

**AGENDA**  
**CITY OF BERKELEY LAKE**  
**PLANNING & ZONING COMMISSION**  
**SEPTEMBER 9, 2025 at 7:15 PM**  
4040 South Berkeley Lake Road  
Berkeley Lake, GA 30096

**I. CALL TO ORDER**

**II. APPROVAL OR CHANGES TO THE AGENDA**

**III. APPROVAL OF MINUTES**

a) July 8, 2025

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

a) PZV-25-08 – 472 Lakeshore Drive – Variance to Sec. 78-197(10) and Sec. 78-141 to increase the lot coverage limit from 30% to 32.16% and to expand a non-conforming structure

**VI. CITIZEN COMMENTS**

**VII. DISCUSSION SESSION**

**VIII. ADJOURNMENT**

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
PLANNING & ZONING COMMISSION  
DRAFT MINUTES  
JULY 8, 2025  
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members:            Dan Huntington  
   Pekka Ignatius  
   George Kaffezakis  
   Rand Kirkus  
   David Meilander

City Officials:                    Leigh Threadgill - City Administrator

Citizens Present:                5

**I. CALL TO ORDER**

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

**II. APPROVAL OF OR CHANGES TO THE AGENDA**

Huntington asked if there were any suggested changes to the agenda.

**Meilander moved to approve the agenda. Kaffezakis seconded the motion. All were in favor and the motion passed.**

**III. MINUTES**

1. Minutes of June 10, 2025

**Kaffezakis moved to approve the minutes of the June 10<sup>th</sup> meeting. Meilander seconded the motion, and all voted to approve the minutes.**

**IV. OLD BUSINESS**

There was no old business to discuss.

**V. NEW BUSINESS**

a) PZV-25-06 – 334 Lakeshore Drive – Variance to Sec. 78-89(g)(2) and Sec. 78-141 to allow expansion and modification of a non-conforming boathouse

Huntington acknowledged the applicant.

Andy Anderson, 334 Lakeshore Drive, introduced himself and made himself available for any questions from the commission.

Kaffeidakis asked about the addition of 2 feet of decking on the non-conforming side and why that is necessary. Anderson replied it was for structural support as recommended by the contractor. There was further discussion about the scope of the project.

Kaffeidakis asked to confirm that the roof would be lowered to comply with the 14-foot height limit standard. Anderson replied that it would.

Huntington asked why the boathouse couldn't be moved 12.5 feet to be conforming. Anderson stated that he prefers it in its current location for the view from the house. Huntington asked what the cost difference would be or other considerations. Anderson replied that he didn't know what the cost difference would be but assumed it would be more. He indicated that he approached the project as a repair with the contractor rather than a new build, but he hasn't quoted that. Huntington asked if there was anything that wasn't getting rebuilt. Anderson stated that there will be a new roof and new posts, but some of the decking will remain as is.

Meilander asked which decking was remaining. Anderson responded that it was a 5-foot by 15-foot area to the side.

Huntington noted that in the past there was hesitation to allow expansion of a non-conforming structure. Usually there is a concession to offset the expansion. The change in roof height from 14' 10" to 14' is one thing that helps. Huntington asked if there was anything else that could be conceded to mitigate the impact of the expansion of the non-conformity.

There was further discussion about the impact to the view from the road or neighboring properties, and there was further discussion regarding the cost to shift the boathouse three feet off the non-conforming side property line and further clarification regarding the scope of the project.

Meilander asked about the changes in cost from just repairing as is to what is proposed with the additional width and length.

There was further discussion.

There was further discussion regarding the difference between this request and prior similar requests and there was the distinction that this is a repair. There was further discussion about the motivation for the project being to repair the boathouse to comply with code and in response to inquiries from neighbors.

There was discussion about the trade-off of lowering the roof height to extend the roof length.

Meilander asked if the posts furthest from the property line are leaning. There was further discussion about the structural integrity of the boathouse.

Ignatius noted that this is an improvement to the existing condition from all aspects, and the only issue is consistency with past similar requests, which he is satisfied is not an issue in this case.

There was discussion about whether the boathouse could be replaced as is in its current location if it were blown down.

Threadgill explained the standards for reconstruction of non-conforming structures in the same location following destruction.

There was further discussion regarding shifting the boathouse three feet off the non-conforming property line.

**Ignatius made a motion to recommend approval of the variance. Kirkus seconded the motion.**

There was further discussion about precedence versus consistency.

**Kaffezakis, Kirkus and Ignatius voted in favor. Meilander and Huntington voted against. The motion to approve the variance passed with a vote of 3-2.**

b) PZV-25-07 – 266 Lakeshore Drive – Variance to Sec. 78-197(6) and Sec. 78-141 to allow the addition of a pergola on top of a non-conforming deck with a 4.25-foot rear setback.

Huntington acknowledged the applicant.

Erin Glynn, 266 Lakeshore Drive, introduced herself.

Kaffezakis asked about whether the upcoming ordinance amendment would make pergolas exempt from permitting, as noted in the application.

Threadgill responded that it hasn't specifically been addressed but that she encouraged the applicant to share feedback with the consultants.

There was discussion with regard to the pergola providing privacy. Glynn responded that you can hang plants that will provide a screen. Glynn shared an image of her vision of how it would look. There was further discussion regarding the privacy screening opportunity. Glynn also noted that it would also be helpful to shade the deck and help control the temperatures in the house.

Kirkus asked if there would be any roofing added. Glynn stated that there was no plan to do that.

Kaffezakis asked about whether posts had been added. Glynn responded they had been.

There was discussion regarding the expansion to the non-conformity and whether there was any concern that the pergola could be enclosed at some point in the future.

There was clarification that the pergola top does not slope, it is flat, despite the way the rendering depicts it.

There was confirmation that there is no impact to the footprint, but it is expansion to the non-conformity because of the vertical extension. It was noted that a pergola may not have the same impact as a second story.

**Ignatius moved to approve the variance. Meilander seconded the motion. All were in favor and the motion passed.**

#### **VI. CITIZEN COMMENTS**

There were no comments.

#### **VII. DISCUSSION**

Kaffeidakis asked the consultants to look at considering pergolas exempt from permitting.

#### **VIII. ADJOURNMENT**

**Kaffeidakis made a motion to adjourn. Ignatius seconded the motion. All were in favor and Huntington adjourned the meeting at 8:00 PM.**

Respectfully submitted,

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Leigh Threadgill  
City Administrator

**City of Berkeley Lake  
Staff Analysis**

CASE NUMBER:	PZV-25-08, 472 LAKESHORE DR.
RELIEF REQUESTED:	EXPANSION OF A NON-CONFORMING STRUCTURE AND ADDITION OF IMPERVIOUS SURFACES IN EXCESS OF THE 30% LOT COVERAGE LIMIT
EXISTING ZONING:	R-100, RESIDENTIAL
EXISTING USE:	SINGLE FAMILY RESIDENCE
APPLICANT:	JOHN AND CINDY PURCELL 472 LAKESHORE DR BERKELEY LAKE, GA 30096
OWNERS:	JOHN AND CINDY PURCELL SAME AS ABOVE
MEETING DATE:	SEPTEMBER 9, 2025 P&Z COMMISSION

**PROPOSED PROJECT:**

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The applicant requests a variance to expand a 200-square-foot deck by 187 square feet for a total deck size of 387 square feet. The existing house is non-conforming with regard to front and side setbacks as well as building coverage. In addition, the applicant proposes to add 400 square feet of hardscape to provide lake access. The deck expansion will comply with all setbacks and does not contribute to the overall building coverage because it is an open deck. A variance to Sec. 78-141 to expand a non-conforming structure is required along with a variance to Sec. 78-197 (10) lot coverage to increase the lot coverage beyond the 30% limit.

**FINDINGS OF FACT:**

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- 1.) The existing house is located at 472 Lakeshore Drive on a 0.45-acre lot and was built in 1967 according to Gwinnett County property records.
- 2.) It is non-conforming relative to the R-100 front and side setback standards as well as the R-100 building coverage limit of 15%.
- 3.) A variance was granted in 2003 to allow the expansion of a non-conforming structure and to reduce the front setback to 59.5 feet and side setbacks to 5 feet.
- 4.) The project consists of expanding the terrace level deck by 187 square feet and adding 400 square feet of hardscape.
- 5.) Expansion of the deck requires a variance to Sec. 78-141 to allow the expansion of a non-conforming structure. The deck, even once expanded, will comply with all setback standards.
- 6.) Expansion of the deck also requires a variance to Sec. 78-197 (10), lot coverage, because the addition of 187 square feet increases the lot coverage from 29.16% to 30.12%.
- 7.) The hardscape addition further increases the lot coverage from 30.12% to 32.16%.
- 8.) Septic approval for the deck expansion was granted on April 4, 2025.

- 9.) Lakeshore Drive is adjacent to the north; Lake Berkeley is adjacent to the south and single-family residences are adjacent to the east and west.

#### STANDARDS FOR APPROVAL:

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In considering whether to grant or deny this variance request, the commission must evaluate the application based on the criteria specified in Section 78-366 (a)(1) of the zoning ordinance:

a) *Applications for variances.*

(1) *All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will not be contrary to the public interest. The spirit of this chapter shall be observed, the public safety, health and welfare secured and substantial justice done. At the hearing, any party may appear in person or have authorized representation. Such variances may be granted in individual cases if the planning and zoning commission finds that:*

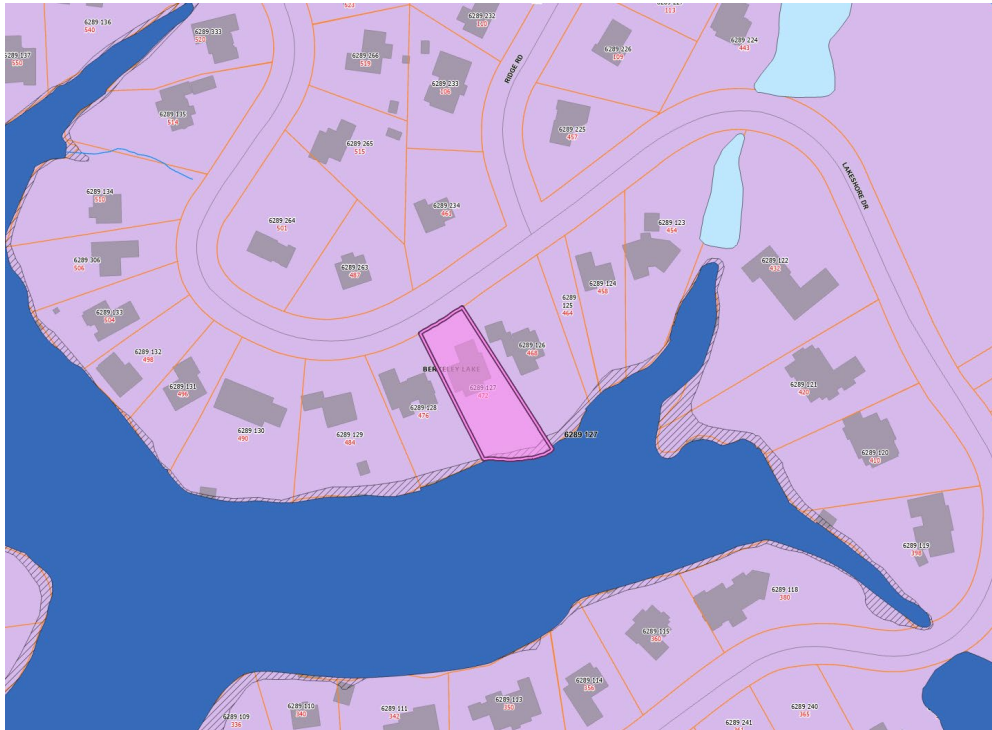
- a. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and*
- b. The application of this chapter to this particular piece of property would create an unnecessary hardship; and*
- c. Such conditions are peculiar to the particular piece of property involved; and*
- d. Such conditions are not the result of any actions of the property owner; and*
- e. Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of this chapter; and*
- f. The variance is granted for a use of land or building or structure that is not prohibited by this chapter.*

#### SITE PHOTO

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# LOCATION MAP



# AERIAL PHOTO







# Application for Variance

For Office Use Only	
Application #:	V/AV _____
Check #:	_____ Cash: _____
Date Paid:	_____
P&Z hearing date:	_____
Action:	_____
Appeal filed:	_____
Council hearing date:	_____
Account 100.34.1390.2	
Variance App	\$ _____

## Part 1: Applicant Information

APPLICANT IS:  Owner  Agent  Attorney

NAME Aaron Horton DATE 5-30-25

MAILING ADDRESS 1035 Thimblegate CT

CITY Johns Creek STATE GA ZIP 30022

TELEPHONE 770-880-8437 MOBILE 770-880-8437 FAX \_\_\_\_\_

E-MAIL aaron@commissionedcontractors.com

## Part 2: Property Owner Information

NAME(S) John & Cindy Purcell

MAILING ADDRESS 472 Lakeshore Drive

CITY Berkeley Lake STATE GA ZIP 30096

TELEPHONE 678-910-2705 MOBILE 678-910-2705 FAX \_\_\_\_\_

E-MAIL john@transform-coach.com

## Part 3: Property and Use Information

PROPERTY ADDRESS 472 Lakeshore Drive PARCEL ID 6289 127

PARCEL SIZE 0.44acre ZONING R-100

EXISTING USE Primary Residence

I am requesting relief from code section Sec. 78-197(10) for the purpose of:

Expand lower level deck foot print by 187sqft add additional sqft of hardscape for steps down to lake - 400sqft  
Proposed increases impervious lot coverage to 32.16% from 29%

**NOTICE: The granting of a Variance does not affect any requirement for a Building Permit for proposed construction.**

The following supplemental documentation must be submitted with this application:

- Letter of Intent describing the proposed construction, development or improvements.
- Site Plan showing all existing and proposed improvements on the property.
- Survey of the property

**Variance Application: Part 3: Property and Use Information (continued)**

**Applicant: Please provide written responses to the following items in order to support the request. Attach a separate sheet if necessary:**

1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the non-conforming aspects of the structure.

Client has requested a deck expansion off lower level of home along with additional hardscape for access to the lake. Due to existing impervious coverage, the extent for said expansion will exceed the 30% maximum allowed impervious lot coverage. Granting this request would increase the non-conforming structure.

2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.

Current deck on lower level is 4' wide, not sufficient space to allow for entertaining, enjoying the lakeview side of the home. At present, no steps exist to provide walkable access to lake

3) Explain how the conditions are peculiar or unique to the subject property.

Due existing impervious surface and set back lines, property presents a challenging design to increase size of the deck

4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.

No

5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

Additional deck sqft will add to impervious surface on lot.  
Adding additional hardscape for lake access will add to impervious on lot.

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

Yes

I hereby make application to the City of Berkeley Lake, Georgia for the above referenced property. I do hereby affirm that the information provided here, above and contained in all material I submit for the purposes of supporting my request for a Variance, to the best of my knowledge is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken as a result of this application. I understand that it is my/our responsibility to conform to all City of Berkeley Lake ordinances in full and obtain any additional permits as may be required and that failure to do so will result in enforcement action taken by the City.

Applicant's Signature ARK Date 5-30-25

Owner's Signature J.V. Powell II Date 6/1/25



John & Cindy Purcell  
472 Lakeshore Drive  
Deck Expansion

July 21, 2025

Dear Leigh;

This letter serves as intent to tear off existing 200sqft lower level deck at 472 Lakeshore Drive and to expand it by an additional 187sqft, for a total of 387sqft.

The existing home is built non-conforming to current Berkeley Lake Setbacks of 12'5".

The new deck addition will not encroach on the left side setbacks but a variance is requested to modify an existing non-conforming structure that increases impervious surface coverage above 30%- Sec. 78-197(10)

This proposed improvement will extend the lower level deck and re-build existing to 2024 IRC Codes and provide additional space for said clients to enjoy the lake from the primary living space.

If you have further questions or comments, please let me know,

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Horton'.

Aaron Horton

Owner – Commissioned Contractors\

[aaron@commissionedcontractors.com](mailto:aaron@commissionedcontractors.com)

770-880-8437



**GNR Public Health On-Site Sewage Management System  
Performance Evaluation Report Form**

Property Owner Name: John Purcell		Tax ID: R6289 127		Reason for Existing Sewage System Evaluation: Structure Addition to Property	
Property / System Address: 472 Lakeshore Dr NW , Duluth, GA 30096					
Subdivision Name: BERKELEY LAKE		Lot: 51	Block: 6	Comments for Reason Listed Above: Rear deck	
Existing System Information: Water Supply		# of Bedrooms / GPD: 3	Garbage Grinder: (1) Yes <input type="radio"/> No <input checked="" type="radio"/>		
<input checked="" type="radio"/> Public (2) Private Well (3) Community					

Inspection Records	
Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection.
Yes	3. A copy of the original inspection report is attached.

Maintenance Records (applicable copies are attached)	
No	4. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: It is recommended that septic tanks be pumped at least once every 5 years.
N/A	5. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	6. Systems with a grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.

System Assessment and Existing Site Conditions (applicable copies are attached)	
No	7. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria.
Yes	8. Does the initial inspection record(s) exist to confirm the appropriateness of the sizing and installation criteria of the system?
No	9. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	10. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	11. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.

Addition to Property	
Yes	12. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
Yes	13. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

Relocation of Home or Change of Use	
Yes	13. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.



**Gwinnett Environmental Health**  
455 Grayson Highway - Suite 600  
Lawrenceville, GA 30046  
Phone: 770.963.5132  
Fax: 770.339.4282  
www.gnrhealth.com

**Newton Environmental Health**  
1113 Usher Street - Suite 303  
Covington, GA 30014  
Phone: 770.784.2121  
Fax: 770.784.2129

**Rockdale Environmental Health**  
1329 Portman Drive - Suite F  
Conyers, GA 30094  
Phone: 770.278.7340  
Fax: 770.278.8919

Audrey Arona, M.D., District Health Director

### Residential Septic System Permit Application

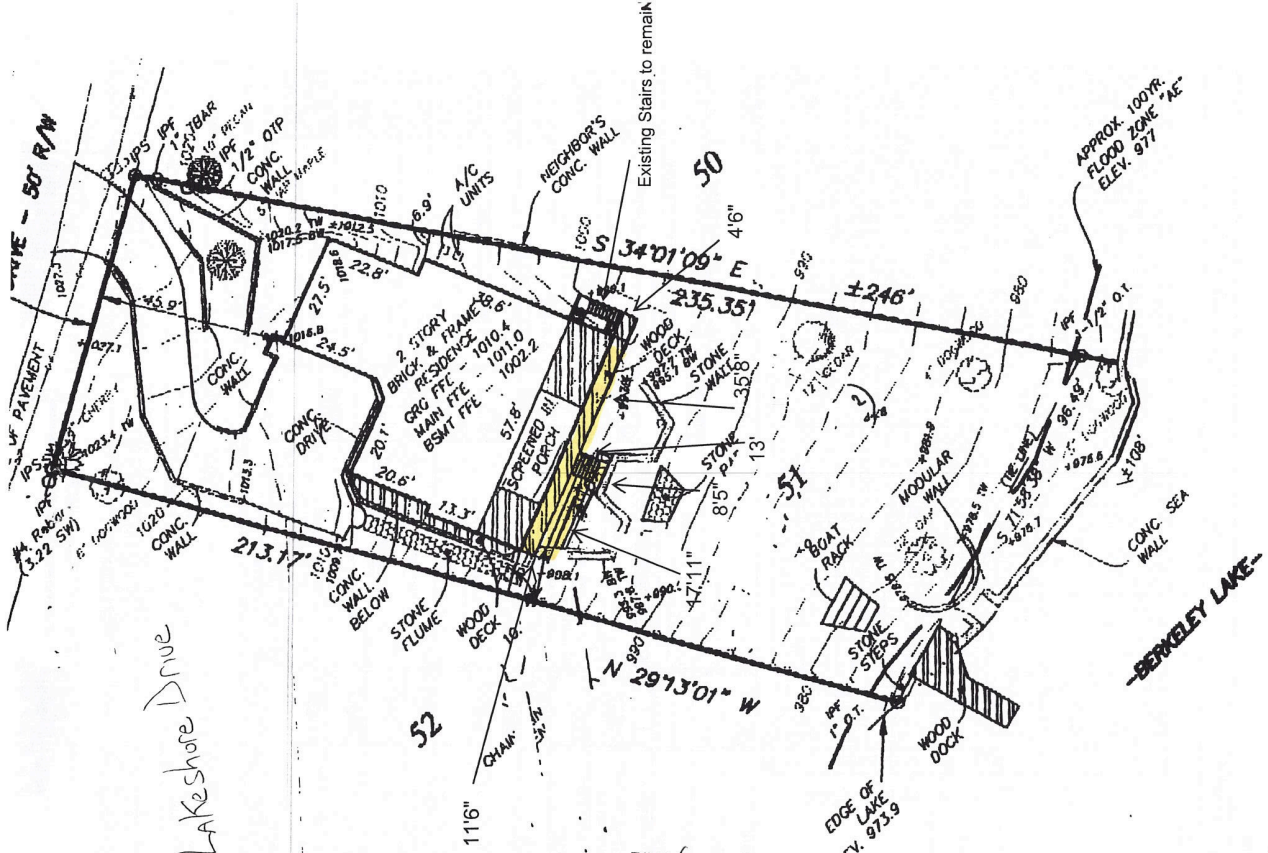
Application Date: 04-14-2025 21 | 19 | 25

New Construction     Repair of Failing System     Addition

<b>OWNER INFORMATION</b> Name <u>John Purcell</u> Address <u>472 Lakeshore Drive</u> City, State, Zip <u>Berkeley Lake, GA 30092</u> Home Phone (678) <u>910-2705</u> Work Phone ( ) _____ Fax ( ) _____ Other Phone ( ) _____ E-MAIL <u>john@transform-coah.com</u> *Contractor: <u>Commissioned Contractors LLC</u>		<b>AUTHORIZED AGENT INFORMATION (if other than owner)</b> Name <u>Aaron Horton</u> Business Name <u>Commissioned Contractors LLC</u> Address <u>1035 Thimblegate CT</u> City, State, Zip <u>Johns Creek, GA 30022</u> Home Phone ( ) _____ Work Phone ( <u>770-880-8437</u> ) _____ Fax ( ) _____ Other Phone ( ) _____ E-MAIL <u>aaron@commissionedcontractors.com</u>	
Property Address <u>472 Lakeshore Drive</u> Subdivision <u>Berkeley Lake</u> Tax ID <u>R6289 127</u>	City <u>Berkeley Lake, GA</u> Lot <u>51</u> Block <u>6</u> ZIP <u>30092</u>	Total Current # of Bedrooms <u>3</u> Additional Proposed # of Bedrooms (if applicable) <u>0</u> Garbage Disposal: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Property Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well    Lot Size (Sq. Ft.)** <u>18730.8</u> <small>**1 acre = 43,560 square feet</small>	Sub Out Location: <input checked="" type="checkbox"/> Basement (w/ Plumbing) <input type="checkbox"/> Basement (w/o Plumbing) <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab Check all below that are on or within 100' of property and indicate location: <input type="checkbox"/> Creeks <input checked="" type="checkbox"/> Ponds <input type="checkbox"/> Well, Spring, Sink Hole <input type="checkbox"/> Embankments <input type="checkbox"/> Gullies <input checked="" type="checkbox"/> Level 3 Soil Report (Required for new construction, repair permits, and additions requiring modification to the existing septic system.) Type of Structure: <input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-family Residence <input type="checkbox"/> Other: _____
Repair or addition please complete this section When was tank last pumped? <u>1</u>			
Check if sewage is: <input type="checkbox"/> Backing up in house			
Describe Addition (include dimensions): <u>200sqft Cantilever deck</u>			
Once permit is approved to install an on-site sewage management system, the permit expires twelve (12) months from date of issue. Issuance of a construction permit for an on-site sewage management system and subsequent approval by GNR, Environmental Health Department (GNR, EH) shall not be construed as a guarantee that such system will function satisfactorily for a given period of time. GNR, EH does not assume any liability for damages which are caused by the malfunction of such system.			
OWNER'S/AUTHORIZED AGENT'S SIGNATURE <u>[Signature]</u>		GWINNETT COUNTY ENVIRONMENTAL HEALTH <u>[Signature]</u> DATE <u>4/14/2025</u>	

SCALE  
1" = 30'

472 Lakeshore Drive



APPROVED  
 GWINNETT COUNTY ENVIRONMENTAL HEALTH  
 DATE 4/4/2025  
*[Signature]*

in the Technical Standards  
 in Chapter 180-7 of the  
 Professional Engineers  
 and Planners Act O.C.G.

**SURVEYORS NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WAS MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

8. CONTOUR INTERVAL= 2 FEET

9. ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

**INSTRUMENT USED:**

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.  
REFERENCE USE DEED BOOK: 58108 PAGE: 495  
REFERENCE USE: PLAT BOOK: E PAGE: 249

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	14.40	280.36	N61°40'50"E	14.40

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.96	S31°06'09"E
L2	9.03	S36°01'43"W
L3	15.12	S69°12'43"W
L4	59.32	S86°14'43"W
L5	13.79	N80°07'19"W
L6	7.24	S75°07'05"W
L7	2.03	N26°04'05"W

**NOTE:**

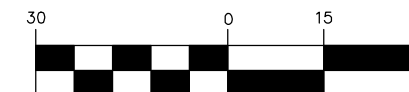
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET
2. ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.
3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
4. BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT & SETBACK, PER ZONING DEPARTMENT.
5. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE.

**FLOOD STATEMENT**

PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13135C0068G DATE: 03/04/2013

N/F  
YESSICK ANN M.  
PARCEL ID: R6289 126  
DB: 14437 PG: 187  
PB: E PG: 249  
ZONING: R-100  
# 468

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

LOT AREA  
**19,588 sq.ft.**  
**0.450 acres**  
ZONING: R-100

**BOUNDARY SURVEY OF TOPOGRAPHIC AND EXISTING CONDITION FOR:**

**AARON HORTON**

472 LAKESHORE DRIVE  
BERKELEY LAKE, GA 30096  
PARCEL ID: R6289 127  
LAND LOT: 289 6TH DISTRICT  
CITY OF BERKELEY LAKE  
GWINNETT COUNTY, GEORGIA  
DATE OF FEILD SURVEY: 6-25-2025 (R&D)  
SCALE 1"=30' DATE OF PLAT 6-30-2025  
SHEET SIZE 11" X 17" JOB # 28843

**HURD PRINCE & ASSOCIATES, INC.**

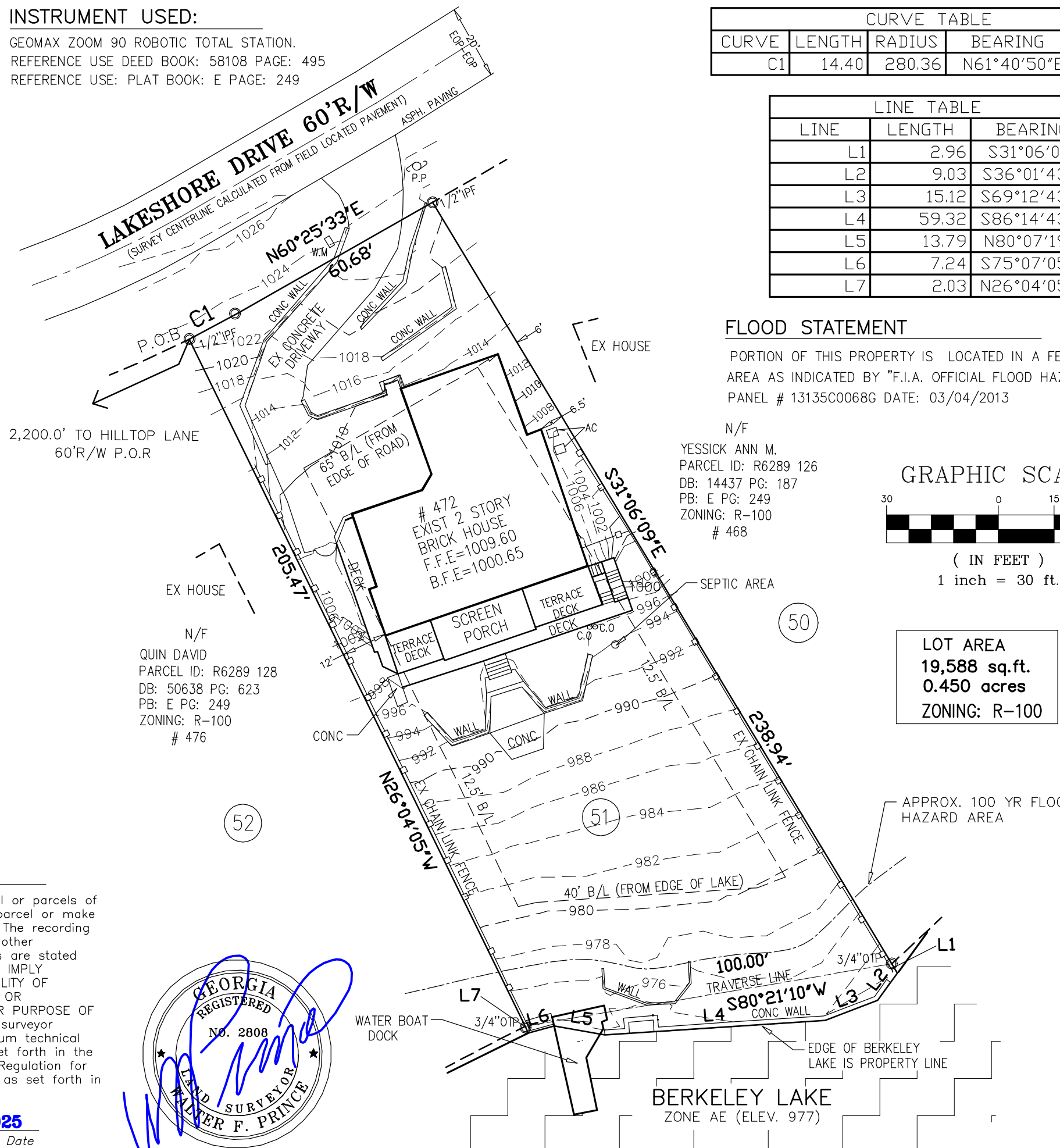
\*Consulting Planners & Surveyors\*  
110 MLK SR HERITAGE TRAIL  
STOCKBRIDGE, GEORGIA 30281-3424

Phone (678)-593-5450 Cell (404) 372-7304

**SURVEYOR'S CERTIFICATE**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**6-30-2025**  
WALTER F. PRINCE Georgia RLS No. 2808 Date



**SURVEYORS NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WAS MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

8. CONTOUR INTERVAL= 2 FEET

9. ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

**INSTRUMENT USED:**

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.  
REFERENCE USE DEED BOOK: 58108 PAGE: 495  
REFERENCE USE: PLAT BOOK: E PAGE: 249

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	14.40	280.36	N61°40'50"E	14.40

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.96	S31°06'09"E
L2	9.03	S36°01'43"W
L3	15.12	S69°12'43"W
L4	59.32	S86°14'43"W
L5	13.79	N80°07'19"W
L6	7.24	S75°07'05"W
L7	2.03	N26°04'05"W

**NOTE:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET
2. ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.
3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
4. BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT & SETBACK, PER ZONING DEPARTMENT.
5. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE.

**FLOOD STATEMENT**

PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13135C0068G DATE: 03/04/2013

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTPF OPEN TOP PIPE FOUND
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- W.M WATER METER
- G.M GAS METER

**GRAPHIC SCALE**



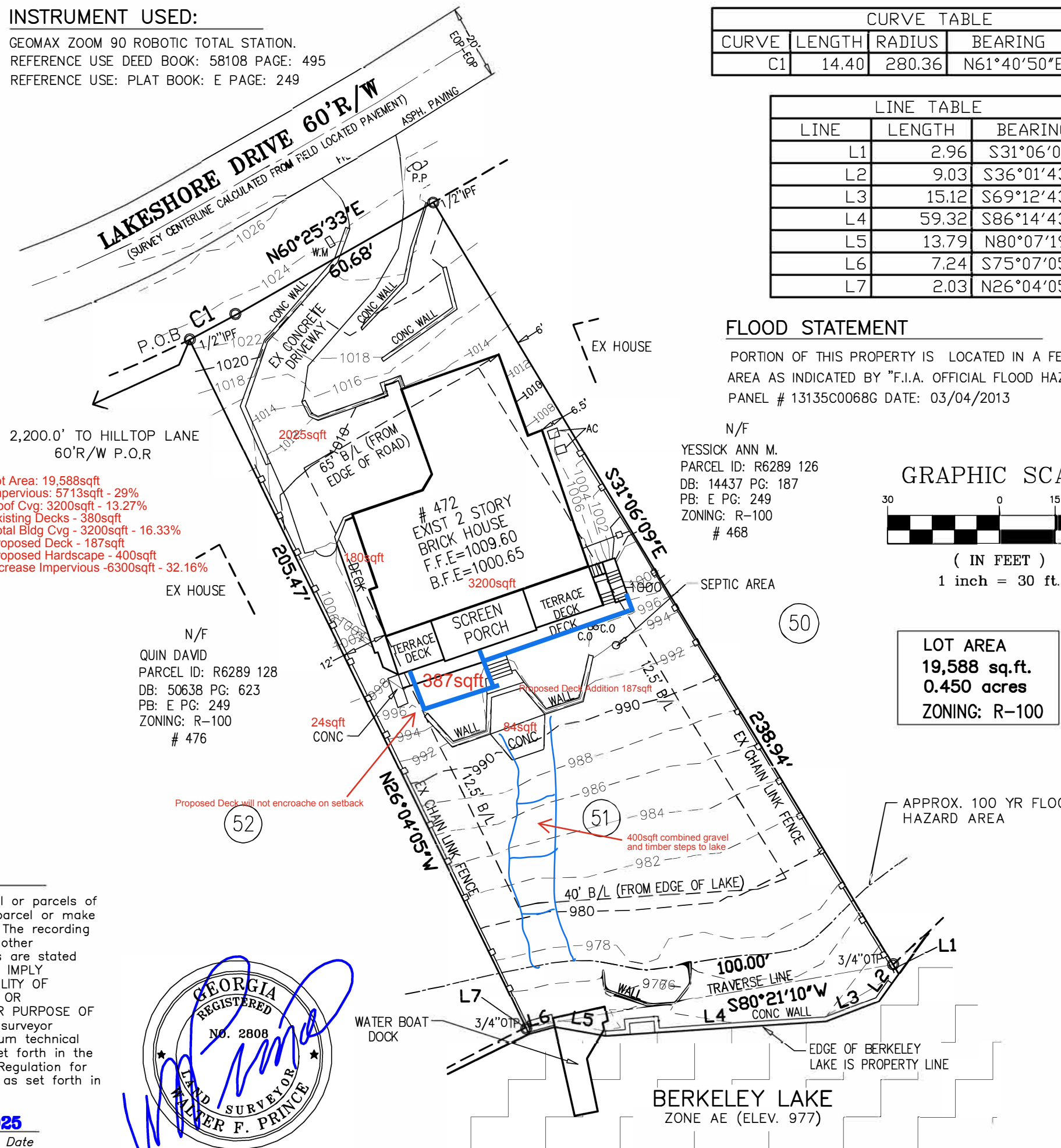
( IN FEET )  
1 inch = 30 ft.

**LOT AREA**  
19,588 sq.ft.  
0.450 acres  
ZONING: R-100

**SURVEYOR'S CERTIFICATE**

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WALTER F. PRINCE Georgia RLS No. 2808 Date **6-30-2025**



**BOUNDARY SURVEY OF TOPOGRAPHIC AND EXISTING CONDITION FOR:**

**AARON HORTON**

472 LAKESHORE DRIVE  
BERKELEY LAKE, GA 30096  
PARCEL ID: R6289 127  
LAND LOT: 289 6TH DISTRICT  
CITY OF BERKELEY LAKE  
GWINNETT COUNTY, GEORGIA  
DATE OF FIELD SURVEY: 6-25-2025 (R&D)  
SCALE 1"=30' DATE OF PLAT 6-30-2025  
SHEET SIZE 11" X 17" JOB # 28843

**HURD PRINCE & ASSOCIATES, INC.**

\*Consulting Planners & Surveyors\*  
110 MLK SR HERITAGE TRAIL  
STOCKBRIDGE, GEORGIA 30281-3424

Phone (678)-593-5450 Cell (404) 372-7304