



Gwinnett

AGENDA PACKAGE

Board of Construction Adjustments & Appeals Hearing

July 8, 2026

BCAA CHAIRMAN NOTES

**To be read by the Chairman
at the start of the meeting**

BCAA CHAIRMAN NOTES

BEFORE WE GET STARTED WITH TODAY'S AGENDA, I HAVE A FEW ITEMS TO REVIEW:

- I WOULD LIKE TO REMIND INDIVIDUALS THAT PAST MEETING AGENDAS AND MINUTES CAN BE FOUND AT WWW.GWINNETTCOUNTY.COM.
- PLEASE BE AWARE THAT COMMENTS FROM THE AUDIENCE ARE NOT PERMITTED DURING THESE PROCEEDINGS. THIS IS FOR THE COURTESY OF THOSE SPEAKING, AS WELL AS FOR CLARITY AND RECORDING PURPOSES.
- THIS BOARD WILL FOLLOW AND OPERATE UNDER THE ROBERT'S RULES OF ORDER.
- ANYONE WHO WISHES TO SPEAK FOR OR AGAINST ANY MATTER HEARD BY THIS BOARD MUST SPEAK FROM THE PODIUM AND DIRECT ALL QUESTIONS AND COMMENTS TO THE BOARD.
- THERE IS AN OVERHEAD PROJECTOR AT THE PODIUM, WHICH WILL DISPLAY THE INFORMATION TO THE AUDITORIUM AND TO THE TV MONITORS IN FRONT OF EACH PLANNING COMMISSIONER. PLEASE USE THE POINTER DIAL ROD IN FRONT OF THE PODIUM WHEN REFERING TO SPECIFIC ITEMS DURING YOUR PRESENTATION.
- FINALLY, PLEASE MAKE SURE ALL CELL PHONES AND ELECTRONIC DEVICES ARE MUTED OR TURNED OFF. IF YOU MUST TAKE A PHONE CALL, PLEASE DO SO AFTER EXITING THE AUDITORIUM.
- THE PROCEDURES TODAY WILL BE AS FOLLOWS:
 - The Chairman shall call the matter for discussion before the Board.
 - The Chairman shall then call parties in interest who shall have privilege on the floor after identifying themselves by name, address and affiliation with any business or organization which would be relative to the matter being considered.
 - The Chairman shall then call for questions from the Board to the proponents or opponents immediately after their individual presentation.
 - The Chairman shall then call for discussion of the matter by the Board and the voting thereon.
 - The Board may table a vote on a specific matter to a specified future date and time.

AGENDA

**Board of Construction Adjustments & Appeals Hearing
Wednesday, July 8, 2026, at 3:00pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order**
- B. Determination of a quorum (5 Members)**
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
- E. Approval of Minutes – June 10, 2026**
- F. Announcements**

Introduction of David Moss by the Chairman.

- G. Old Business**
- H. New Business**

Case Number:	SBV2026-00014
Applicant:	Corey Dobbs
Phone Number:	770-595-8481
Location:	962 Billy McGee Road, Lawrenceville, GA 30045
Map Number:	5211 326
Proposed Development:	Residential Single-Family Dwelling
Proposed Variance Request:	Encroachment into County buffers
Site Area:	0.415 Acres

- I. Other Business**
- J. Adjournment**

MEETING MINUTES

June 10, 2026

Board of Construction Adjustments & Appeals Hearing**Wednesday, June 10, 2026, at 3:00pm**Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Louis T Camerio, Jr., Matthew Guilfoyle, Regina Young, Robert Ponder, Scott Samuel, Stoney Abercrombie, William Peltier

- A. Call To Order 3:04pm**
- B. Determination of a quorum**
A quorum was present.
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
{Action: Approved Motion: Samuel; Second: Abercrombie; Vote: 7-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Yes, Young-Yes}
- E. Approval of Minutes – May 13, 2026**
{Action: Approved Motion: Abercrombie; Second: Peltier.; Vote: 7-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Yes, Young-Yes}
- F. Announcements**
None
- G. Old Business**
None
- H. New Business**
Case Number: **SBV2026-00011**
Applicant: Rajesh Patel
Phone Number: 678-468-3750
Location: 1965 Satellite Boulevard, Duluth, Ga. 30097
Map Number: 7122 232
Proposed Development: Commercial Development
Acreage: 3.77 Acres
Proposed Variance Request: Encroachment into County buffers

{Action: Approved Motion: Peltier; Second: Guilfoyle; Vote: 6-1-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Abstain, Samuel-Yes, Young-Yes}

1. The property owner pays the in-lieu fee of \$29,439.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 05/21/2026.
2. This variance is for areas of encroachment shown in Exhibit E.

I. Other Business

None

J. Adjournment 3:16pm

{Action: Approved Motion: Samuel; Second: Abercrombie; Vote: 7-0: Abercrombie-Yes, Camerio, Jr.-Yes, Guilfoyle-Yes, Peltier-Yes, Ponder-Yes, Samuel-Yes, Young-Yes}

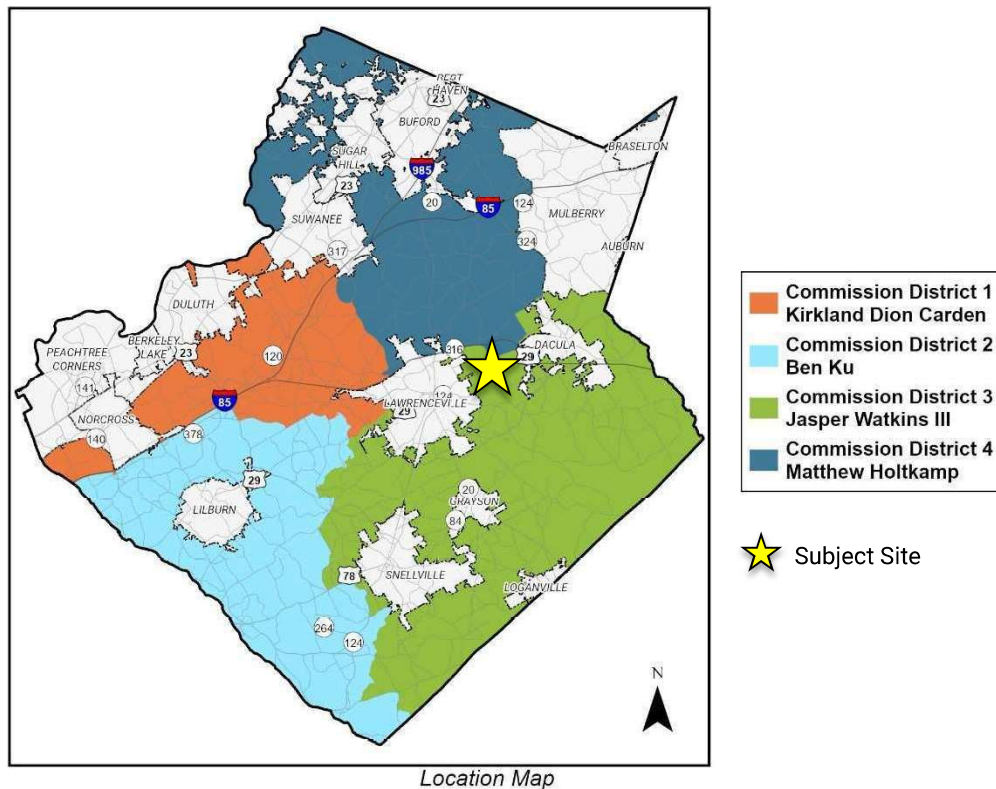
CASE REPORT

SBV2026-00014



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2026-00014
Address: 962 Billy McGee Road, Lawrenceville, GA 30045.
Map Number: 5211 326
Site Area: 0.415 acres
Proposed Development: R-75
Request: The variance request is to encroach into Gwinnett County 75-ft Impervious Setback and 50-ft Undisturbed Buffer to allow installation of the private sanitary sewer force main service line.



Applicant: Corey Dobbs
41 Belmore Manor Dr
Suwanee, GA 30024

Owner: Tatewell Homes, LLC
41 Belmore Manor Dr
Suwanee, GA 30024

Contact: Corey Dobbs

Contact Phone: (770) 595-8481

Existing Site Condition

The subject development site is approximately 0.415-acre site located in Lawrenceville, Georgia which contains a buffers and setbacks from an adjacent stream. The property is currently in a forested condition. The proposed development will impact the stream buffers and setbacks.

Project Summary

The applicant is requesting a variance to encroach into the 75-ft Impervious Setback and 50-ft Undisturbed Buffer to allow installation of the private sanitary sewer force main service line.

- 577-sf of pervious area encroaching into Gwinnett County 75-ft impervious setback.
- 1,476-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed stream buffer.

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Staff Recommended Conditions

Should the Board of Construction Adjustments and Appeals choose to approve the variance request, staff recommend the following conditions of approval:

1. The property owner pays the in-lieu fee of \$4,092.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 05/21/2026.
2. This variance is for areas of encroachment shown in Exhibit E.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Corey Dobbs</u>	Name: <u>Tatewell Homes, LLC</u>
Address: <u>41 Belmore Manor Dr</u>	Address: <u>41 Belmore Manor Dr</u>
City: <u>Suwanee</u>	City: <u>Suwanee</u>
State: <u>GA</u> Zip: <u>30024</u>	State: <u>GA</u> Zip: <u>30024</u>
Phone: <u>770-595-8481</u>	Phone: <u>770-595-8481</u>
Contact Person's Name: <u>Corey Dobbs</u> Phone: <u>770-595-8481</u>	
Email: <u>corey@appraisalworxga.com</u>	
Applicant is the (please check or circle one of the following):	
☐ Developer ☒ Property Owner ☐ Developer's/Property Owner's Agent	

Address of Property: 962 Billy McGee Road, Lawrenceville, GA 30045

Subdivision or Project Name: Billy McGee Road. Lot/Block: _____

District, Land Lot, & Parcel (MRN): District 5, Land Lot 211.

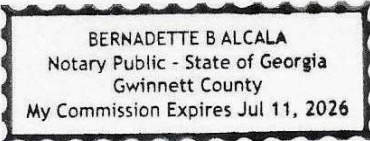
Development Type: Residential - Single Family Dwelling with Sewer Connection

Variance Requested: Variance is requested to allow installation of the sanitary sewer service line and associated grading within the 50 ft Gwinnett County undisturbed stream buffer. The proposed sewer service line will run from a sewage pump station located on the subject property through a recorded sewer easement across the adjoining property to an existing sewer line tie-in point located beyond the buffer zone.

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

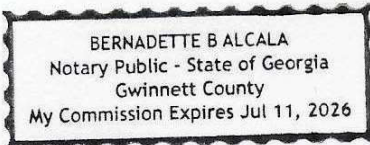


Corey W Dobbs 5/26/26
Signature of Applicant Date
Notary Seal

Corey Dobbs Home Owner
Typed or Printed Name & Title
Bernadette B-Alcala June 8, 2026
Signature of Notary Public Date

Property Owner Certification

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



Corey W Dobbs 5/26/26
Signature of Applicant Date
Notary Seal

Corey Dobbs Home Owner
Typed or Printed Name & Title
Bernadette B-Alcala June 8, 2026
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: _____ Received By: _____
MRN: _____ Variance Type: _____
Code Section: _____
Zoning District: _____ Commission District: _____
Hearing Date: _____

**NOTICE
SIGN POSTING INSTRUCTIONS**

1. Signs must be posted at right-of-way of main street or road on which the property bounds.
2. Sign is to be mounted on hard surface that will prevent curling or bending of sign.
3. Sign shall be free of obstructions to said main road.
4. Signs improperly displayed may be ruled as a violation to the variance process.
5. Signs will be posted and maintained more than 15 days prior to the Board of Construction, Adjustments & Appeals meeting.

NOTICE
SIGN POSTING STATEMENT

I have been given a copy of the sign posting instructions and I understand these instructions.
I further understand that the sign is to be posted on or before:

Sign Posting Date: 06/24/2026

Name: Corey Dobbs Signature: Corey W Dobbs

Address: 962 Billy McGee Road, Lawrenceville, GA 30045

Phone: 770-595-8481

Today's Date: 05/26/2026

Case Number: SBV2026-00014



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Dobbs Residence - Sewer Service Connection
PROPERTY ADDRESS: 962 Billy McGee Road, Lawrenceville GA 30045

LANDLOT/DISTRICT/PARCEL: Land lot 211, District 5 Parcel: 65211 326

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTYS PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$_ 4,092.00 _____

Corey Dobbs
APPLICANT NAME

Corey W Dobbs
SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Corey Dobbs
PRINTED NAME OF OWNER/ MANAGING PARTNER

5/26/2026
DATE

Exhibit B: Letter of Intent

[attached]

[Date]

Ms. Rinda Grooms, Stormwater Plan Review Manager
Gwinnett County Planning & Development
Stormwater Plan Review Section
75 Langley Drive
Lawrenceville, Georgia 30046

Re: Letter of Intent — Stream Buffer Variance Application

Applicant: Corey Dobbs
Property Address: 962 Billy McGee Road, Gwinnett County, Georgia
Tax Parcel No.: 65211 326 | DB 00029, PG 622
District, Land Lot & Parcel (MRN): 65211 326

Dear Ms. Grooms and Members of the Board of Construction Adjustments and Appeals:

I. Overview of Proposed Development

The applicant, Corey Dobbs, is the owner of an approximately 0.415-acre parcel of land located on Billy McGee Road in the Benno District of Gwinnett County, Georgia (Tax Parcel No. 65211 326, DB 00029, PG 622). The applicant proposes to construct a single-family residence on the property and to connect that residence to the existing public sanitary sewer system.

To accomplish the sewer connection, a 2-inch force main sewer service line is proposed to run from a sewage grinder pump station located on the subject property, through a recorded sewer easement across the adjacent property, to an existing sewer line tie-in point on the neighboring parcel. The pipe will be buried 24 inches below existing grade and installed via open-cut trenching using a small tracked excavator. Upon completion of installation, the trench will be backfilled with native soil and the existing grade fully restored.

The proposed sewer line alignment crosses through the 50-foot Gwinnett County Undisturbed Stream Buffer. No portion of the sewer line will be above grade, and no impervious surfaces are proposed within any buffer zone. It is for permission to disturb the buffer for this buried pipe installation that the applicant respectfully submits this variance request.

II. Why the Variance Is Justified

Connection to the public sanitary sewer system is required by Gwinnett County for any new residential construction on this property. The property cannot be served by an on-site septic system due to the lot size of 0.415 acres and applicable regulatory setbacks. Accordingly, connecting to the public sewer is not a discretionary improvement — it is a legal prerequisite to developing the lot for its intended residential use.

The only available point of connection to the public sewer system is located on the neighboring property. The applicant has proactively secured a recorded sewer easement from the neighboring property owner, granting the legal right to install and maintain the sewer service line through the neighboring parcel to the tie-in point. A copy of the recorded easement is included with this application as supporting documentation.

The direct route from the pump station on the subject property to the sewer tie-in point on the neighboring parcel crosses through the protected stream buffer zone. There is no route available to reach the tie-in point that avoids the buffer. The variance is therefore the minimum relief necessary to achieve a lawful sewer connection, and without it, the property cannot be developed at all.

The applicant further notes that the nature of the proposed encroachment is as minimal as possible: a single 2-inch buried pipe installed by narrow trenching, with full native soil backfill and surface restoration to pre-disturbance grade and ground cover. The disturbance is temporary in nature, and the buffer will be restored to its pre-construction wooded condition upon completion of construction. No trees within the buffer will be removed.

III. Discussion of Non-Encroachment Alternatives

The applicant has carefully evaluated all feasible alternative routes for the sewer service line. No alternative exists that would allow the property to connect to the public sewer system without encroaching into the stream buffer. The following alternatives were considered and rejected for the reasons stated:

- Direct connection along Billy McGee Road right-of-way: No public sewer main exists adjacent to the Billy McGee Road frontage of the subject property. Connection along the road right-of-way is not available.
- Alternative routing around the buffer: The subject property is approximately 0.415 acres in size. The stream buffer bisects the connection path between the pump station and the neighboring sewer tie-in point. There is no path from the pump station to the tie-in point that circumvents the buffer without exiting the property entirely, which is not feasible.
- On-site septic system: An on-site septic system is not a permitted alternative for new construction in this location under Gwinnett County regulations, given the lot size and applicable setback requirements.

The applicant respectfully submits that the proposed alignment represents the only feasible route, and that the encroachment has been designed to disturb the absolute minimum area necessary to accomplish the connection.

IV. Nature and Extent of Buffer Disturbance

The existing buffer zone on the subject property is a naturally wooded area characterized by an established mixed hardwood tree canopy, native understory vegetation, and a natural leaf litter ground cover. The buffer is currently undisturbed. No impervious surfaces, maintained landscaping, or prior disturbance exist within the buffer.

The proposed encroachment consists solely of a narrow trench for installation of the 2-inch force main, excavated to a depth of 24 inches below existing grade. The trench width will be the minimum necessary for installation, as determined by the contractor. All disturbed area is pervious — zero impervious surface is proposed within any buffer zone. Upon completion, the trench will be backfilled with native excavated soil, compacted to match existing grade, seeded with native grasses, and covered with a biodegradable erosion control blanket until vegetation is re-established.

No trees within the buffer will be removed. Tree protection fencing will be installed at the limits of disturbance prior to the commencement of any land-disturbing activity. Silt fence will be installed on the stream side of all work within the buffer during construction. A full Buffer Restoration Plan is included with this application package as a separate exhibit.

Proposed Buffer Impact Summary:

- 75-ft Impervious Setback: No impervious area is proposed within the 75-ft Impervious Setback. The area of proposed land disturbance within this zone is 577 square feet (0.013 acres), consisting solely of the buried sewer pipe trench with native soil backfill and surface restoration.
- 50-ft Gwinnett County Undisturbed Buffer: No impervious area is proposed within the 50-ft Gwinnett County Undisturbed Buffer. The area of proposed land disturbance within this zone is 1,476 square feet (0.033 acres), consisting solely of the buried sewer pipe trench with native soil backfill and surface restoration.
- 25-ft State Waters Undisturbed Buffer: No land disturbance of any kind is proposed within the 25-ft State Waters Undisturbed Buffer. No impervious area is proposed within this zone.

V. Mitigation

The applicant acknowledges the obligations of the Gwinnett County Stream Buffer Mitigation Bank Ordinance and agrees to pay any applicable in-lieu fee required as a condition of variance approval at the time of permit issuance. The Stream Buffer Evaluation Tool has been completed and is submitted with this application. Given the minimal and entirely pervious nature of the disturbance — a single buried pipe with full surface restoration — the applicant respectfully submits that on-site restoration measures (as detailed in the accompanying Buffer Restoration Plan) represent adequate mitigation for the encroachment.

VI. Conclusion

The applicant respectfully requests that the Board of Construction Adjustments and Appeals approve the requested stream buffer variance. The encroachment is the absolute minimum necessary to connect the proposed single-family residence to the public sanitary sewer system — the only lawful means of sewer service available to this property. No feasible non-encroachment alternative exists. The disturbance is temporary, entirely

subsurface, and the buffer will be fully restored to its pre-construction natural wooded condition upon project completion.

The applicant has taken every reasonable step to demonstrate good faith: securing a recorded sewer easement in advance, limiting the disturbance to the minimum necessary, proposing full native restoration, and preparing a comprehensive application package. The applicant respectfully submits that the requested variance satisfies the applicable criteria under UDO Title 3 Chapter 500 and requests favorable consideration by the Board.

Thank you for your time and consideration. Please do not hesitate to contact the applicant directly with any questions or requests for additional information.

Respectfully submitted,

Corey W Dobbs

Corey Dobbs, Applicant
962 Billy McGee Road, Gwinnett County, Georgia
Tax Parcel No.: 65211 326
770-595-8481
corey@appraisalworxga.com

Enclosures:

- Stream Buffer Variance Application Form
- Owner's Statement
- Sign Posting Statement
- Stream Buffer Evaluation Tool (Mitigation Spreadsheet)
- Existing Site Plan and Boundary Survey
- Proposed Grading Plan (signed and sealed by Georgia PE)
- Proposed Buffer Restoration Plan
- Recorded Sewer Easement

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: May 26, 2026

District/ Lant Lot/ Parcel: 65211 326 | DB 00029, PG 622

Permit/ Case Number (i.e. SBV): SBV2026-00014

Project Name: Billy McGee Road — Sewer Service Connection

Applicant Name: Corey Dobbs

Applicant Phone Number: 770-595-8481

Existing Area (square feet{SF})

	Zone									
Type	0-25		25-50		50-75		75-150		150-300	
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF
Forest	0	SF	1,476	SF	577	SF	0	SF	0	SF
Total	0	SF	1,476	SF	577	SF	0	SF	0	SF
										2,053 SF

Proposed Area (square feet{SF})

	Zone									
Type	0-25		25-50		50-75		75-150		150-300	
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF
Disturbed Pervious	0	SF	1,476	SF	577	SF	0	SF	0	SF
Forest	0	SF	0	SF	0	SF	0	SF	0	SF
Total	0	SF	1,476	SF	577	SF	0	SF	0	SF
										2,053 SF

Buffer Impact0.18

On Site Mitigation0.00

Mitigation Needed0.18

WQ Value Cost (\$/Value)

\$23,000

Total Cost

\$4,092

Existing Impact Area (square feet(SF))

	Zone					
Type	0-25		25-50		50-75	
Impervious						
Disturbed Pervious		SF		SF		SF
Forest		SF	1,476	SF	577	SF
Total	0	ac	1,476	ac	577	ac
						2,053 SF

Proposed Impact Area (square feet(SF))

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious		SF		SF		SF
Forest>Disturbed Pervious		SF	1,476	SF	577	SF
Disturbed Pervious>Impervious		SF		SF		SF
Total	0	SF	1,476	SF	577	SF
						2,053 SF

Impact WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

Water Quality Impact Value = Area * Water Quality Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	0		0		0	
Forest>Disturbed Pervious	0		7,749		0	
Disturbed Pervious>Impervious	0		0		0	
Total	0		7,749		0	
						7,749

Existing Mitigation Area (square feet(SF))

	Zone									
Type	0-25		25-50		50-75		75-150		150-300	
Impervious		SF		SF		SF		SF		SF
Disturbed Pervious		SF		SF		SF		SF		SF
Forest		ac		ac		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF
										0 SF

Proposed Mitigation Area (square feet(SF))

	Zone									
Type (Existing>Proposed)	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF		ac		ac
Disturbed Pervious>Restored Forest		SF	0	SF	0	SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest		ac		ac		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF
										0 SF

Mitigation WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious	0		0		0	
Impervious>Disturbed Pervious	1		0.75		0.25	
Disturbed Pervious>Restored Forest	1.5		1.125		0.375	
Impervious> Restored Forest	4		1.5		0.5	
Preserved Forest					1	
					0.5	

Water Quality Mitigation Value = Area * Water Quality Value

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious>Disturbed Pervious	0		0		0	
Disturbed Pervious>Restored Forest	0		0		0	
Impervious> Restored Forest	0		0		0	
Preserved Forest	0		0		0	
Total	0		0		0	
						0

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO DEED BOOK 60679, PAGE 622 OF GWINNETT COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C0075F, DATED 9-29-2006.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUBMITTED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE GWINNETT COUNTY ZONING ORDINANCE FOR R-7.5 ZONING CLASSIFICATION. SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 20 FEET
SIDE SETBACK = 7.5 FEET (BOTH SIDES)
REAR SETBACK = 25 FEET
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON DECEMBER 1, 2025.
7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO FEET.

[illegible]

LEGEND

DRAINAGE STRUCTURES

- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JB = JUNCTION BOX
- CI = CURB INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEAD WALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GRADE TRAP
- FES = FLARED END SECTION

UTILITY SYMBOLS

- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- CPED = CABLE TV PEDESTAL
- PH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- UTPD = UTILITY PEDESTAL
- PP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE
- PS = PARKING SPACE

UTILITY LINETYPES

- POWER LINE (UP=UNDERGROUND)
- TELEPHONE LINE (UP=UNDERGROUND)
- CABLE TV LINE (UP=UNDERGROUND)
- SANITARY SEWER LINE
- GAS LINE

FENCE LINES

- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- WOODEN FENCE

ABBREVIATIONS

- BC = BACK OF CURB
- B/L = BUILDING SETBACK LINE
- EW = EDGE OF WALL
- COB = CURB AND OUTLET
- C/L = CENTERLINE
- CMF = COMPOSITE METAL PIPE
- CMF = CONCRETE MONUMENT FOUND
- CO = CLEAN OUT
- CONP = CONCRETE TOP PIPE FOUND
- DE/PV = DEED BOOK / PAGE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- DWCB = DOUBLE WING CATCH BASIN
- DYL = DOUBLE YELLOW LINE STRIPING
- EP = EDGE OF PAVEMENT
- FBI = FEDERAL BUREAU OF INVESTIGATION
- HDP = HIGH DENSITY POLY ETHYLENE PIPE
- HPV = HIGH PLY
- IN = INVERT ELEVATION
- 1/2" RBF = 1/2" REBAR PIN SET W/CAP
- LL = LAND LOT
- LL = LAND LOT LINE
- MON = MONITORING WELL
- N/S = NORTH/SOUTH
- N/S = NAIL SET SCALE
- OTF = OPEN TOP PIPE FOUND
- OSD = OUTSIDE DRAINAGE
- PCS = POINT OF BEGINNING
- PL = PLAT BOOK / PAGE
- PPB = PROPERTY LINE
- PPB = POINT OF BEGINNING
- PVC = POLYVINYL CHLORIDE PIPE
- REBAR = REBAR FOUND
- RCF = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- S/S = SOLID SOO FOUND
- SS = SANITARY SEWER
- SSE = SANITARY SEWER EASEMENT
- TM = TEMPORARY BENCH MARK
- TP# = TAC PAGES NUMBER
- TP# = POINT OF COMMENCEMENT
- TM = TOP OF MALL
- TP# = TYPICAL
- W = WEIR INLET

0.415 ACRES
18,105+/- S.F.
DB 60679, PG 622
TP# R5211 326

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256,083 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGULAR POINT AND WAS ADJUSTED USING COMPASS RULE.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

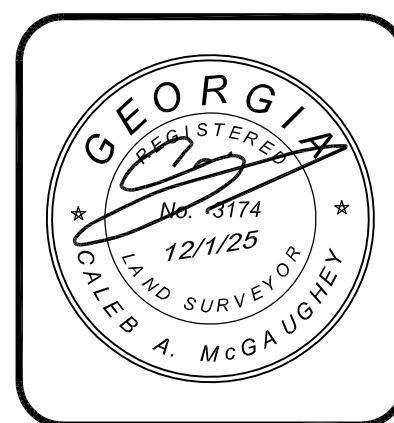
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256,083 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

DATE: DECEMBER 1, 2025	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
ACREAGE: 0.415 ACRES			
LAND LOT(S): 211			
DISTRICT: 5th			
CITY: N/A			
COUNTY: GWINNETT STATE: GEORGIA			
SURVEYED: GP DRAWN: KRM			
CHECKED: CAM APPROVED: CAM			
PROJECT #: 25-317 STRIP TOPO			

BILLY McGEE ROAD
BEING 0.415 ACRES (18,105 SQ FT)
LAND LOT 245, 5th DISTRICT
GWINNETT COUNTY, GEORGIA
TAX PARCEL No. R5211 326

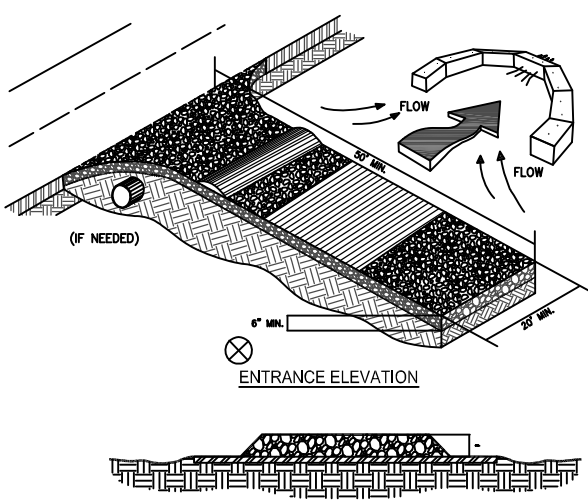


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Exhibit E: Proposed Site Plan and Grading Plan

[attached]

Co CRUSHED STONE CONSTRUCTION EXIT



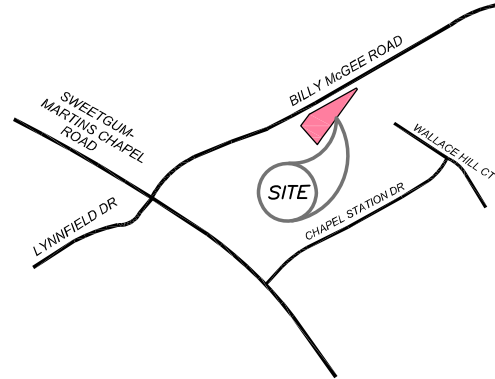
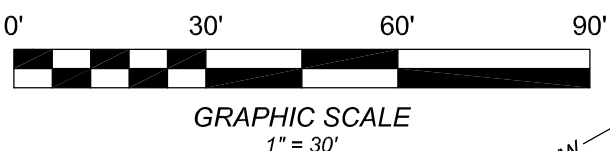
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONES).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (INVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRAKES AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHBACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Ds1	Ds2
Ds3	Ds4

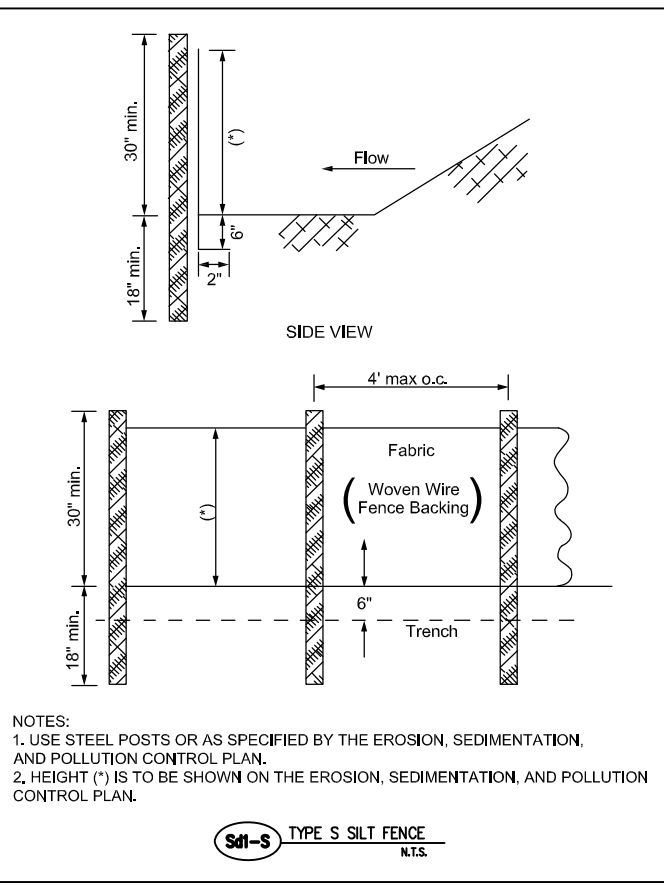
ON ALL DISTURBED AREAS

EROSION CONTROL SEDIMENT PRACTICES:

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY). ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING). ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- Ds4 DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD). ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45%, AND PLANNED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



LOCATION MAP
(NOT TO SCALE)



- NOTES:
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

LINE	BEARING	DISTANCE
L1	S 29°22'02" E	7.18'

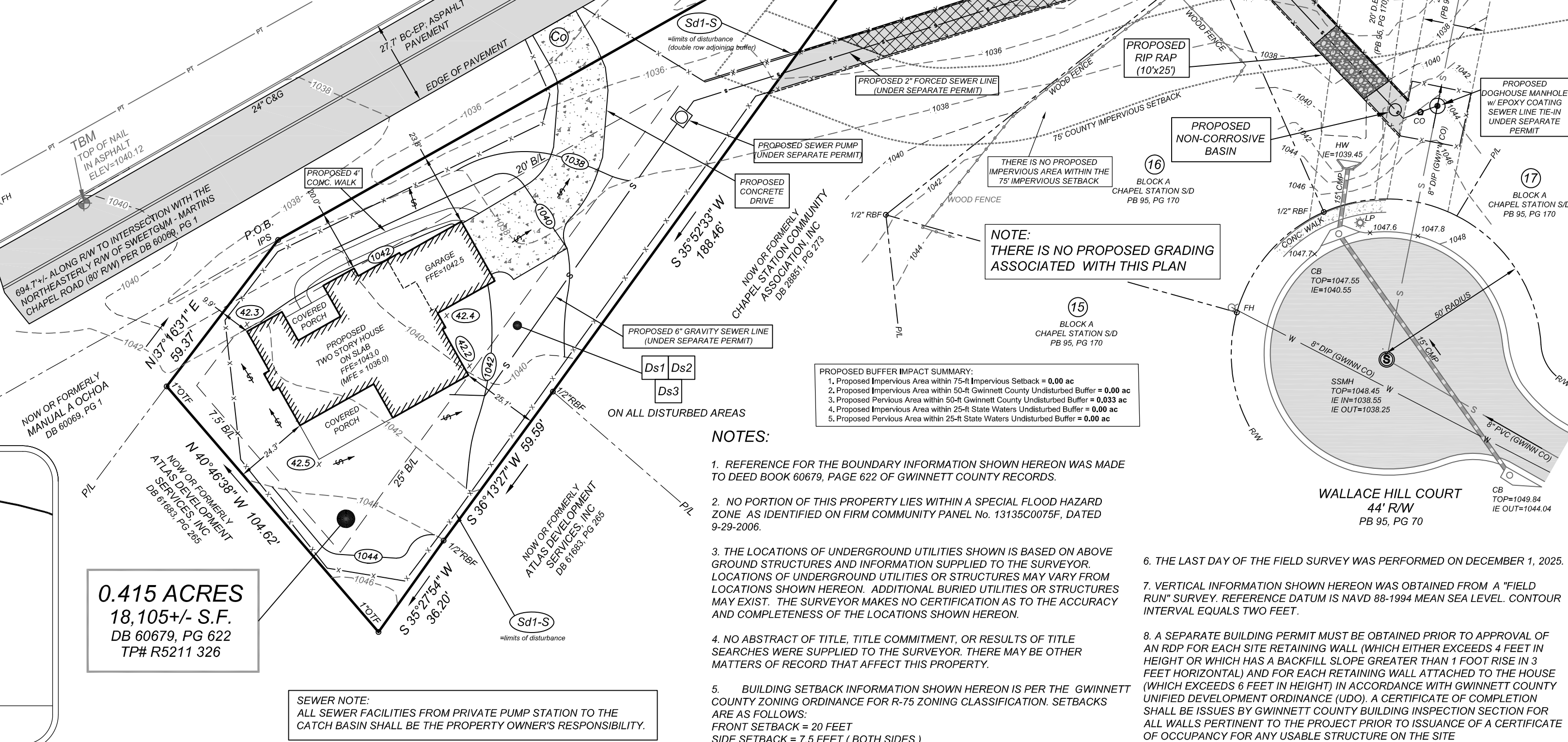
PREPARED BY:
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, SUITE 1
SUWANEE GA, 30024
404-384-9577

24 HOUR CONTACT
JEFF PERRY:
770-990-6963

IMPERVIOUS AREAS:	
HOUSE:	= 2596 sf
FRONT PORCH:	= 132 sf
REAR PORCH:	= 341 sf
CONC WALK:	= 271 sf
CONC DRIVE:	= 1376 sf
TOTAL:	= 4716 sf
LOT AREA:	= 18,105 sf
LOT COVERAGE AREA:	= 26%

RESBLD2026-00442

- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY GA LAND SURVEYOR, LLC ON DECEMBER 1, 2025.
- NO DECKS, PATIOS OR PERMANENT STRUCTURES IN BUFFERS OR EASEMENTS.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER PANEL NUMBER 13135C0075 F, DATED SEPTEMBER 29, 2006.
- GASWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000064742 CALEB A. MCGAUGHEY.



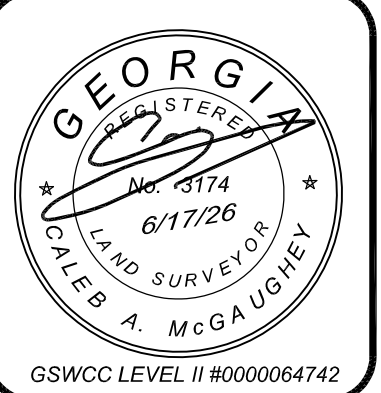
NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO DEED BOOK 60679, PAGE 622 OF GWINNETT COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C0075F, DATED 9-29-2006.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE GWINNETT COUNTY ZONING ORDINANCE FOR R-75 ZONING CLASSIFICATION. SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 20 FEET
SIDE SETBACK = 7.5 FEET (BOTH SIDES)
REAR SETBACK = 25 FEET
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON DECEMBER 1, 2025.
7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO FEET.
8. A SEPARATE BUILDING PERMIT MUST BE OBTAINED PRIOR TO APPROVAL OF AN RDP FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH RETAINING WALL ATTACHED TO THE HOUSE (WHICH EXCEEDS 6 FEET IN HEIGHT) IN ACCORDANCE WITH GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO). A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTION SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE

GRADING PLAN FOR:

980 BILLY MCGEE ROAD

BEING 0.415 ACRES (18,105 SQ FT)
LAND LOT 245, 5th DISTRICT
GWINNETT COUNTY, GEORGIA
TAX PARCEL No. R5211 326



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

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**Exhibit F: Proposed Buffer Restoration Plan
And
Access And Utility Easement Agreement
(For Reference Only)
[attached]**

WINNETT COUNTY
PLANNING & DEVELOPMENT | STORMWATER PLAN REVIEW
PROPOSED BUFFER RESTORATION PLAN
Stream Buffer Variance Application — Dobbs Residence

Applicant: Corey Dobbs **Date:** 05/19/2026

Property Address: 962 Billy McGee Road, Gwinnett County, Georgia

Tax Parcel No.: 65211 326 **Deed Book / Page:** DB 00029, PG 622

Land Lot / District / Parcel (MRN): 65211 326

PURPOSE & SCOPE

This Buffer Restoration Plan has been prepared by the property owner in support of a Stream Buffer Variance Application for the installation of a 2-inch force main sewer service line within the 50-foot Gwinnett County Undisturbed Stream Buffer on the property located on Billy McGee Road, Gwinnett County, Georgia (Tax Parcel No. 65211 326).

The proposed sewer line will be installed via open-cut trenching using a small tracked excavator. The trench will run from the proposed sewage pump station on the subject property, through a recorded sewer easement across the adjacent parcel, to the existing sewer line tie-in point. The pipe will be buried 24 inches below existing grade. Upon completion, the trench will be backfilled with native soil, compacted to match existing grade, and restored to pre-disturbance conditions. No permanent above-grade structures or impervious surfaces are proposed within the buffer.

The buffer zone on the subject property is an existing wooded area with an established mixed hardwood tree canopy, native understory vegetation, and a natural leaf litter ground cover. No trees within the buffer will be removed. The purpose of this plan is to document the limited nature of the disturbance and the measures that will be taken to fully restore the buffer to its pre-disturbance condition upon completion of construction.

EXISTING BUFFER CONDITIONS

Condition	Description
Canopy Cover	Established mixed hardwood tree canopy; no trees to be removed
Understory	Native shrubs and herbaceous vegetation
Ground Cover	Natural leaf litter and native duff; no maintained landscaping
Impervious Cover	None existing within buffer
Wetlands	None identified on site

General Slope	Sloping toward stream; slope direction and grade shown on Grading Plan
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PROPOSED BUFFER IMPACT SUMMARY

All disturbance within the buffer is pervious (subsurface pipe installation with native soil backfill and surface restoration). No impervious surfaces are proposed within any buffer zone.

Buffer Zone	Impervious Area Impacted	Pervious Area Impacted
75-ft Impervious Setback	0.00 ac	577 sf (0.013 ac)
50-ft Gwinnett County Undisturbed Buffer	0.00 ac	1,476 sf (0.033 ac)
25-ft State Waters Undisturbed Buffer	0.00 ac	None — no disturbance proposed

SECTION 1 — EROSION & SEDIMENT CONTROL DURING CONSTRUCTION

The following erosion and sediment control measures will be installed prior to any land-disturbing activity within the stream buffer and will remain in place until permanent vegetation is established:

✓	Requirement	Timing
☐	Silt fence will be installed along the downslope (stream-side) edge of all work within the buffer before any grading begins.	<i>Before any grading</i>
☐	Tree protection fencing (orange safety fencing) will be placed at the limits of disturbance to protect existing trees and root zones. No trees within the buffer will be removed.	<i>Before mobilization</i>
☐	The trench will be opened only as far as can be backfilled within the same working day where feasible, minimizing the duration of open disturbance.	<i>During construction</i>
☐	Excavated soil will be stockpiled upslope of the open trench, away from the stream bank, and covered with plastic sheeting if rain is forecast.	<i>During construction</i>
☐	Silt fence and tree protection will be inspected after each rain event. Any damaged erosion controls will be repaired or replaced promptly.	<i>Throughout construction</i>
☐	All construction debris, excess spoil, and temporary erosion controls will be removed from the buffer once permanent vegetation is established.	<i>Project closeout</i>

SECTION 2 — TRENCH BACKFILL & GRADE RESTORATION

Upon installation of the 2-inch force main at 24 inches below existing grade, the trench will be backfilled and existing grade restored as follows:

✓	Requirement
☐	Trench will be backfilled with native excavated soil in compacted lifts. No imported fill material will be used within the buffer.
☐	Backfill will be compacted to match surrounding existing grade. No mounding or undulation will remain above the trench line.
☐	Final surface grade will match pre-disturbance elevations to the greatest extent practicable.
☐	No permanent above-grade structures, concrete encasements, or impervious surfaces will be placed within the buffer zone.

SECTION 3 — VEGETATION RESTORATION

Because the existing buffer is a naturally wooded area with established canopy and native ground cover, the restoration goal is to return all disturbed areas to pre-disturbance conditions. No new trees or shrubs will be planted over the trench alignment in order to avoid root intrusion into the sewer line.

3A. Seeding — Native Grass / Herbaceous Cover Over Trench Alignment

Species	Common Name	Application Rate	Best Season	Location	Purpose
<i>Festuca arundinacea</i>	Tall Fescue	6 lbs / 1,000 sf	Sept–Nov / Feb–Apr	Trench zone	Fast erosion control cover

<i>Panicum virgatum</i>	Switchgrass	2 lbs PLS / ac	March–June	Trench zone	Native perennial ground cover
<i>Chasmanthium latifolium</i>	River Oats	2 lbs PLS / ac	March–June	Trench zone	Shade-tolerant; ideal under tree canopy

River Oats (*Chasmanthium latifolium*) is particularly well-suited to this site — it is native to Georgia, thrives in moist, shaded woodland conditions typical of a stream buffer, and is consistent with Gwinnett County's native plant recommendations.

3B. Erosion Control Blanket

A biodegradable straw or coir fiber erosion control blanket (Class P1 or P2) will be applied over the entire seeded trench surface immediately after seeding. The blanket will remain in place until vegetation reaches a minimum of 70% cover.

3C. Leaf Litter Restoration

Once vegetation is established and the erosion blanket has degraded, the trench zone will be supplemented with native leaf litter and organic duff material sourced from elsewhere on the property to restore the natural forest floor character of the buffer consistent with pre-disturbance ground cover conditions.

SECTION 4 — POST-CONSTRUCTION MONITORING & MAINTENANCE

✓	Requirement	Timing
☐	Restored trench area will be inspected 30 days after seeding to assess germination and erosion blanket performance. Any bare areas will be re-seeded.	<i>30 days post-construction</i>
☐	Restored area will be inspected at 90 days to confirm vegetation cover is achieving ≥70% of the trench surface.	<i>90 days post-construction</i>
☐	Temporary erosion controls (silt fence) will be removed only after ≥70% vegetation cover is confirmed and the site is stabilized.	<i>After stabilization</i>
☐	The restored trench zone will not be mowed or otherwise disturbed for a minimum of one full growing season to allow native grasses to establish.	<i>Ongoing</i>
☐	No fertilizers, herbicides, or pesticides will be applied within the stream buffer zone.	<i>Ongoing</i>

SECTION 5 — REQUIRED PLAN NOTES

The following standard Gwinnett County notes apply to this project and will be observed during construction.

#	Note
1	All buffers and tree save areas will be clearly identified with tree protective fencing prior to commencement of any land disturbance.

2	No impervious surfaces are proposed within the 75-ft Impervious Setback, the 50-ft Gwinnett County Undisturbed Buffer, or the 25-ft State Waters Undisturbed Buffer.
3	All disturbed areas within the stream buffer will be seeded and covered with a biodegradable erosion control blanket immediately upon completion of pipe installation and backfill.
4	No trees will be removed within the stream buffer zone.
5	Stream Buffer Variance No. _____ was obtained for work within the buffer. [To be filled in upon approval.]

OWNER CERTIFICATION

I, the undersigned property owner, hereby certify that the information contained in this Buffer Restoration Plan is true and accurate to the best of my knowledge, and that I will implement all restoration and erosion control measures described herein in connection with the installation of the proposed sewer service line.

Signature of Property Owner:

Corey W Dobbs

Date:

05/19/2026

Printed Name:

Corey Dobbs

Property Address:

Billy McGee Road, Gwinnett County, Georgia

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

ERECORDED

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Suite 375
Duluth, GA 30097
File No.: 34-288122-CRE

Parcel ID: R5211 326

STATE OF GEORGIA
COUNTY OF GWINNETT

ACCESS AND UTILITY EASEMENT AGREEMENT

This ACCESS AND UTILITY EASEMENT AGREEMENT (this "Easement Agreement") is made and entered into as of the 16th day of January, 2026, by and between Chapel Station Community Association, Inc. ("Grantor") and Tatewell Homes LLC ("Grantee").

RECITALS

A. Grantor own all that tract or parcel of land and other improvements located thereon, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and more commonly known as Chapel Station Drive, Lawrenceville, Georgia, 30045, Open Space #4 Chapel Station (hereinafter referred to as the "First Property").

B. Grantee owns all that tract or parcel of land and other improvements located thereon, being more particularly described in Exhibit B, attached hereto and incorporated herein by reference, and more commonly known as 0 Billy McGee Road, Lawrenceville, Georgia, 30045 (hereinafter referred to as the "Second Property").

C. Grantee plans to cause to be constructed a perpetual and non-exclusive access and utility easement in, over, under, upon, across and through the First Property for purposes of installing, using, maintaining, operating, repairing, relocating, replacing and renewing a sewer line, and lift if needed, as the same may be relocated from time to time in accordance with this Easement Agreement on the First Property (the "Project").

D. Grantor desire to grant and Grantee desires to acquire an access and utility easement over the First Property in order to support the construction, operation, and maintenance of the Project.

NOW, THEREFORE, for good and valuable consideration of the sum of FIFTY AND NO/100 DOLLARS (\$50.00), the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Easement.** Grantor hereby grant and convey to Grantee, its successors and assigns, a perpetual, non-exclusive utility easement for the construction, reconstruction, alteration, maintenance and repair (to the extent Grantee considers desirable) of necessary or desirable appurtenances to and/or for the Project in, over, under, upon, across and through that portion of the First Property, lying and being within the "Access and Utility Easement" area identified in Exhibit C as the legal description and in Exhibit D as the survey, attached hereto and incorporated herein by reference (the "Access and Utility Easement Area"). Said easement is granted together with the right of

Grantee, its agents, contractors, or employees to grade and stabilize the necessary slope outside the Access and Utility Easement Area across property of Grantee so as to prevent erosion or other damage to improvements within the Access and Utility Easement Area, as well as the right to dig such trenches in the Access and Utility Easement Area as may be necessary for installation and maintenance of any pipeline or sanitary sewer infrastructure, to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance of, over, along and across the Access and Utility Easement Area.

2. **Access.** Grantee at all times shall have vehicular and pedestrian ingress and egress to the First Property for the purpose of exercising the rights granted under this Easement Agreement including but not limited to constructing, altering, accessing, maintaining, inspecting, repairing, re-constructing, replacing, removing, adding to, and operating the Project.
3. **Relocation.** Any sewer line and/or lift installed pursuant to this Easement Agreement may be relocated at the expense of the benefited owner provided that such relocation is deemed necessary and accomplished in accordance with all applicable laws, rules and regulations of any governmental authority and so as to provide continuous utility service of sufficient capacity to Grantee.
4. **Conditions.**
 - a) Grantor shall not erect or construct nor permit or suffer to be erected or constructed any buildings, fences or structures on the First Property nor permit any activity to occur or condition to exist exclusive of Grantee's activities and use of the Access and Utility Easement Area which in the reasonable judgment of Grantee is inconsistent with Grantee's use and enjoyment of the Access and Utility Easement Area, including, but not limited to, planting any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting or carrying sanitary sewer services. Grantor do hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of Grantees. Grantor also covenant that no changes will be made to the surface within or adjoining the Access and Utility Easement Area that would create a condition whereby standing water would accumulate upon, over or across the Access and Utility Easement Area without the prior permission of Grantee. Further, Grantor shall not make any improvements to or otherwise change the state or condition of the Access and Utility Easement Area without the prior written authorization from Grantee, which authorization shall be granted or denied in Grantee's sole and absolute discretion.
 - b) Grantor agree to reasonably cooperate with Grantee so that Grantee may obtain any and all permits and approvals necessary for the Project. The Grantor and Grantee shall do all things needful to perpetuate the status of the easements created by this Easement Agreement, including cooperating with each other so that such easements do not unduly restrict each other's intended uses of their respective properties. Such cooperation shall be deemed to include, without limitation, providing promptly after written request,

reasonable estoppel certificates, public utility easements and containment letters to each other and to utility providers, governmental authorities and other parties involved in transactions therewith, to facilitate development, use, encumbrance and conveyance of their respective properties.

- c) Grantee shall have the right to remove and clear any and all buildings, fences, structures, combustible materials, brush, debris, or any other obstruction from the Access and Utility Easement Area which in the reasonable judgment of Grantee may interfere with or endanger the construction, alteration, access, maintenance, inspection, repair, reconstruction, replacement, removal, addition to, operation, or general use and enjoyment of the Access and Utility Easement Area.
 - d) Grantee shall be responsible for the cost and expense of installing or initially constructing the utility facilities associated with the Project in compliance with all applicable laws. Grantee shall be responsible for the cost and expense of maintaining the utility facilities associated with the Project in compliance with all applicable laws as long as Grantee, its successors and/or assigns are the only users of the utility facilities associated with the Project. All costs for maintenance and repair of any utility facilities associated with the Project, including, without limitation, maintaining the Access and Utility Easement Area in good, sanitary, and safe condition, free from public health and safety risks and danger, and in compliance with all applicable laws, used by multiple owners and successors of the First Property, the Second Property or any other potential property owners which are granted access to this easement in the future shall be borne equally by the parties and their successors. Cost for maintenance and repair of the utility facilities that only serve a portion of either the First Property or Second Property shall be borne by the party whose property is served by such utility facilities. Notwithstanding this paragraph, however, Grantor shall be responsible generally for the routine maintenance of all infrastructure and items above ground, such as asphalt or concrete surfaces, vegetation and curbing.
 - e) Grantee agrees and binds itself to restore the existing condition of the First Property in a timely and professional manner whenever it is necessary to disturb the First Property in exercising its rights hereunder.
5. **Assignment; Rights Run With Land; Perpetuity.** Grantee shall at all times have the right to sell, assign, encumber, transfer, or grant easements of any or all of its rights and interests under this Easement Agreement without Grantor's consent. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantor and their successors, assigns, permittees, licensees, lessees, employees, and agents. Unless otherwise cancelled or terminated by an instrument in writing signed by all owners and holders of all mortgages encumbering either First Property or Second Property, all of the easements granted in this Easement Agreement shall continue in perpetuity.
6. **Indemnification.** Any party performing maintenance or improvement to the Access and Utility Easement Area shall do so in an orderly, workmanlike manner and keep the parties' property free

of all liens filed in connection with such work and does hereby agree to indemnify, hold harmless and defend the other party from and against liability, claim, lien, loss, damage, cost or expense (including, without limitation, court costs and reasonable attorneys' fees) to persons or property resulting from such work. This paragraph shall survive any termination of this Easement Agreement.

7. **Governing Law.** This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
8. **Severability.** In case any one or more of the provisions contained in this Easement Agreement should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby, and the parties hereto shall enter into good faith negotiations to replace the invalid, illegal or unenforceable provision.
9. **Warranty of Title.** Grantor warrant that it is the owner of the interest hereby conveyed in the First Property and that Grantor have authority to make this conveyance and enter into this Easement Agreement. Grantor warrant that the interest conveyed in the First Property is free from all encumbrances, and that Grantor will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.
10. **Remedies.** In the event of a breach of any of the covenants or agreements set forth in this Easement Agreement, the parties shall be entitled to any and all remedies available at law or in equity, including but not limited to the equitable remedy of specific performance.
11. **Counterparts.** This Easement Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but together shall constitute one and the same instrument.
12. **Modification.** Modification of this Easement Agreement shall not be effective unless made in writing and duly executed by all owners and holders of all mortgages encumbering either the First Property or the Second Property.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date set forth above.

GRANTOR:

Chapel Station Community Association, Inc.

By: Shela Payne
Name: Shela Payne
Title: President, HBA

GRANTEE:

Tatewell Homes LLC

By: Corey Dobbs
Name: Corey Dobbs
Title: Owner

Sworn this 16th day of January, 2026.

Signed, sealed and delivered in the presence of:

(Seal) Witness Carroll Perez

Notary Public
Commission expires: Feb. 28th 2026

Sworn this 16 day of January, 2026.

Signed, sealed and delivered in the presence of:

(Seal) Witness Carroll Perez

Notary Public
Commission expires: Feb. 28th 2026

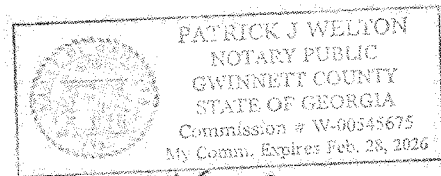
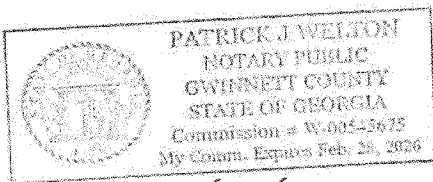


EXHIBIT A

Legal Description of the First Property

All that tract or parcel of land lying and being in Land Lot 211 of the 5th Land District, Gwinnett County, Georgia, containing 194,280 square feet (4.460 acres) of land, more or less, and being more particularly described as follows:

BEGINNING at a point at the westerly end of the mitered intersection of the northeasterly margin of the 80-foot-right-of-way of Sweetgum Road and the northwesterly margin of the right-of-way of Chapel Station Drive, being the TRUE POINT OF BEGINNING; thence along the northeasterly margin of the 80-foot-right-of-way of Sweetgum Road 172.65 feet along the arc of a curve to the left having a radius of 1472.39 feet, chord distance of 172.55 feet, and chord bearing of North 48 degrees 31 minutes 30 seconds West to an iron pin; thence departing said right-of-way, North 63 degrees 15 minutes 46 seconds East, 598.38 feet to an iron pin; thence North 55 degrees 02 minutes 26 seconds East, 77.79 feet to an iron pin; thence North 49 degrees 06 minutes 52 seconds West, 261.13 feet to an iron pin; thence North 35 degrees 52 minutes 58 seconds East, 188.43 feet to a point; thence South 29 degrees 23 minutes 14 seconds East, 17.24 feet to a point; thence North 60 degrees 06 minutes 12 seconds East, 40.00 feet to a point; thence North 29 degrees 23 minutes 14 seconds West, 25.00 feet to a point on the 60-foot-right-of-way of Billy McGee Road; thence along the 60-foot-right-of-way of Billy McGee Road, North 60 degrees 06 minutes 07 seconds East, 109.79 feet to an iron pin; thence South 46 degrees 09 minutes 09 seconds East, 423 feet, more or less, to a point in the center of a creek; thence South 46 degrees 33 minutes 23 seconds East, 34 feet, more or less, to a point; thence South 24 degrees 43 minutes 22 seconds East, 266.95 feet to an iron pin; thence South 58 degrees 40 minutes 31 seconds West, 246.92 feet to a point; thence North 31 degrees 19 minutes 29 seconds West, 179.00 feet to an iron pin; thence North 58 degrees 40 minutes 31 seconds East, 59.50 feet to an iron pin; thence North 31 degrees 19 minutes 29 seconds West, 145.00 feet to an iron pin; thence North 40 degrees 04 minutes 08 seconds West, 94.23 feet to an iron pin; thence North 56 degrees 38 minutes 40 seconds West, 79.28 feet to an iron pin; thence North 58 degrees 51 minutes 06 seconds West, 130.00 feet to an iron pin; thence North 35 degrees 32 minutes 48 seconds West, 70.77 feet to an iron pin; thence North 58 degrees 51 minutes 06 seconds West, 65.00 feet to an iron pin; thence South 31 degrees 08 minutes 54 seconds West, 95.13 feet to an iron pin on the northerly margin of the cul-de-sac right-of-way of Wallace Hill Court; thence along the right-of-way of Wallace Hill Court 44.36 feet along the arc of a curve to the left having a radius of 50.00 feet, chord distance of 42.92 feet, and chord bearing of North 88 degrees 22 minutes 39 seconds West to an iron pin; thence departing said right-of-way, North 23 degrees 47 minutes 46 seconds West, 90.13 feet to an iron pin; thence South 51 degrees 27 minutes 42 seconds West, 134.06 feet to an iron pin; thence South 06 degrees 21 minutes 41 seconds East, 93.52 feet to an iron pin; thence South 49 degrees 06 minutes 52 seconds East, 144.76 feet to an iron pin; thence South 54 degrees 54 minutes 00 seconds East, 50.34 feet to an iron pin; thence South 81 degrees 10 minutes 09 seconds East, 39.46 feet to an iron pin; thence South 58 degrees 40 minutes 31 seconds West, 104.02 feet to an iron pin; thence South 57 degrees 09 minutes 31 seconds West, 60.02 feet to an iron pin; thence South 63 degrees 15 minutes 46 seconds West, 10.82 feet to an iron pin; thence South 63 degrees 15 minutes 46 seconds West, 449.65 feet to an iron pin; thence South 43 degrees 29 minutes 32 seconds East, 100.09 feet to an iron pin on the northwesterly margin of the 46-foot right-of-way of Chapel Station Drive; thence along the 46-foot right-of-way of Chapel Station Drive, South 46 degrees 30 minutes 28 seconds West, 95.87 feet to an iron

pin; thence North 89 degrees 08 minutes 04 seconds West, 28.60 feet to the TRUE POINT OF BEGINNING.

This tract is shown as the 194,280 square-foot Open Space #4 on a plat entitled Final Plat for Chapel Station, prepared by Development Consultants Group and dated 8/13/02.

EXHIBIT B

Legal Description of the Second Property

All that tract or parcel of land lying and being in Land Lot 211 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at the point of intersection of the Easterly right of way of Sweetgum-Martins Chapel Road (having an 80 foot right of way width) with the Southerly right of way of Billy McGee Road (right of way width varies); thence traveling a distance of 739.73 feet as measured along the Southerly right of way of Billy McGee Road to a point on said right of way; thence South 36 degrees 52 minutes 42 seconds West a distance of 42.18 feet to a point being the true point of beginning; thence from said true point of beginning as thus established, North 60 degrees 14 minutes 02 seconds East a distance of 224.36 feet to a point; thence South 29 degrees 45 minutes 35 seconds East a distance of 7.18 feet to a point; thence South 35 degrees, 30 minutes, 14 seconds West a distance of 284.25 feet to a 1 inch tube found; thence North 40 degrees 44 minutes 14 seconds West a distance of 104.79 feet to an iron top pipe found; thence North 36 degrees 52 minutes 42 seconds East a distance of 58.56 feet to a point being the true point of beginning.

The above described property is shown on a condemnation survey for: Gwinnett County, Property of Bronnie Maxey containing 0.4148 acres more or less prepared by Nannon, Meeks and Bagwell, Surveyors and Engineers, Inc., dated August 5, 1994.

Less and except all that tract of land as shown on that certain Right of Way Deed, dated 02/03/1995, filed and recorded 02/06/1995, recorded in Deed Book 11054, Page 303, aforesaid records.

EXHIBIT C

Legal Description of the Second Property

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.053 ACRES (2,311 SQUARE FEET) LYING AND BEING IN LAND LOT 211 OF THE 5th LAND DISTRICT, GWINNETT COUNTY, GEORGIA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY OF BILLY McGEE ROAD AND THE NORTHEASTERN RIGHT OF WAY OF SWEETGUM – MARTINS CHAPEL ROAD; THENCE ALONG THE SOUTHEASTERN RIGHT OF WAY OF BILLY McGEE ROAD IN A NORTHEASTERN DIRECTION 919.1 FEET TO AN IRON PIN SET ON THE AFORESAID RIGHT OF WAY OF BILLY McGEE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 29 DEGREES 22 MINUTES 02 SECONDS EAST A DISTANCE OF 7.18 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 35 DEGREES 52 MINUTES 33 SECONDS WEST A DISTANCE OF 53.30 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST A DISTANCE OF 138.94 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 20 MINUTES 17 SECONDS EAST A DISTANCE OF 10.99 FEET TO A POINT:

THENCE SOUTH 43 DEGREES 21 MINUTES 06 SECONDS EAST A DISTANCE OF 76.68 FEET TO A POINT;

THENCE SOUTH 11 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 12.26 FEET TO A POINT:

THENCE NORTH 43 DEGREES 21 MINUTES 06 SECONDS WEST A DISTANCE OF 79.93 FEET TO A POINT;

THENCE NORTH 85 DEGREES 20 MINUTES 17 SECONDS WEST A DISTANCE OF 5.21 FEET TO A POINT;

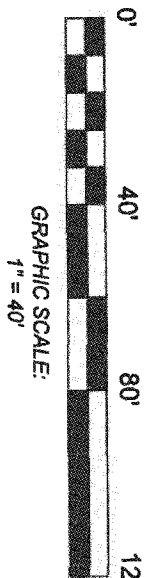
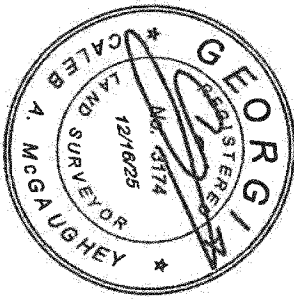
THENCE SOUTH 72 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 150.35 FEET TO A POINT;

THENCE NORTH 35 DEGREES 52 MINUTES 33 SECONDS EAST A DISTANCE OF 16.68 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

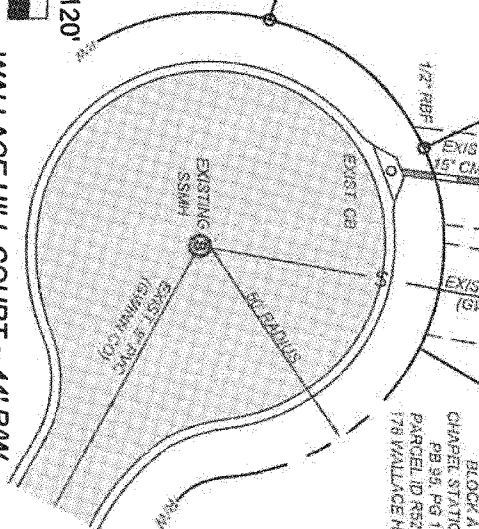
EXHIBIT D

Survey of the Access and Utility Easement Area

LINE	BEARING	DISTANCE
L1	S 29°22'02" E	7.18'
L2	S 85°20'17" E	10.99'
L3	S 43°21'06" E	76.68'
L4	S 17°19'31" W	12.26'
L5	N 43°21'06" W	79.93'
L6	N 85°20'17" W	5.21'
L7	N 35°52'33" E	16.68'



WALLACE HILL COURT ~ 44' RW
PB 95, PG 70



SANITARY SEWER EASEMENT EXHIBIT FOR:

RAYMOND OVETSKY

BILLY MCGEE ROAD
LAND LOT 245, 5th DISTRICT
GWINNETT COUNTY, GEORGIA
TAX PARCEL No. R5211 326



LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1

EXHIBIT "B"

All that tract or parcel of land lying and being in Land Lot 211 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the true point of beginning, commence at the point of intersection of the Easterly right of way of Sweetgrum-Martins Chapel Road (having an 80 foot right of way width) with the Southerly right of way of Billy McGee Road (right of way width varies); thence traveling a distance of 739.73 feet as measured along the Southerly right of way of Billy McGee Road to a point on said right of way; thence South 36 degrees 52 minutes 42 seconds West a distance of 42.18 feet to a point being the true point of beginning; thence from said true point of beginning as thus established, North 60 degrees 14 minutes 02 seconds East a distance of 224.36 feet to a point; thence South 29 degrees 45 minutes 35 seconds East a distance of 7.18 feet to a point; thence South 35 degrees 30 minutes 14 seconds West a distance of 284.25 feet to a 1 inch tube found; thence North 40 degrees 44 minutes 14 seconds West a distance of 104.79 feet to an iron top pipe found; thence North 36 degrees 52 minutes 42 seconds East a distance of 58.56 feet to a point being the true point of beginning.

The above described property is shown on a condemnation survey for: Gwinnett County, Property of Bronnie Maxey containing 0.4148 acres more or less prepared by Nannon, Meeks and Bagwell, Surveyors and Engineers, Inc., dated August 5, 1994.

Less and Except all that tract of land as shown on that certain Right of Way Deed, dated 02/03/1995, filed for recorded 02/06/1995, recorded in Deed Book 11054, Page 303, aforesaid records.