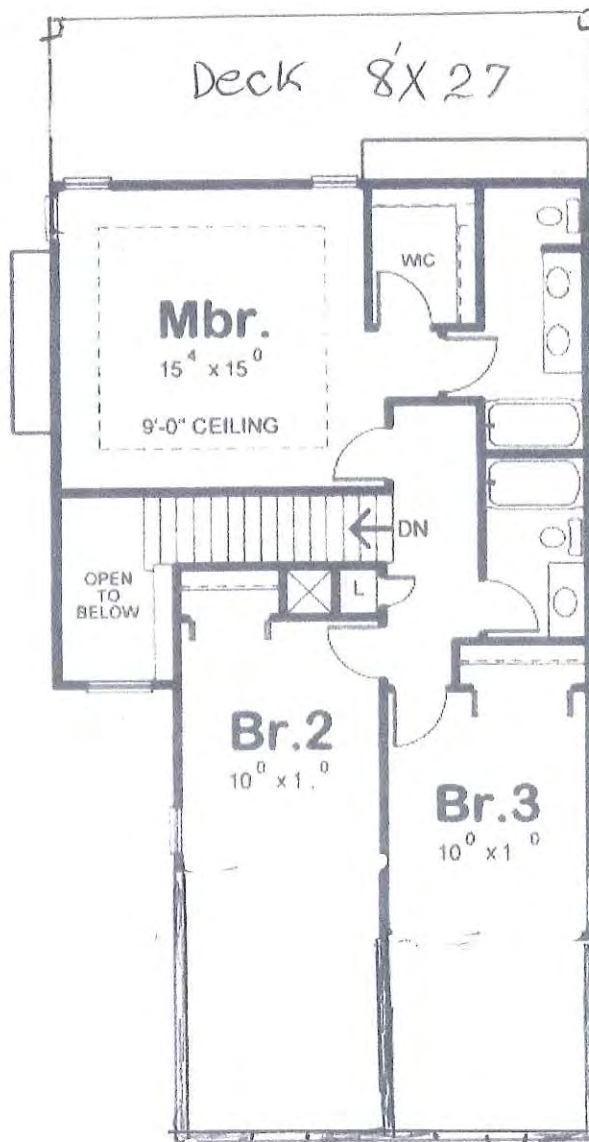


MAIN LEVEL FLOOR PLAN

4481 Wallace Circle  
Snellville GA 30039



UPPER LEVEL FLOOR PLAN



# Gwinnett County Environmental Health Site Approval

## Gwinnett County Environmental Health Site Approval

Subdivision NORRIS LAKE SHORES                      Lot 13                      Block                      Tax ID 4348A097

Street Address 4481 WALLACE CIRCLE                      City SNELLVILLE                      Water Supply Public Water

House Design (check one): Slab                       Crawl Space                      Basement

Stub Out Location: Slab  Crawl Space                      Basement with Plumbing                      Basement without Plumbing

Number of Bedrooms 3                      Gallons Per Day                      Garbage Disposal (Yes or No) No

Site Evaluation Type New-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate
Gwinnett Shallow Variant	Peter Avers Jr.	60
Cut	Peter Avers Jr.	60
Fill over Gwinnett	Peter Avers Jr.	75

Check All that are on Property or within 100 feet of Property:

<u>Item</u>	<u>Location</u>
Creeks, Streams	
Ponds, Lakes	
Wells, Springs, Sink Holes	
Embankments	
Topographical Concerns	

Purpose of Application (what is addition going to consist of):

NEW CONSTRUCTION 3 BEDROOMS NO GARBAGE DISPOSAL, NEW SEPTIC SYSTEM.

The above information as furnished is true, and correct to the best of my knowledge;therefore, I hereby apply for a building and an on-site sewage management system inspection based upon this information.

Date of Application 12/03/2014

Applicant Signature

Applicant Name

HECTOR M  
RODRIGUEZ

Phone (678) 308-1295

Owner's Name ATVANCE CONSTRUCTION LLC

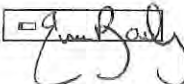
### OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved

Date: 02/02/2015

Inspector (Name): Eric Bailey

Signature:



2/2/2015



# Application for Construction and Site

GWINNETT CO. ENVIRONMENTAL HEALTH  
 GEORGIA DEPARTMENT OF HUMAN RESOURCES  
 APPLICATION FOR CONSTRUCTION PERMIT AND SITE  
 APPROVAL  
 FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

**Permit Number:** G465789  
**Permit Type:** New-Small Residential  
**Tax ID:** 4348A097  
**Health District:** 03-04

**Subdivision:** NORRIS LAKE SHORES  
**Lot/Block:** 13  
**Property Location:**  
 4481 WALLACE CIRCLE  
 SNELLVILLE, GA 30039

I hereby apply for a construction permit to install an onsite sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. I understand that a final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

**Signature (Owner or Applicant):**

**Date:** 02/02/2015

**Property Owner's Name:** ATVANCE CONSTRUCTION LLC  
**Owner's Address:** 5146 BAYCREEK CHURCH ROAD

**Phone:** (678) 308-1295

**Permit Applicant's Name:** HECTOR M RODRIGUEZ

**Phone:** (678) 308-1295

**Type of Facility:** Residential

**Number of Bedrooms:** 3

**Water Supply:**

**Lot Size:**

**House Design:** Slab

**Level of Plumbing Outlet:** Slab

**Soil Type:** Gwinnett Shallow Variant

Cut

Fill over Gwinnett

<b>Total Capacity:</b>	Septic Tank	1000.00	Gals.	Dosing Tank	1000.00	Gals.
	Grease Trap		Gals.	Aerobic Tank		Gals.

<b>Absorption Field:</b>	Total Sq. Ft.	1308	Total Linear Ft.	436
--------------------------	---------------	------	------------------	-----

Trench Depth In. 30 - 40

Trench Width In. 36

**If Distribution Box Used:** No. of Lines

Length Each Line, Ft.

Depth or Total Aggregate in System

**Special Conditions:**

**Tank-In-First**

Permit written based upon the Level III soil report from Peter Avers Jr. dated 11/8/14. Installation based upon the stamped approved redline site plan from DW Design Group, Inc. Install a 1,000 gallon baffled septic tank with an effluent filter. Install a 1,000 gallon pump tank and pump to a drop box at the highest elevation of the Gwinnett Shallow Variant soil. Primary and reserve systems will be required to be installed due to topography/limited installation area on the lot. Each system will require 218 linear feet of high capacity chamber (436 total linear feet of high capacity chamber) A ball valve is to be installed between the primary and reserve system. Ensure that the available install area is utilized adequately to ensure that both systems fit within the Gwinnett Shallow Variant soil. Any portion of the water line that comes within 10 feet of the drain field must be sleeved at the time of inspection. Pump and alarm must be on separate, dedicated breakers. Hard wiring must be complete at time of inspection and the electrical box must be accessible to confirm breaker installation. Follow all OSSMS guidelines. If rock or signs of water are encountered stop and call GCEH at 770-963-5132.

**PERMIT**

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue. To renew, a fee will be collected. Deviation from this permit will result in this permit and related inspection(s) being voided.

Issuance of a construction permit for an on-site sewage management system, and subsequent of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

**Construction Permit Number:** G465789

**Date of Issue:** 02/02/2015

**Approved by (Health Department Representative)**

**Title**

Eric Bailey

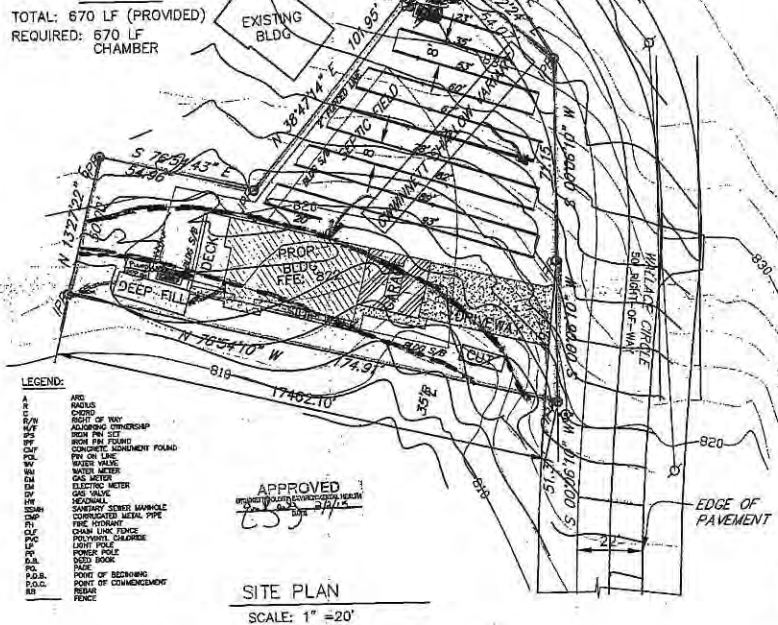
Environmental Health Specialist I

PROPOSED BUILDING OUTLINE SIZE: SEE FLOOR PLAN, THREE BEDROOMS  
TANK SIZE: 1000 GALLON

SEPTIC FIELD (CHAMBER) LENGTH:

- 23 LF
- 35 LF
- 53 LF
- 60 LF
- 67 LF
- 70 LF
- 78 LF
- 82 LF
- 89 LF
- 89 LF
- 93 LF
- 20 LF

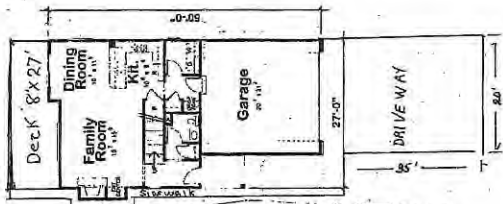
TOTAL: 670 LF (PROVIDED)  
REQUIRED: 670 LF  
CHAMBER



- LEGEND:
- A - ARC
  - R - RADIUS
  - S - START OF WAY
  - ALIGNED CENTERLINE
  - NON-PAV. SET
  - NON-PAV. FOUND
  - CONCRETE FOUNDATION
  - PAV. ON LINE
  - WATER MAIN
  - WATER METER
  - GAS METER
  - ELECTRIC METER
  - GAS VALVE
  - MECHANICAL
  - COURTNEY SEWER MANHOLE
  - COURTNEY METAL PIPE
  - DRINKING WATER
  - POLYURETHANE
  - SEWER TRUNK
  - POWER POLE
  - SEWER TRUNK
  - PAV. EDGE
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - REAR FENCE

APPROVED  
11-8-14

SITE PLAN  
SCALE: 1" = 20'



HOUSE PLAN  
SCALE: NTS

LEVEL 3  
GWINNETT COUNTY SOIL INVESTIGATION REPORT  
ON AND WEST OF WALLACE CIRCLE SNELLVILLE, 30039  
LOTS 12 & 13 BLOCK 47 NORTON LAKE SHORES S/D, LAND LOTS 348 & 349 DIST. 4  
OWNER: ADVANCE RENOVATION - MANUEL RODRIGUEZ 678-338-1185

GWINNETT SHALLOW VARIANT 6-10% SLOPES  
-Used borings with soil auger generally hit zones, boulders and fractured rock layers at 12-40'. Four handlog pits on S-5-05 were 72" deep which indicate this rock is probably diggable to 7'. Three more auger borings were made on 11-8-14 in this unit. Bore A, B, D were 60-72" while bore C hit rock layer at about 42".

CLAY, 6-10% SLOPES  
-this unit was cut 2-7 several years ago for a house site 1. This area is now shallow to rock in places.

FILL over GWINNETT SHALLOW VARIANT, 6-10% SLOPES  
-this unit has 2-4% of old graded fill material over Gwinnett Shallow soil. One auger boring here had 7' of fill material over Gwinnett Shallow soil.

DEEP FILL, 2-4% SLOPES  
-4-8 ft. of fill material from the cut out area.

ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS

SOIL TYPE	DEPTH TO BEDROCK (FEET)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)	SLOPE	RELIABILITY CODE
GWINNETT SHALLOW VARIANT	60-72"	72%	22%	6%	6-10	A1
CLAY	60-72"	72%	22%	6%	6-10	I
FILL/GWINNETT SHALLOW VARIANT	40-52"	72%	22%	6%	6-10	I
DEEP FILL	22"	72%	22%	6%	2-4	F

SUITABILITY CODE A1-Grow soils are generally suitable for a conventional absorption field with proper design, installation and maintenance. Due to very rocky conditions shallow areas may occur between the deep borings. Do some gutter drains are piped over past and away from tank and drain field areas and surface water is directed away from these areas as well. My suggestion is to build a small house on the lowest lot (D), and place the septic tank on the larger lot (I) where the best soil is.

SUITABILITY CODE I - These soils are generally not suitable for conventional absorption fields due to rock and fill material. There may be small indications of better soil. Best to avoid.

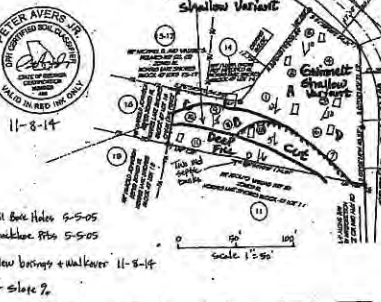
SUITABILITY CODE F-Fill material is generally not suitable for on-site septic disposal.

NOTE: This report is valid only if used as an aid to other forms of field study. Measurements and depths given are from the existing soil surface at time of field work.

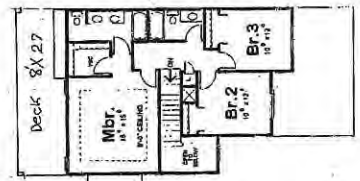
11-8-14  
This is a Level 3 Soil Survey  
Soil Scientist Peter Avers Jr.  
770-672-3375

AVERS SOIL SURVEYS, INC.  
2820 ADAMS POINTE DRIVE  
SNELLVILLE, GA 30078

Level 3  
Soil Survey for  
Advance Renovation at  
Lots 12 & 13 Block 47 Wallace Circle  
Norton Lake Shores S/D  
Land Lots 348 & 349, Dist. 4  
Gwinnett Co.  
11-8-14



Legend:  
O - Soil Bore Holes S-5-05  
□ - Backhoe Pits S-5-05  
A - New borings + walkover 11-8-14  
L - slope %



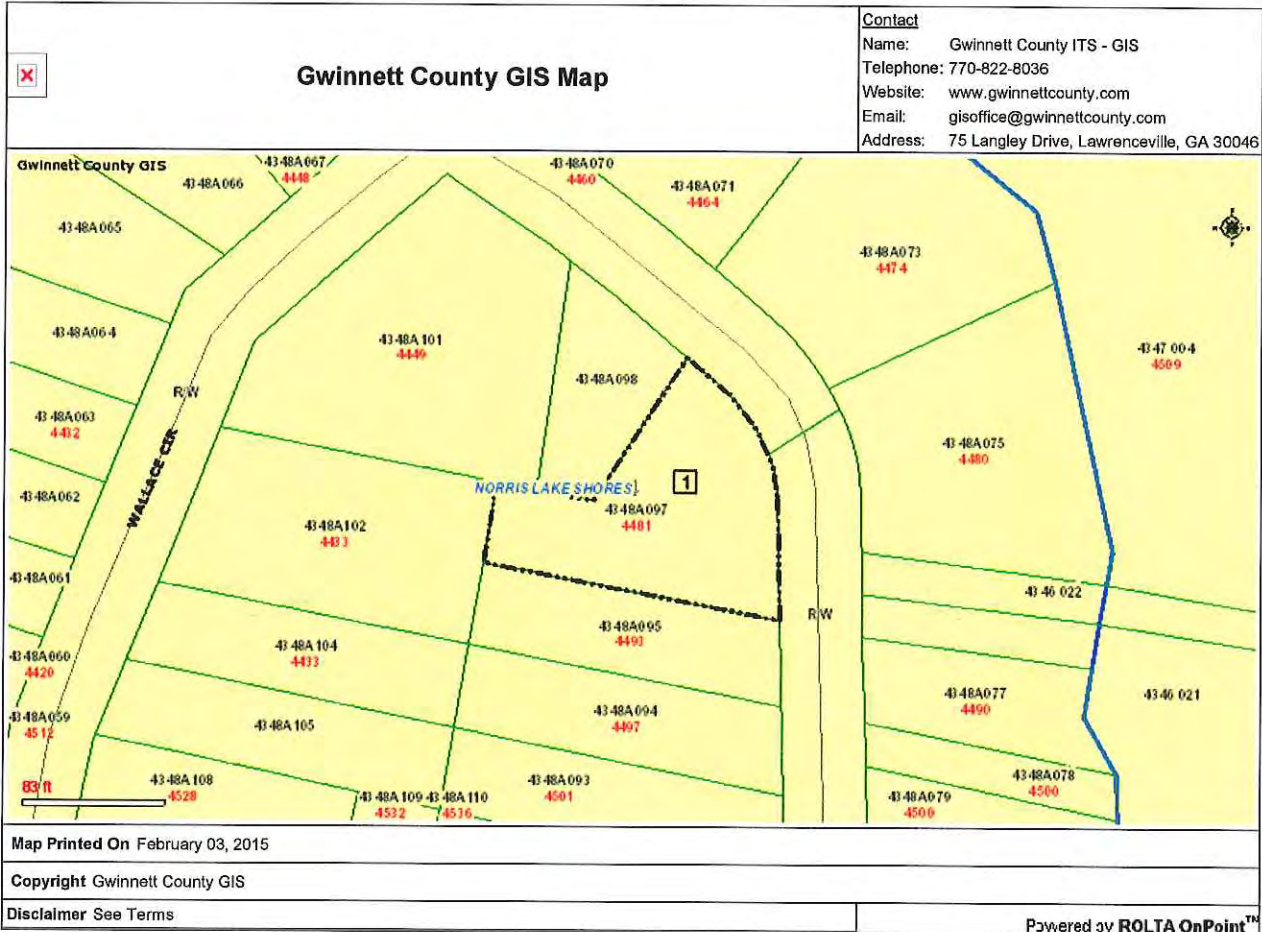
HOUSE PLAN  
SCALE: NTS  
BED ROOM LEVEL

PROJECT  
MANUEL RODRIGUEZ

LOT# SUBDIVISION ADDRESS PLATBOOK	4481 WALLACE CIR. SNELLVILLE, GA 30039	COUNTY: GWINNETT LAND LOT: 348, 349 DISTRICT: 4TH SECTION: SECTION SCALE: 20'	REVISED:	FILE#
--	---	---	----------	-------

DW DESIGN GROUP, INC.  
3985 STEVE REYNOLDS BLVD, W. 101-A  
NORCROSS, GA 30093 (878) 642-9999  
grodrg77@gmail.com





4348A071  
4464

4348A073  
4474

R/W  
0

4348A101  
4449

4348A098 4-348  
4469

4348A  
448

RL

4348A097  
0

4348A102  
4433

R/W  
0

4348A095  
0

4-349

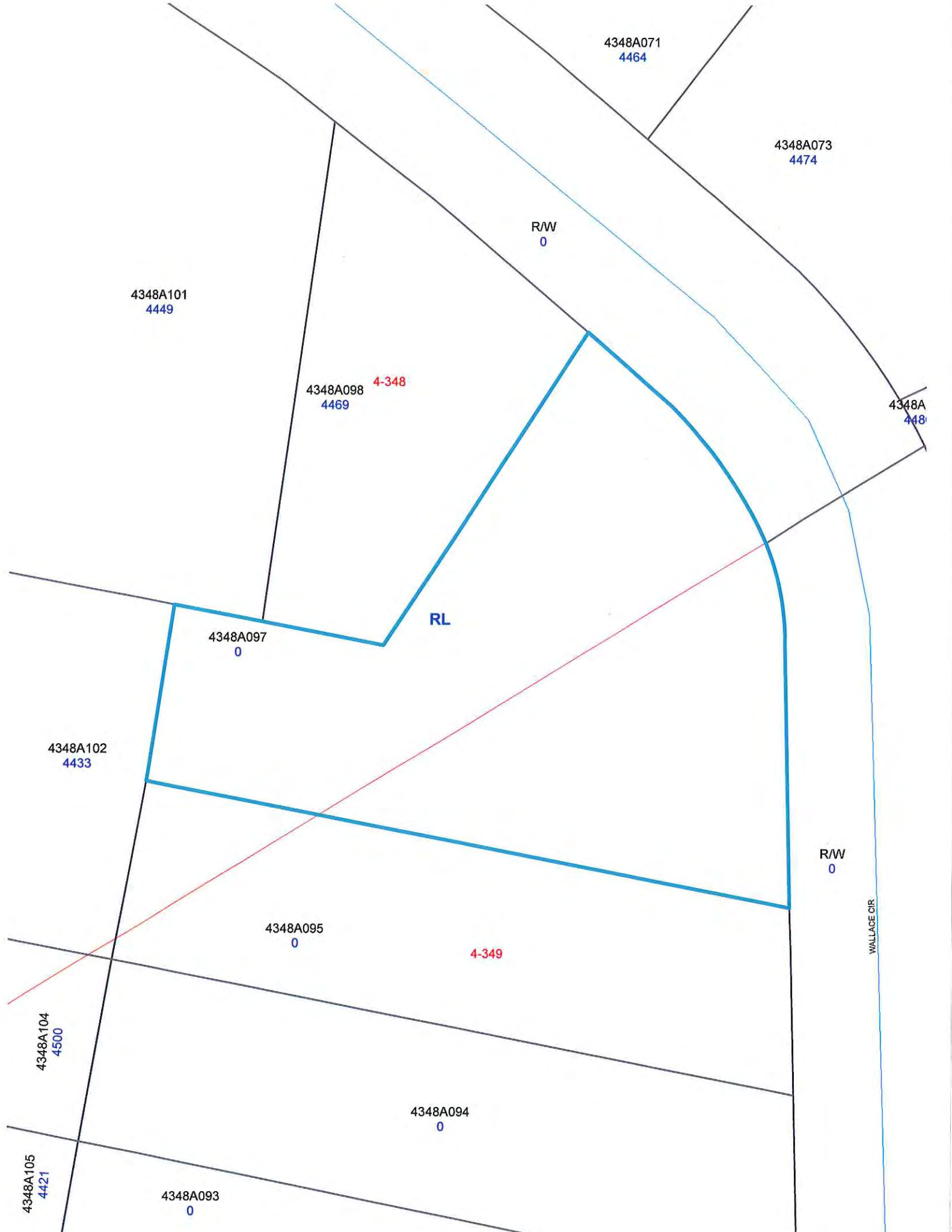
WALLACE CIR

4348A104  
4500

4348A094  
0

4348A105  
4421

4348A093  
0







4348A071  
4464

4348A073  
4474

RAW  
0

4348A101  
4459

4348A098  
4468  
4-348

4348A  
448

4348A097  
0

RL

4348A102  
4483

RAW  
0

4348A095  
0

4-349

4348A104  
4500

4348A094  
0

4348A093  
0

4348A105  
4500



gwinnettcounty

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



VARIANCE APPLICATION  
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:  ZONING BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Name/Corporation:	Ebenezer Baptist Church		
Contact Person:	Caleb Musser & Daniel Welsh		
*Mailing Address:	2570 Harbins Road		
City, State, Zip Code:	Dacula, GA, 30019		
Telephone No.:	770-962-8456	Mobile Telephone No.:	
Email Address:	danielw@ringoabernathy.com		
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name/Corporation:	Ebenezer Baptist Church		
Mailing Address:	2570 Harbins Road		
City, State, Zip Code:	Dacula, GA, 30019		
Telephone No.:	678-358-9520	Contact Person:	Caleb Musser

**Property Information:**

Subdivision or Project Name:	Ebenezer Baptist Church		
Address of Property:	2570 Harbins Road		
District, Land Lot, Parcel:	05, 343, 006	Zoning District:	RA-200
Improvement (existing or proposed) affected by this Variance:			
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:** To add 103 new parking spaces to 113 existing parking spaces for the 275-seat sanctuary.

Case # ZVR2015-00013

**APPLICANT CERTIFICATION:** I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

Melissa Corley  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires September 7, 2018  
NOTARY SEAL

[Signature] 2/4/15  
SIGNATURE OF APPLICANT DATE  
Daniel Walsh  
TYPED OR PRINTED APPLICANT NAME  
Melissa Corley 2/4/15  
SIGNATURE OF NOTARY PUBLIC DATE

**PROPERTY OWNER CERTIFICATION:** I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

Melissa Corley  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires September 7, 2018  
NOTARY SEAL

[Signature] 2/4/15  
SIGNATURE OF PROPERTY OWNER DATE  
Caleb Musser  
TYPED OR PRINTED OWNER NAME  
Melissa Corley 2/4/15  
SIGNATURE OF NOTARY PUBLIC DATE

**NOTES:**

- 1. No application or reapplication for the same type of variance affecting the same land or any portion thereof shall be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless such 12 month period is waived by the Zoning Board of Appeals, and in no case may such application or reapplication be reconsidered in less than 6 months from the date of the last action by the Zoning Board of Appeals. Administrative variances are not subject to this time lapse requirement (UDO Section 270-70).
- 2. Failure to complete the application and/or provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 02-05-2015 Received By: M.M. SERBAN MRN: 5343 006  
Zoning District: RA-200 Hearing Date (for ZBA): 3.10.2015 Commission District: 3  
Variance Type: PARKING QUANTITY Code Section: UDO 240-20.1  
Related Cases & Applicable Conditions: ZVR2000-00186 ; ZVR 2015-00009  
Variance Description: INCREASES MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 125 SPACES TO 216 SPACES

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2015-00013

174 Dacula Rd  
Dacula, GA 30019  
Ph. (770) 962-84563  
Email guya@ringoabernathy.co,m

## **Ringo/Abernathy and Associates, Inc.**

4 February 2015

Gwinnett County Planning and Development Department  
75 Langley Drive  
Lawrenceville, GA 30045

RE: Variance Application from the Zoning Resolution  
Applicant: Ringo/Abernathy and Associates, Guy Abernathy  
Property Owner: Ebenezer Baptist Church  
Property Address: 2570 Harbins Rd, Dacula 30019  
Tax Parcel 5-343-006

To Whom It May Concern;

Ebenezer Baptist Church (ECB) is seeking to add a parking lot on the southeastern side of their present sanctuary building. Per the Gwinnett County Unified Development Ordinance, the maximum number of parking spaces allowed for a place of worship is 1 space for every 2 seats in the main sanctuary. The final number of parking spaces will be 216 (103 proposed) for a 250 seat sanctuary. For this reason, the church is seeking a variance.

### Property Info:

The church was founded in 1847, and occupies a 20.63 acre parcel of land. The property is zoned RA-200, as is the adjacent tract to the east, which belongs to Joe Hall. The property is on the northeast side of the intersection of Kilcrease Road and Harbins Road. There is a cemetery on the west side of the sanctuary, the present building being constructed in 1970. A two-story education and activities building was built in 2000 directly behind the sanctuary. The property drains to the east, and as such, a detention pond is located beside this new education building. Behind the building (to the north) is a major gas line. Thus, the drain field for septic systems is located to the east and south. The proposed parking lot is to be located south of the drain field (back toward the road), and east of the existing sanctuary. The church needed even more spaces, but the best we could manage working around the new detention pond in the front of the property, the side line to the east, and the drain field to the north, is about 103 spaces. (as per attached sketch). The church, as it functions today, consists of the 250 seat main sanctuary and 12 Sunday School classrooms that are operating simultaneously. Once the service ends, Sunday School and the Service switch; yielding a greater number of attendees at one time than the suggested 125-spacemaximum as suggested by the UDO.

### Official Request: (One Variances)

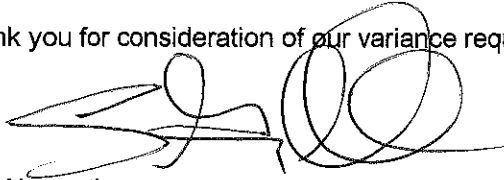
#1 – Allow the maximum number of parking spaces to be 216 rather than the 125 as suggested by the Gwinnett County UDO.

### Reason / Justification for the Request:

#1 - The main reason for the increase in maximum allowable parking spaces is that a greater number of vehicles/ attendees are present at one time than the 1 space per every 2 sanctuary seats code suggests.



Thank you for consideration of our variance request.

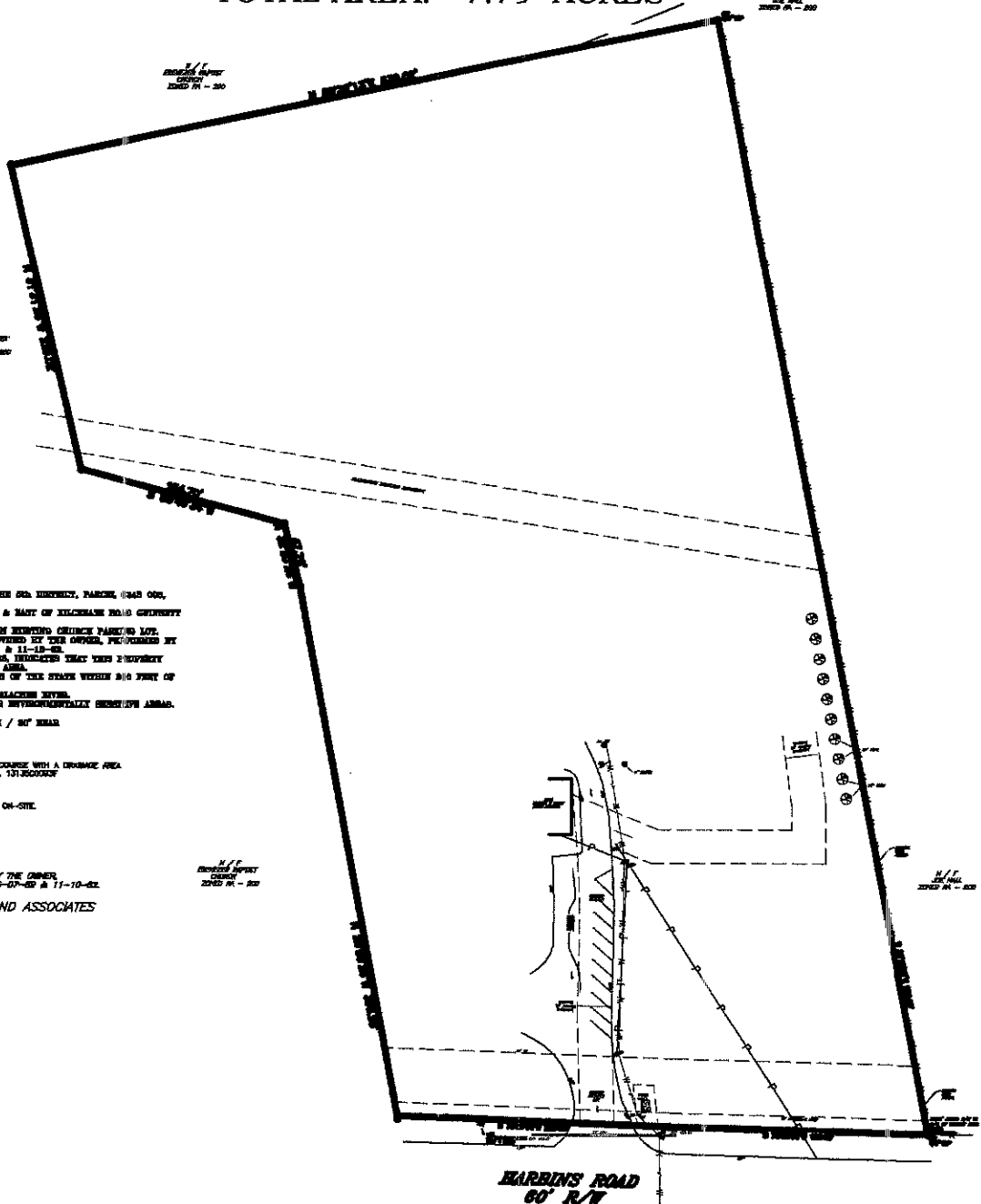
A handwritten signature in black ink, appearing to read 'Guy Abernathy', with a large circular flourish at the end.

Guy Abernathy  
Ringo/Abernathy and Associates  
770-231-9013

for,  
Caleb Musser, Associate Pastor  
Ebenezer Baptist Church

TOTAL AREA: 7.79 ACRES

- 1. 1/4" = 1' SCALE
- 2. 1/4" = 1' SCALE
- 3. 1/4" = 1' SCALE
- 4. 1/4" = 1' SCALE
- 5. 1/4" = 1' SCALE
- 6. 1/4" = 1' SCALE
- 7. 1/4" = 1' SCALE
- 8. 1/4" = 1' SCALE
- 9. 1/4" = 1' SCALE
- 10. 1/4" = 1' SCALE
- 11. 1/4" = 1' SCALE
- 12. 1/4" = 1' SCALE
- 13. 1/4" = 1' SCALE
- 14. 1/4" = 1' SCALE
- 15. 1/4" = 1' SCALE
- 16. 1/4" = 1' SCALE
- 17. 1/4" = 1' SCALE
- 18. 1/4" = 1' SCALE
- 19. 1/4" = 1' SCALE
- 20. 1/4" = 1' SCALE
- 21. 1/4" = 1' SCALE
- 22. 1/4" = 1' SCALE
- 23. 1/4" = 1' SCALE
- 24. 1/4" = 1' SCALE
- 25. 1/4" = 1' SCALE
- 26. 1/4" = 1' SCALE
- 27. 1/4" = 1' SCALE
- 28. 1/4" = 1' SCALE
- 29. 1/4" = 1' SCALE
- 30. 1/4" = 1' SCALE
- 31. 1/4" = 1' SCALE
- 32. 1/4" = 1' SCALE
- 33. 1/4" = 1' SCALE
- 34. 1/4" = 1' SCALE
- 35. 1/4" = 1' SCALE
- 36. 1/4" = 1' SCALE
- 37. 1/4" = 1' SCALE
- 38. 1/4" = 1' SCALE
- 39. 1/4" = 1' SCALE
- 40. 1/4" = 1' SCALE
- 41. 1/4" = 1' SCALE
- 42. 1/4" = 1' SCALE
- 43. 1/4" = 1' SCALE
- 44. 1/4" = 1' SCALE
- 45. 1/4" = 1' SCALE
- 46. 1/4" = 1' SCALE
- 47. 1/4" = 1' SCALE
- 48. 1/4" = 1' SCALE
- 49. 1/4" = 1' SCALE
- 50. 1/4" = 1' SCALE
- 51. 1/4" = 1' SCALE
- 52. 1/4" = 1' SCALE
- 53. 1/4" = 1' SCALE
- 54. 1/4" = 1' SCALE
- 55. 1/4" = 1' SCALE
- 56. 1/4" = 1' SCALE
- 57. 1/4" = 1' SCALE
- 58. 1/4" = 1' SCALE
- 59. 1/4" = 1' SCALE
- 60. 1/4" = 1' SCALE
- 61. 1/4" = 1' SCALE
- 62. 1/4" = 1' SCALE
- 63. 1/4" = 1' SCALE
- 64. 1/4" = 1' SCALE
- 65. 1/4" = 1' SCALE
- 66. 1/4" = 1' SCALE
- 67. 1/4" = 1' SCALE
- 68. 1/4" = 1' SCALE
- 69. 1/4" = 1' SCALE
- 70. 1/4" = 1' SCALE
- 71. 1/4" = 1' SCALE
- 72. 1/4" = 1' SCALE
- 73. 1/4" = 1' SCALE
- 74. 1/4" = 1' SCALE
- 75. 1/4" = 1' SCALE
- 76. 1/4" = 1' SCALE
- 77. 1/4" = 1' SCALE
- 78. 1/4" = 1' SCALE
- 79. 1/4" = 1' SCALE
- 80. 1/4" = 1' SCALE
- 81. 1/4" = 1' SCALE
- 82. 1/4" = 1' SCALE
- 83. 1/4" = 1' SCALE
- 84. 1/4" = 1' SCALE
- 85. 1/4" = 1' SCALE
- 86. 1/4" = 1' SCALE
- 87. 1/4" = 1' SCALE
- 88. 1/4" = 1' SCALE
- 89. 1/4" = 1' SCALE
- 90. 1/4" = 1' SCALE
- 91. 1/4" = 1' SCALE
- 92. 1/4" = 1' SCALE
- 93. 1/4" = 1' SCALE
- 94. 1/4" = 1' SCALE
- 95. 1/4" = 1' SCALE
- 96. 1/4" = 1' SCALE
- 97. 1/4" = 1' SCALE
- 98. 1/4" = 1' SCALE
- 99. 1/4" = 1' SCALE
- 100. 1/4" = 1' SCALE



**PROPERTY NOTES:**

1. THIS PROPERTY IS LOCATED IN LAND LOT 248 OF THE 2ND EMBURY, RANGE, 2348 000, CHEROKEE COUNTY, GEORGIA.
2. THIS PROPERTY SITE IS LOCATED ON HARBINS ROAD & EAST OF KILCHERRAN FIELD CEMETERY CO. 211, GEORGIA.
3. THIS PROPOSED SITE IS A PARKING AREA TO AN EXISTING CHURCH PARKING LOT.
4. SECONDARY INFORMATION BASED ON A SURVEY PROVIDED BY THE OWNER, PERFORMED BY HORNADO AND ASSOCIATES, INC. DATED: 06-07-02 & 11-19-02.
5. PLUM, WATER, SANITARIUM, GAS, AND SEWER LINES ARE SHOWN ON THIS PROPERTY WITHIN THE 100 YEAR FLOOD FRACTION AREA.
6. THERE ARE NO WETLANDS ON THE SITE OR WITHIN THE STATE WITHIN 500 FEET OF THE SITE.
7. THE PROPOSED PARKING FOR THIS SITE IS THE APALACHEE SYSTEM.
8. THERE ARE NO ENVIRONMENTAL WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
9. THIS PROPERTY IS ZONED - R-100.
10. BUILDING SETBACKS: 30' FRONT / 30' SIDE / 30' REAR.

**PLANNED IMPROVEMENTS:**

- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13132C0002P DATED 08/11/00.
- THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- THERE ARE NO STORM BUFFERS ON SITE.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.

**REFERENCE MATERIAL:**

BOUNDARY INFORMATION BASED ON A SURVEY PROVIDED BY THE OWNER, PERFORMED BY HORNADO AND ASSOCIATES, INC. DATED: 06-07-02 & 11-19-02.

NOT SURVEYED BY RINGO ABERNATHY AND ASSOCIATES

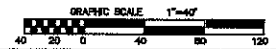


SHOW NEAREST BUS STOP CALL 706-533-1111  
 IF YOU ARE IN GEORGIA... CALL 706-533-1111

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.

OWNER/DEVELOPER  
 EBENEZER BAPTIST CHURCH  
 174 DANIELA ROAD - DANIELA, GA 30019  
 PHONE (770) 962-8468 - Fax: (770) 972-3981

DESIGNER/ENGINEER  
 RINGO ABERNATHY & ASSOCIATES  
 174 DANIELA ROAD - DANIELA, GA 30019  
 PHONE (770) 962-8468 - Fax: (770) 972-3981



**RINGO ABERNATHY & ASSOCIATES**

174 DANIELA ROAD - DANIELA, GA 30019

Phone: (770) 962-8468 - Fax: (770) 972-3981

COUNTY:	CHEROKEE
DISTRICT/SECTION:	618
LAND LOTS/PARCELS:	343 000
DATE:	12-2-14
SCALE:	1" = 40'
JOB NO.:	14072 MASTER

REFERENCE DATA FOR:

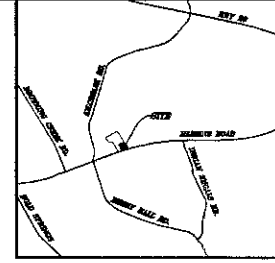
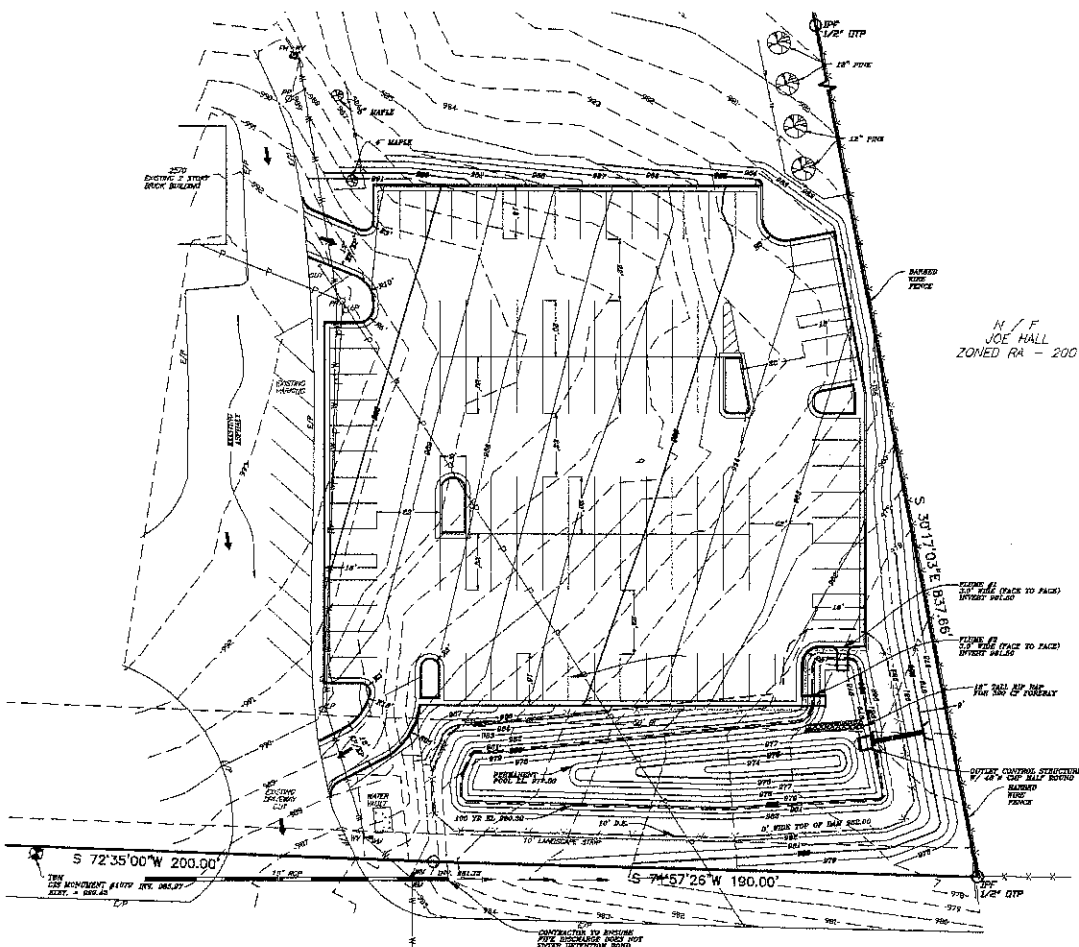
**EBENEZER**

**BAPTIST CHURCH**

REVISIONS	NO.	DATE

SHEET  
**2**

- LEGEND**
- PRO POINT OF BEGINNING
  - LL LAND LOT LINE
  - NS NORTH-SOUTH
  - N/E NOW OR FORMERLY
  - NSP NORTH-SOUTH POINT
  - REB REBAR
  - REB REBAR SET
  - RM REBAR METAL PIPE
  - RCP REBAR CONCRETE PIPE
  - CP CONCRETE PIPE
  - PVC POLYVINYLCHLORIDE PIPE
  - SMC SINGLE WALL CORRUGATED METAL PIPE
  - CMC CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
  - CP CORRUGATED METAL PIPE
 />



- GENERAL NOTES:**
1. MAXIMUM CUT AND FILL SLOPES: 2' HORIZONTAL TO 1' VERTICAL.
  2. ALL UTILITIES TO BE INSTALLED UNDERGROUND. TEMPORARY AERIAL LINES ARE ACCEPTABLE DURING CONSTRUCTION.
  3. OWNMENT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERLAY OR EXTENSION OF NATURAL OR ARTIFICIAL BARRIERS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OR CLOSURE BEYOND THE POINT SHOWN ON THE APPLICABLE AND RECORDED PLAN, OWNMENT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF FENCES IN BARREN AREAS BEYOND THE CITY RIGHT-OF-WAY.
  4. TIME SITE DEMONSTRATE OWNMENT COUNTY SURVEY MONUMENT #1000, ELEVATION = 606.62.
  5. 2000 BY EROSION, ABERNATHY & ASSOCIATES DATED 12-04-2014.
  6. CONTOUR ARE AT 1' INTERVAL.
  7. SOCIETY OWNMENT COUNTY DEMONSTRATE MONUMENT #1000, ELEVATION = 606.62.
  8. ALL CONSTRUCTION MATERIALS AND PRACTICES SHALL COMPLY WITH OWNMENT COUNTY STANDARDS AS APPLICABLE.
  9. ALL UTILITIES AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  10. NO LAND DISTURBANCE ACTIVITY SHALL BEGIN UNTIL THE APPROVAL OF THE PLAN BY OWNMENT COUNTY.
  11. THE INSTALLATION OF EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITY.
  12. EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED BY CONTRACTOR IF DEEMED NECESSARY BY ON-SITE INSPECTION. ALL SITES FENCE TO THE TYPE "B".
  13. MAINTENANCE OF ALL SOIL EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES, INCLUDING THE TYPE OF PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
  14. ALL SITES FENCE TYPE "A" (STEEL POSTS WITH WIRE REINFORCEMENT).
  15. NO SIGNS TO BE PERMITTED.
  16. SIGNPOSTS ARE NOT ALLOWED IN URBAN AREAS.
  17. THERE ARE NO KNOWN EXISTING UTILITIES OR PROPOSED ON-SITE UTILITY LINES FOR THIS SITE.
  18. ANY UTILITIES OR VARIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY OWNMENT COUNTY PRIOR TO CONSTRUCTION.
  19. NO CONSTRUCTION OF CONTRACT WILL BE PERMITTED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
  20. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  21. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL BUILDING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL FOUNDATIONS SHALL BE AS PERmitted TO CONSTRUCTION OF THE WALLS.
  22. BUILDING PLAN REVIEW APPROVAL REQUIRED IN REGARD TO BUILDING LOCATION BASED ON THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
  23. THERE ARE NO SPECIFIC TREES ON SITE. OWNMENT COUNTY HAS VERIFIED SITE AND VERIFIED TREES.
  24. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY OWNMENT COUNTY OF ANY LAND DISTURBANCE ACTIVITY WITHIN VETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY VETLAND DISTURBANCE.
  25. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY VETLAND FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.

- UTILITY NOTES:**
1. PUBLIC UTILITIES NOT REQUIRED FOR THIS SITE.
  2. SANITARY SEWER NOT REQUIRED FOR THIS SITE.
  3. GAS NOT REQUIRED FOR THIS SITE.

**HARBINS ROAD**  
60' R/W

DRAINAGE STRUCTURE SCHEDULE										
CONSTRUCTION INFORMATION					DESIGN INFORMATION (10 YEAR EVENT)					
STRUCTURE NUMBER	DESCRIPTION	RIM ELEV.	INV IN / Additional INFO	INV OUT	STRUCTURE DEPTH (ft)	INLET TIME OF CONCENTRATION (ft)	C	INLET INTENSITY (in/hr)	INLET DRAINAGE AREA (A <sub>1</sub> ) (sq ft)	INLET Q (cfs)
A1a	Manhole (12" Pipe)	979.57		976.57	3.00	3.00	0.82	2.87	0.28	7.93
A1	OCS (see details)	980.25	977.00 (0' pond)	976.70	3.55	3.00	0.82	2.87	0.28	7.93

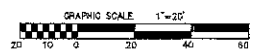
1. FOR INV IN, PARENTHESES INDICATE PIPE NUMBER; i.e. (L5) = PIPE L5  
2. INV IN ONLY INDICATED FOR MULTIPLE ENTRY PIPES, or STEP DOWN MAN

PIPE SCHEDULE										
CONSTRUCTION INFORMATION					DESIGN INFORMATION					
PIPE NUMBER	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE (ft/ft)	MANHOLES (ft)	DESIGN STORM (ft)	SYSTEM TIME OF CONCENTRATION (ft)	SYSTEM INTENSITY (in/hr)	TOTAL DRAINAGE AREA (A <sub>2</sub> ) (sq ft)	TOTAL Q (cfs)
A1	18	RCP	18.00	1.00	0.013	300	3.0	6.87	0.28	6.87
									3.62	977.58
									977.28	977.28

GENERAL NOTES:  
1. Total Flow represents 100 year Point Flood with a 1.2%  
2. All RCP class III, unless noted otherwise on the schedule

**OWNER/DEVELOPER**  
EBENEZER BAPTIST CHURCH  
1000 GARDEN STREET  
DANIELA, CALIFORNIA 92519  
PHONE: (951) 248-1639  
FAX: (951) 248-1639  
GARY MCKENZIE  
(951) 306-8935

**DESIGNER/ENGINEER**  
RINGO ABERNATHY & ASSOCIATES  
174 DANIELA ROAD  
DANIELA, CALIFORNIA 92519  
PHONE: (714) 942-9445



**RINGO ABERNATHY & ASSOCIATES**  
174 DANIELA ROAD - DANIELA, CA 92519  
Phone: (714) 942-9445 - Fax: (714) 277-3981

COUNTY:	OWNERS:
DISTRICT/SECTION:	DATE:
LAND LOTS:	SCALE:
DATE:	JOB NO.:

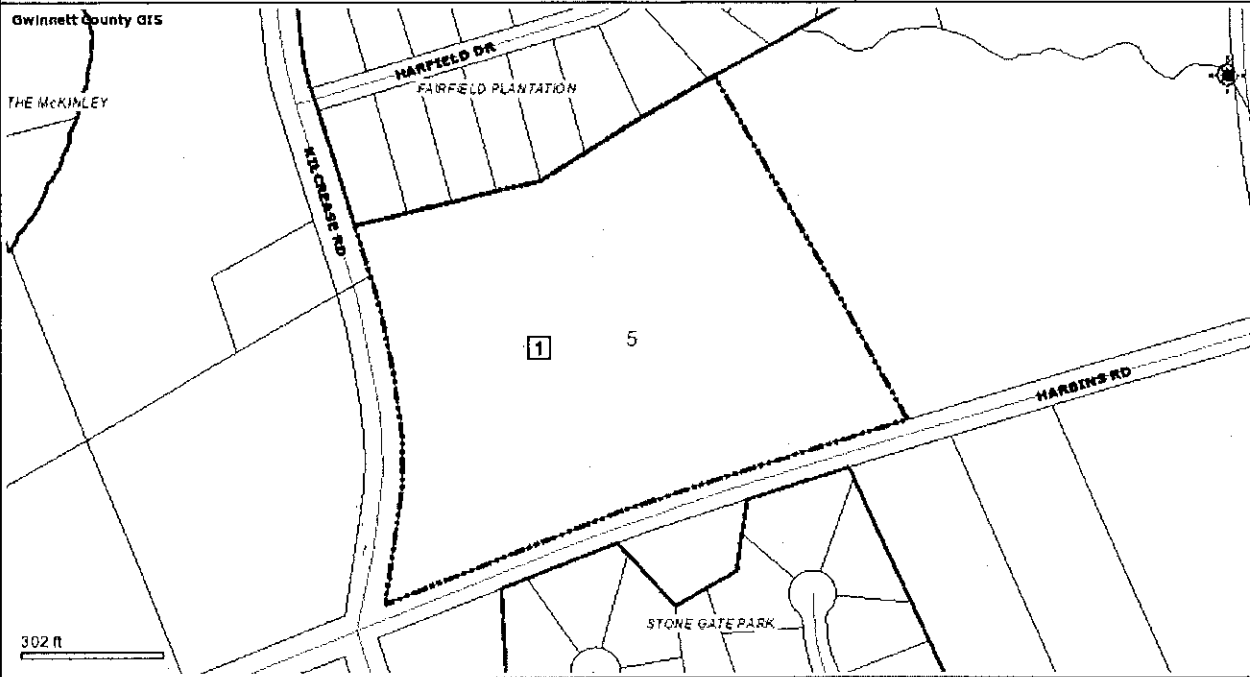
**GRAVING & DRAINAGE FOR:**  
**EBENEZER BAPTIST CHURCH**

NO.	DATE	REVISIONS



EBENEZER BAPTIST CHURCH

Google

<b>Gwinnett County GIS Map</b>		<b>Contact</b> Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046
		
Map Printed On January 13, 2015		
Copyright Gwinnett County GIS		
Disclaimer See Terms		Powered by <b>ROLTA OnPoint™</b>