

Katie L. Greenway (Planning)

From: Jason Skarda (CDI: Engineering)
Sent: Friday, May 16, 2025 4:45 PM
To: Katie L. Greenway (CDI: Planning)
Cc: Brent Cook (Engineering); Scott Puckett (CDI: Engineering); Beth Garmon (CDI: Planning)
Subject: FW: John Boling - Rezoning Project - Cagle Mill & Noah Martin
Attachments: Noah Martin-Cagle Mill project concerns.pdf

Katie,

Please see the comments below regarding the proposed project for Cagle Mill & Noah Martin Road.

Hall County Public Works would recommend that the roads in the subdivision be made private; However, if the roads are to be maintained by Hall County then the following changes must be made to the plans (see attached pdf).

Parking inside the right-of-way:

To minimize hazards and congestion on County roads, on street parking is normally not allowed. The parallel parking depicted at the main entrance of the development will be acceptable, if it is acceptable to Hall County Fire Rescue. The parallel parking area will not be maintained by Hall County and should be noted on the Final Plat.

Roundabout near Clubhouse and Mail Kiosk:

Roundabout must meet Hall County Fire Rescue requirements, as well as, allow for School Buses to turn around.

Industrial Entrance, Roundabout, and Bridge:

In order for Hall County to accept into maintenance the portion of proposed road from State Route 365 and to the clubhouse roundabout, then the developer shall be required to pay for the following:

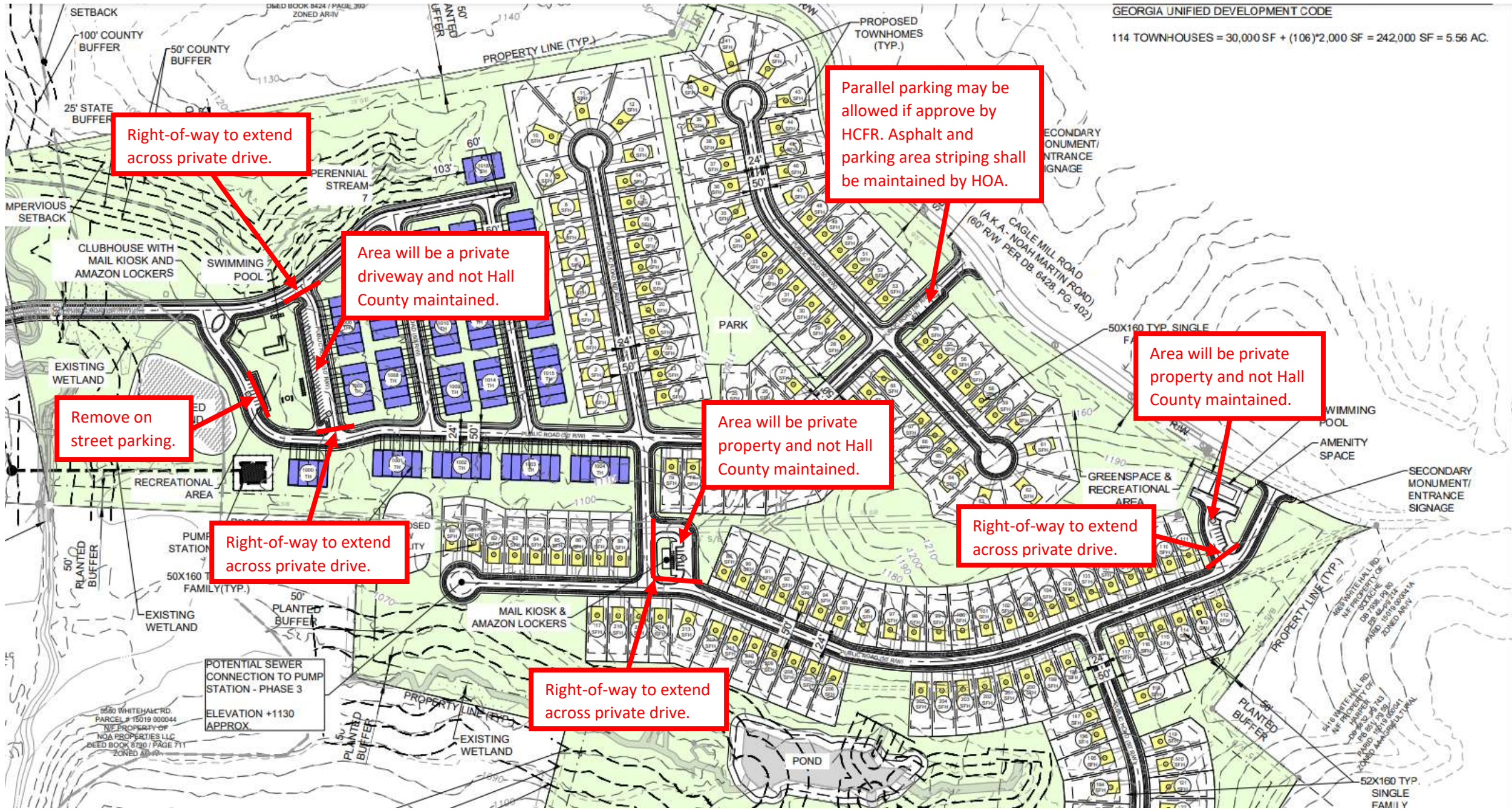
- a. Hall County's third-party structural engineer to review and approve all bridge design plans.
- b. Hall County's third-party structural engineer to provide construction CQA, inspections, all material testing reports for bridge construction.

Procurement for a. & b. will be attained using Hall County on-call engineering contract. These fees will be required to be paid as part of the LDP.

If you have any additional questions or concerns, feel free to contact me.

Jason E. Skarda, PLS
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Hall County Community Development and Infrastructure
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GEORGIA UNIFIED DEVELOPMENT CODE
114 TOWNHOUSES = 30,000 SF + (106)*2,000 SF = 242,000 SF = 5.56 AC.

Right-of-way to extend across private drive.

Area will be a private driveway and not Hall County maintained.

Parallel parking may be allowed if approve by HCFR. Asphalt and parking area striping shall be maintained by HOA.

Remove on street parking.

Area will be private property and not Hall County maintained.

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POTENTIAL SEWER CONNECTION TO PUMP STATION - PHASE 3
ELEVATION +1130 APPROX.