

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Tuesday, January 21, 2025 12:17 PM  
**To:** Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)  
**Cc:** Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)  
**Subject:** 4767 E Reed Road - Updated site plan  
**Attachments:** E Reed Road Updated Site Plan.pdf

Good afternoon, Commissioners.

Cameron Henderson has revised the site plan for the 5-lot subdivision proposed at 4767 E Reed Road to address the Planning Commission's recommended condition that there shall only be 2 driveway. The site plan shows 2 driveways shared by 2 lots each, as well as a fifth driveway that would come off of the existing driveway leading to Platt Park at the northeast corner of the property.

Jennifer, would you please add the plan to the application file?

Please let me know if you have any questions.

Thank you,  
Beth

### **Beth Garmon**

Director of Planning and Zoning  
Hall County Community Development and Infrastructure  
(office) 770-531-6809  
(direct) 770-297-2626  
[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)

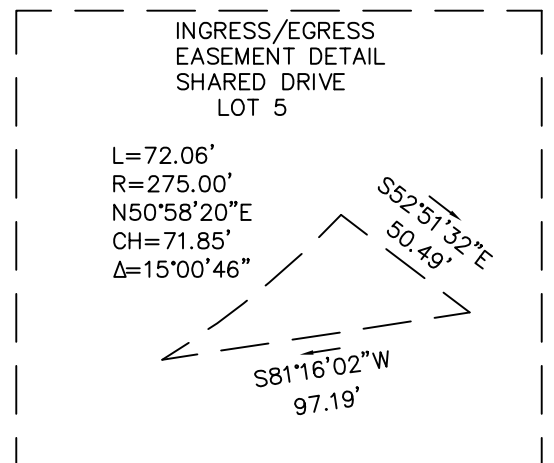
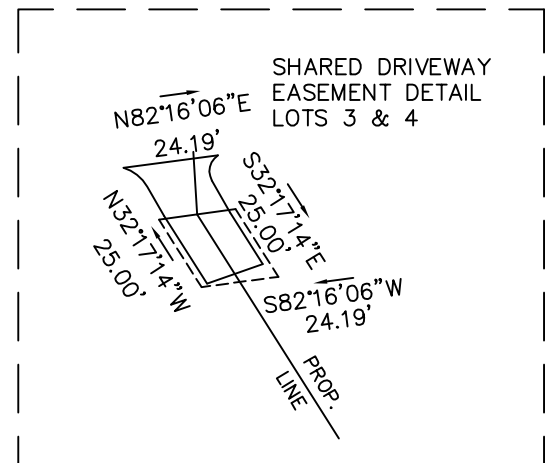
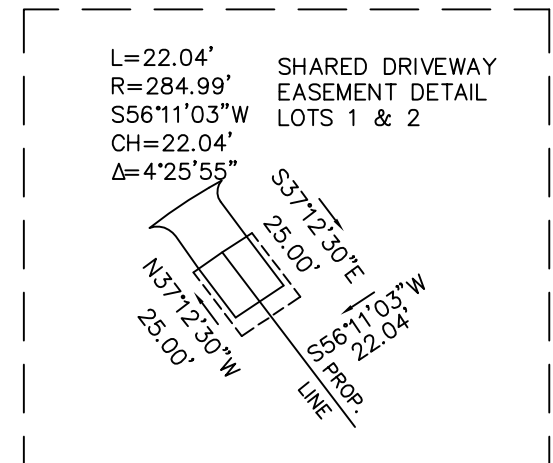
All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to [plats@hallcounty.org](mailto:plats@hallcounty.org). Zoning and general inquiries may be submitted to [planning@hallcounty.org](mailto:planning@hallcounty.org).





**LEGEND**

IPF = IRON PIN FOUND	HW = HEADWALL
IPB = 1/2" REBAR PIN SET	DI = DROP INLET
LL = LAND LOT	QU-PP = POWER/UTILITY POLE
LLL = LAND LOT LINE	FH = FIRE HYDRANT
PL = PROPERTY LINE	FE = FINISHED FLOOR ELEVATION
CL = CENTERLINE	FTE = FINISHED FLOOR ELEVATION
BL = BUILDING LINE	BOC = BACK OF CURB
R/W = RIGHT-OF-WAY	EP = EDGE OF PAVEMENT
SSE = SANITARY SEWER EASEMENT	SS = SANITARY SEWER LINE/PIPE
DE = DRAINAGE EASEMENT	SP = STORM SEWER LINE/PIPE
MH = MANHOLE	FL = FENCE LINE
CB = CATCH BASIN	FZ = FLOOD HAZARD ZONE LINE
JB = JUNCTION BOX	N/F = NOW OR FORMERLY



**LINE TABLE**

LINE	LENGTH	BEARING
L1	24.40	N27°25'08"W
L2	34.25	S70°11'46"W
L3	35.72	N44°12'02"E
L4	70.58	N82°16'06"E
L5	49.91	N82°16'06"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	59.32	284.99	S50°13'07"W	59.21
C2	100.29	284.99	S66°15'47"W	99.77
C3	29.47	284.99	S79°18'23"W	29.45
C4	50.44	275.00	N77°00'49"E	50.37
C5	135.80	275.00	N57°36'45"E	134.42

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- REFERENCES**
- 1) DEED BOOK 8865, PAGE 647.
  - 2) DEED BOOK 9014, PAGE 445.
  - 3) PLAT BOOK 879, PAGE 85.
  - 4) PLAT BOOK 881, PAGE 131.
- OTHER'S AS DENOTED ON PLAT.

**OWNER / DEVELOPER:**  
**ATLAS DEVELOPMENT, LLC**  
 218 S. HILL STREET  
 BUFORD, GA 30518  
 PHONE: (678) 978-6782  
 CONTACT: CAMERON HENDERSON  
 EMAIL: CAMERON@ATLASLANDDEV.COM

- HALL COUNTY ENGINEERING NOTES:**
- 1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
  - 2) IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
  - 3) THIS PROPERTY IS AS NOTED LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C03126, HALL COUNTY, GEORGIA, DATED DECEMBER 1, 2022.
  - 4) THIS PROPERTY IS AS NOTED LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
  - 5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160)
  - 6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
  - 7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

- GENERAL NOTES:**
- 1) ZONING: R-1
  - 2) LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
  - 3) WATER PROVIDED BY MEANS OF CITY OF GAINESVILLE.
  - 4) LOTS WILL BE SERVED BY ON-SITE INDIVIDUAL SEPTIC SYSTEMS.
  - 5) HALL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. HALL COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
  - 6) IRON PINS SHALL BE SET ON ALL LOT CORNERS (1/2" REBAR WITH ORANGE CAP).
  - 7) OWNERS, OCCUPANTS AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNERS, OCCUPANTS AND USERS OF THE PROPERTY SHOWN ON THIS PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.
  - 8) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXPECTED.
  - 9) SITE ELEVATIONS BASED ON NAVD 88 OBTAINED BY MEANS OF LOCAL GPS NETWORK.
  - 10) ZONING INFORMATION TAKEN FROM HALL COUNTY ZONING MAPS.
  - 11) LOTS 4 & 5 SHALL ACCESS E. REED ROAD BY SHARED DRIVEWAY EASEMENT.

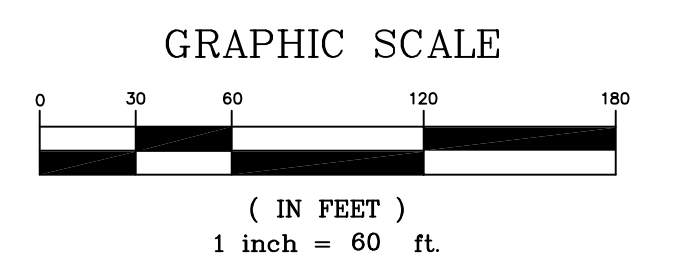
- NOTES:**
- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
  - ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE
  - ALL LOTS MEET HALL COUNTY BOARD OF HEALTH LOT SIZE RESOLUTION REQUIREMENTS. NUMBER OF BEDROOMS PERMITTED WILL BE BASED ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA FOR EACH LOT
  - MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIALS, AND WHEN SETTING UP BURN PITS
  - MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE SYSTEM
  - SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.
  - "NO PERMIT APPLICATIONS WILL BE ACCEPTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR ANY LOT WITHOUT A SITE PLAN ON A 1 INCH TO 40 FEET OR LESS SCALE SHOWING HOUSE LOCATION, DRIVEWAY(S), DECK/PORCHES, OTHER AMENITIES, PRIMARY AND SECONDARY ABSORPTION TRENCHES WITH LENGTHS OF EACH TRENCH NOTED, SOIL BOUNDARIES AND LABELS, SURFACE WATER AND SPRING SETBACKS, EASEMENTS, TOPOGRAPHY, AND PROPOSED GRADING."

- ZONING NOTES**
- THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN DATED AUGUST 12, 2024, AND AS DESCRIBED IN THE PROJECT NARRATIVE RECEIVED OCTOBER 18, 2024, MODIFIED AS NECESSARY FOR COMPLIANCE WITH CONDITIONS HEREIN AND DEVELOPMENT STANDARDS ENFORCED AT THE TIME OF SITE PLAN APPROVAL.
  - THE PROPERTY SHALL BE SUBDIVIDED INTO A MAXIMUM OF FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS IN ACCORDANCE WITH THE REQUIREMENTS OF RESIDENTIAL 1 (R-1) ZONING DISTRICT AS DETAILED IN SECTION 4.3 AND TABLE 4.9.1 OF THE UNIFIED DEVELOPMENT CODE OF HALL COUNTY.
  - ACCESS TO THE DEVELOPMENT SHALL BE APPROVED BY THE HALL COUNTY ENGINEERING DEPARTMENT AND ALL TRAFFIC ENGINEERING STANDARDS SHALL BE MET. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS.
  - OWNERS, OCCUPANTS AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNERS, OCCUPANTS, AND USERS OF THE PROPERTY SHOWN ON THIS LAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.
  - NO VARIANCES OR DEVELOPMENT EXCEPTIONS ARE GRANTED AS PART OF THIS REQUEST THAT ARE NOT EXPLICITLY GRANTED BY BOARD APPROVAL. THE DEVELOPMENT SHALL BE COMPLIANT WITH THE OFFICIAL CODE OF HALL COUNTY, AS WELL AS THE REGULATIONS OF ANY OTHER AGENCIES OR REVIEWING DEPARTMENTS, INCLUDING, BUT NOT LIMITED TO THE FIRE MARSHALL AND HALL COUNTY ENGINEERING.
  - ALL CONDITIONS OF ZONING SHALL BE MADE PART OF ANY PLATS OR CONSTRUCTION PLANS CREATED FOR THE PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE HEREBY CONVEYS TO ANY AND ALL PERSONS WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND APPROXIMATE DEPTHS OF EXISTING UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SOLEMN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



**OWNER'S CERTIFICATE**  
 STATE OF GEORGIA  
 COUNTY OF HALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERE TO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

OWNER'S NAME: \_\_\_\_\_  
 OWNER'S ADDRESS: \_\_\_\_\_  
 OWNER'S SIGNATURE: \_\_\_\_\_

**HALL COUNTY PLANNING APPROVAL**

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME: \_\_\_\_\_  
 PLANNING DIRECTOR  
 DATE: \_\_\_\_\_

DATE	NO	DESCRIPTION
01/14/25	24175	JOB NUMBER

1 OF 1

**MINOR LOT SUBDIVISION FOR:**  
**SHEET TITLE**

FIELD: K, J  
 DRAWN: MSF  
 CHECKED: LJU

HPLT24-0010  
**ATLAS DEVELOPMENT**

4767 E. REED ROAD  
 PARENT PARCEL 15029 000100  
 LOCATED IN GEORGIA MILITIA DISTRICT #385,  
 HALL COUNTY, GA SCALE 1"=60'

**Land Development Surveyors, Inc.**

P.O. BOX 2050  
 DACULA, GA 30019  
 (770) 682-8206  
 LDSURVEYORS2003@GMAIL.COM  
 COA LSF# 000832

**K.E.S. KEY ENGINEERING SOLUTIONS**  
**Key Engineering Solutions-U.S., Inc.**  
 2847 N Bogdan Road, Buford, GA 30519  
 PH: 561-504-2224  
 dsanders@kes-us.com

Report Date: 8/12/2024. Field Investigation Date: 8/9/2024. Level of Study: III  
 Site: 4767 E Reed Road, Gainesville, GA 30012  
 County: Hall. Plat Book: 881. Plat Page: 131. Parcel Number: 15029 000100  
 Certified by: David M. Sanders, P.E., Professional Engineer License #PE-47163

**Estimated Soil Properties**

Soil Unit	Slope %	Depth to Bedrock (n)	Depth to SHWT* (in)	Optimum Trench Depth (in)	Estimated Perc. Rate @ Trench Depth	Soil Suitability Code
Gwinnett	6-10	>72	>72	18-42	65	A
Gwinnett	10-25	>72	>72	18-42	65	A

\*Seasonal High-Water Table

The recommendations in this Level III Soils Report are based on the site/soil conditions at the time of this study and the professional judgement of the soil classifier. They are the merely professional opinions and imply no guarantee or warranty of performance of any particular system installed.

**Soil Suitability Legend**

A - These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.

8/12/2024

DAVID SANDERS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 90147163  
 P.E. 30363641

Note: The property boundary was produced from tax records. Lot size may vary due to GPS locating devices. This report does not replace a survey prepared by a licensed surveyor.

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

01/14/25

**NOTE:**  
 BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON GNSS ROVER EQUIPMENT AND TRIMBLE, INC., REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY TRIMBLE, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/12/24.

**PLAT CLOSURE STATEMENT:**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 131,001 FEET, AND CONTAINS A TOTAL OF 4.042 ACRES.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVING BEEN MET.