



P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

APPLICATION

City Council	
<input type="checkbox"/> Waivers	
<input checked="" type="checkbox"/> Variance	

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Edgar Penafiel</u>	NAME <u>Busthe Development Inc</u>
ADDRESS <u>4001 Rosefinch Ln</u>	ADDRESS <u>4101 Rosefinch Ln</u>
CITY <u>Hoschton GA</u>	CITY <u>Hoschton</u>
STATE <u>GA</u> ZIP <u>30548</u>	STATE <u>GA</u> ZIP <u>30548</u>
PHONE <u>(678) 4639066</u> FAX	PHONE <u>6784639066</u> FAX

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

* Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).

CONTACT PERSON Edgar Penafiel
 COMPANY NAME Busthe Development Inc
 ADDRESS 4101 Rosefinch Ln
Hoschton GA 30548
 PHONE (678) 4639066 FAX

PRESENT ZONING DISTRICT(S) R1200 LAND LOT(S) 308 DISTRICT(S) 5th
 ADDRESS OF PROPERTY 2892 Hill cir Dacula ACREAGE 0.46

Describe your request in detail and state justification/hardship: _____

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: _____

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: 2026-CD-VAR-01

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

[Signature]
Signature of Applicant

3/30/2026
Date

Edgar A Penafiel (owner)
Type or Print Name/Title

[Signature]
Notary Public

3/30/2026
Date



PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

[Signature]
Signature of Applicant

3/30/2026
Date

Edgar A Penafiel
Type or Print Name/Title

[Signature]
Notary Public

3/30/2026
Date



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 4-1-26 RECEIVED BY H. Taylor FEE \$375 RECEIPT # _____

LAND LOT 308 DISTRICT 5 PARCEL # 5308 019 HEARING DATE 5-7-2026

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

Bustle developed inc

Edgar Penafiel

(678)4639062

Edgarapenafiel@gmail.com

I am writing to express my intent to build a single-family residence at the property located at 2892 Hill Circle, Dacula, Georgia. This project is planned with careful consideration of local zoning regulations, community standards, and environmental guidelines. The proposed home will be designed to complement the surrounding neighborhood while incorporating modern construction practices, quality materials, and efficient use of space to ensure long-term value and sustainability.

The purpose of this development is to create a comfortable, high-quality living environment that enhances the character of the area and contributes positively to the community. All necessary permits, inspections, and approvals will be obtained prior to construction, and the project will be carried out in compliance with all applicable codes and regulations. I am committed to maintaining a clean, safe, and respectful construction process from start to completion.

CURRENT ZONING

ZONED: R-1200 (CITY OF DACULA DISTRICT)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 35 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 40 FEET

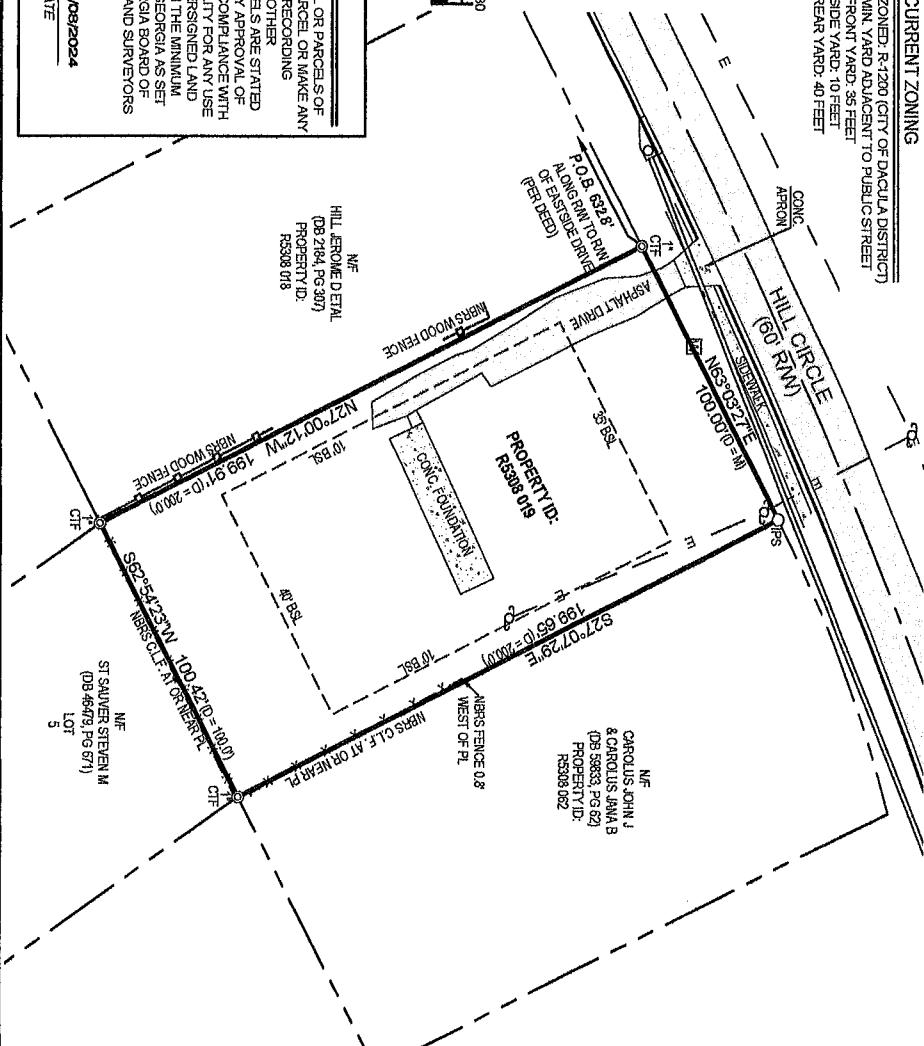
RESERVED FOR CLERK OF THE SUPERIOR COURT



SURVEYORS CERTIFICATION

THIS PLAT IS A REARRANGEMENT 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 COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-9-67.

CULLEN PRESTON HARDEE
 REGISTERED LAND SURVEYOR #3144
 DATE: 02/08/2024



AREA
 20,019 sq. ft.
 0.46 acres

SURVEY NOTES

- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 0.2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 124,128 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131950007E THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

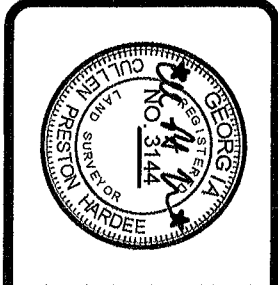
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER METER BOX
- SAWTOOTH SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IP#9)
- REBAR FOUND (RF#9)
- CONC. MONUMENT FOUND (CM#)
- CALCULATED POINT
- CHAIN LINK FENCE
- CL.F.
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR ROD FOUND
- IPF

JOB NUMBER: 24-002



PLAT DATE: 02/08/2024
 FIELD DATE: 02/05/2024
 SCALE: 1" = 40'
 DRAWN BY: E.L.Z.
 REVIEWED BY: C.P.H.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:
 DEED BOOK: 60929 PAGE: 199
 PLAT BOOK: V PAGE: 59

AS-BUILT BOUNDARY SURVEY
EDGAR PENAFIEL
 PARCEL ID: R5308 019
 LAND LOT 308, 5TH DISTRICT
 GWINNETT COUNTY
 GEORGIA

1288 CONOVER ROAD, SUITE 108
 SUITE 108
 SPARTA, GA 30834
 PH: (678) 235-5222

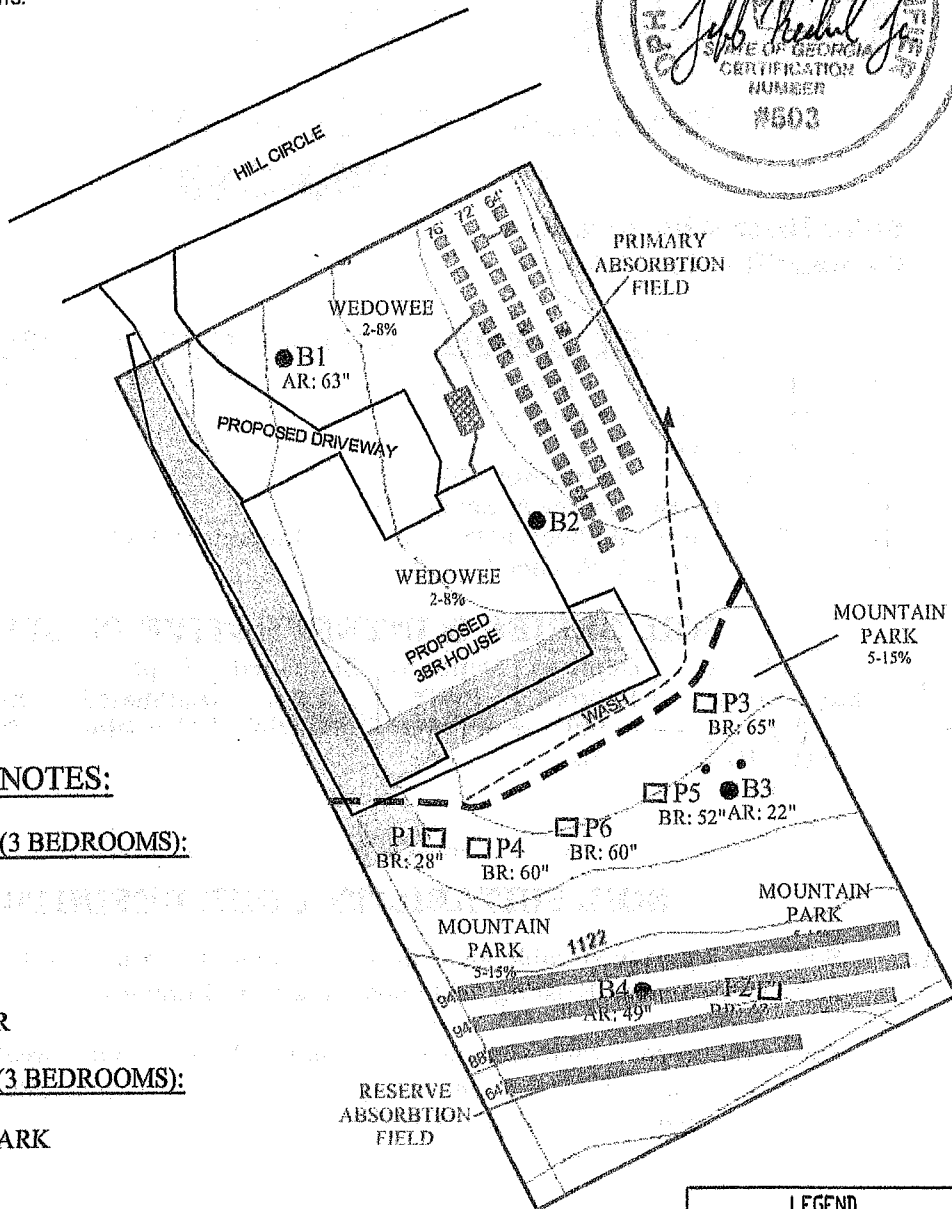
VISIT US ON OUR WEBSITE:
 www.ultilands.com

UNITED LAND SURVEYING
 COA NO. 15F 001321

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2. PROPERTY BOUNDARIES, AND STRUCTURE LOCATIONS WERE OBTAINED FROM THE SURVEY PROVIDED. PROPOSED HOUSE AND DRIVEWAY LOCATION WERE OBTAINED FROM THE SITE PLAN PROVIDED. ELEVATION CONTOURS (2') WERE OBTAINED FROM THE GWINNETT COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.

3. SOIL BORINGS AND PITS WERE LOCATED BY COMPASS AND PACING FROM NEIGHBORING HOUSE CORNER REFERENCE POINTS.



SEPTIC SYSTEM DESIGN NOTES:

PRIMARY ABSORPTION FIELD (3 BEDROOMS):

SOIL SERIES: WEDOWEE
 PERC RATE: 55 MPI

1000 GALLON TANK
 212' HIGH CAPACITY CHAMBER

RESERVE ABSORPTION FIELD (3 BEDROOMS):

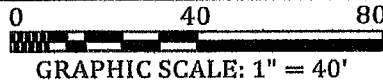
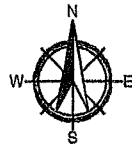
SOIL SERIES: MOUNTAIN PARK
 PERC RATE: 60 MPI

1000 GALLON PUMP TANK W/ 1/2HP PUMP
 340' GRAVEL TRENCH

LEGEND	
●	= AUGER BORING
■	= SEPTIC TANK
□	= BACKHOE PIT
AR	= AUGER REFUSAL
PWT	= PERCHED WATER TABLE
↘	= SLOPE ARROW
○	= REFERENCE POINT
FD	= DEPTH OF OBSERVED FILL
BR	= BACKHOE REFUSAL

EarthWorks
 Environmental Services, LLC
 (770) 503 - 6488 jeff@myearthworks.net

LEVEL 3 SOIL MAP WITH SEPTIC DESIGN
 2892 HILL CIRCLE
 PARCEL NO: 5308 019
 GWINNETT COUNTY, GEORGIA



PROJECT NO: 24172-2
 LAST DATE OF FIELD WORK: 2/3/26
 DATE OF SOIL MAP: 2/5/26

CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hester and Associates, Inc. 6015 Southard Trace Cumming, GA 30040	CONTACT NAME: Maria Alligheri
	PHONE (A/C, No, Ext): 678-679-0400 FAX (A/C, No): 678-679-0404 E-MAIL ADDRESS: Info@hesterinsurance.com
INSURER(S) AFFORDING COVERAGE	
INSURER A: Century Surety Company	NAIC #
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 00015325-0** **REVISION NUMBER: 14**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CCP1346020	10/06/2025	10/06/2026	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 1,000,000
						PRODUCTS - COMP/OP AGG	\$ 1,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A	Contractor's PL		CCP1346020	10/06/2025	10/06/2026	Occurrence	1,000,000
A	Consutant's ProfLiab		CCP1346020	10/06/2025	10/06/2026	Claims Made	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Soil sampling/test soils ability to dispose waste water/storm water testing/environmental phase I assessments

Project Address:4845 Lansbury Drive Atlanta GA 30342

CERTIFICATE HOLDER Georgia Department of Health 2 Peachtree St NW 13th Floor Atlanta, GA 30303	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Maria H. Alligheri</i> (MHA)



Lawrenceville, GA 30046
770.963.5132
866.265.4293

Covington, GA 30014
770.784.2121
770.784.2129

Conyers, GA 30094
770.278.7340
866.551.0133

CONSTRUCTION PERMIT AND SITE APPROVAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

COUNTY: Gwinnett	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY ADDRESS: 2892 Hill Cir; Dacula, GA 30019 Tax ID: R5308 019			
I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying the final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 		DATE COMPLETED APPLICATION RECEIVED: 02/10/2026	
PROPERTY OWNER'S NAME: Bustle Development Inc	PHONE NUMBER: 678-463-9062	PROPERTY OWNER'S ADDRESS: 4101 Rosefinch Landing Hoschton GA 30548	
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	AGENT'S RELATIONSHIP TO OWNER:	
Section A — General Information			
CAN REQUIRED SETBACKS BE MET:	TYPE OF STRUCTURE: Single Family Residence	SOIL SERIES: Wedowee	
DRINKING WATER SUPPLY: Public	WELL ON SITE: NO	WATER USAGE BY: Bedrooms	PERCOLATION RATE / HYDRAULIC LOADING RATE: 55
SYSTEM TYPE: New Construction	NO. OF BEDROOMS / GPD: 3	RESTRICTIVE SOIL HORIZON DEPTH (inches): 60	
LOT SIZE (sq ft / acres): 20326	LEVEL OF PLUMBING OUTLET: Ground Level	SOIL TEST PERFORMED BY: Reichel, Jeff	
Section B — Primary / Pretreatment			
PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: YES	SEPTIC TANK CAPACITY (gallons): 1500	MIN. ATU CAPACITY (gallons):
		DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
SEE SECOND PAGE OF THIS PERMIT FOR SPECIFICS			
Section C — Secondary Treatment			
ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD REQUIRED: (sq ft)	
	DISTANCE BTW TRENCHES: 7 (linear ft)	636	
ABSORPTION FIELD PRODUCT:	DEPTH OF TRENCHES: 24-36 (range in inches)	TOTAL ABSORPTION FIELD REQUIRED: (linear ft)	
		212	
SEE SECOND PAGE OF THIS PERMIT FOR SPECIFICS			
<p>Issued permits expire twelve (12) months from approval date and are not valid unless signed below by an authorized representative of GA DPH or County Board of Health.</p> <p>Any grading, filling, or other landscaping subsequent to issuance of a permit may render the permit void. Failure to follow the site plan may render the permit void. Any grading, filling, or other landscaping subsequent to final inspection by the county health department, which adversely affects the function of the on-site sewage management system, may render approval void. The installation contractor is responsible for ensuring all required setbacks are met.</p> <p>Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or county board of health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.</p>			
INSPECTOR NAME & TITLE	INSPECTOR SIGNATURE	PERMIT DATE	CONSTRUCTION PERMIT #
RER FS FS		02/12/2026	067-103286
			STATUS Approved

EarthWorks

Environmental Services, LLC
(770) 503-6488

5070 Britt Whitmire Road
Gainesville, GA 30506



LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 2/5/26	Inspection Dates: 4/5/24, 9/20/24 & 2/3/26	Level of Study: 3
Site Location: 2892 Hill Circle	Job No. 24172-2	
Client: Edgar Penafiel	Phone: 973-932-5436	
County: Gwinnett	Parcel No: 5308 019	
Field Inspection By: Jeffrey A. Reichel Jr.		
Boring/Pit Location Method: EOS Arrow 100 Submeter GPS Unit		
Certified By: Jeffrey A. Reichel Jr, DPH CSC		

SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Recommended Installation Depth (in)	Soil Suitability Code
Mountain Park, 5-15%	>60**	>65	60	6-42	18-30	N3
Wedowee, 2-8%	>72	>72	55	12-48	24-36	A2

* Perched Water Table ** Auger Refusal on Seams of Weathered rock that should be rippable with a backhoe

SOIL SUITABILITY CODE DEFINITIONS

- A2 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Existing field lines are within Study Area.
- N2 Soils contain somewhat shallow parent material and partially weathered rock. Backhoe pits have been excavated to 5 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of discontinuous seams of weathered rock.

GENERAL NOTES & COMMENTS

1. The base map was obtained from the Gwinnett County GIS Website.
2. Borings and Pits were located using an EOS Arrow 100 Submeter GPS Unit and Google Earth Professional.
3. Modification of the site including cut and fill of the drain field area may void the conditions cited.
4. When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.