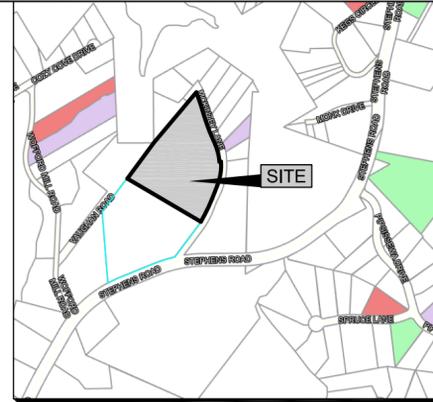


SUBDIVISION SURVEY FOR:
**McKINZEY LANE
 DEVELOPMENT LLC**

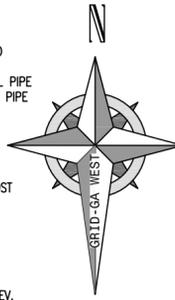
TAX MAP/PARCEL #08089-001019A

PROPERTY AREA = 5.682 ACRES



LOCATION MAP
(NOT TO SCALE)

- LEGEND**
- BFE = BASE FLOOD ELEVATION
 - BSL = BUILDING SETBACK LINE
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 - R/W = RIGHT OF WAY
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 - W-- = WATER LINE
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LAND LOT 89
 8TH DISTRICT
 FLOWERY BRANCH GMD 1270
 HALL COUNTY, GEORGIA

ZONING: V-C
 (VACATION COTTAGE)

DATE: JULY 1, 2025

REVISION DATES:

AUGUST 6, 2025 - SOIL INFO, NOTES, BOC LETTER
 AUGUST 26, 2025 - CALLS ALONG R/W DEDICATION

RECORDING PERMIT

BY **Brittany Passmore**
 HALL COUNTY PLANNING COMMISSION
 DATE: 9/15/2025

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

HALL COUNTY PLANNING DEVELOPMENT	DATE
HALL COUNTY ENGINEERING DEPARTMENT	DATE
HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT	DATE

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 PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.

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PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HALL COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE LOCATED ON THIS PROPERTY.

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THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0281G, HALL COUNTY GEORGIA, DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GS.

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)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

DATE OF SURVEY: APRIL 5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 626,607 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 243,492 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0281G, DATED 4-4-18.

NOTES & REFERENCES

- TAX MAP/PARCEL #08089-001019A
- PARCEL IS ZONED V-C
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 20 FEET
- DEED BOOK 9233 PAGE 2
- PLAT BOOK 23 PAGE 106
- PLAT BOOK 96 PAGE 246
- PLAT BOOK 416 PAGE 249A
- PLAT BOOK 885 PAGE 452
- EACH NEW LOT CORNER WILL BE SET WITH AN IPS#4RB.
- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS PERMITTED BY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- PUBLIC WATER IS AVAILABLE TO THIS PROPERTY.

HALL COUNTY
 GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
 GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
 David Gibbs

Kathy L. Cooper, District 1
 Billy Powell, District 2
 Gregg Poole, District 3
 Jeff Stowe, District 4

COUNTY ADMINISTRATOR
 Zachary T. Propes

ASSISTANT COUNTY ADMINISTRATOR
 Casey Ramsey

COUNTY CLERK
 Jennifer Rivera

Hall County Government
 BOARD OF COMMISSIONERS

May 23, 2025

McKinzey Lane Development, LLC
 Attn: Garry L. English
 5010 McKinzey Lane
 Flowery Branch, GA 30542

RE: **Zoning Application**

Dear Garry L. English:

Please be advised that in its Voting Meeting on May 22, 2025, the Hall County Board of Commissioners voted to approve the following application with conditions.

0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73+ acre tract located on the northwest side of McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019A | Proposed Use: 6-lot subdivision | Commission District 2 | Garry L. English, applicant

Conditions:

- The property shall be developed in accordance with the site plan dated February 21, 2025, and as described in the project narrative dated February 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- The property may be subdivided into a maximum of six (6) single-family residential lots in accordance with the requirements of the Vacation Cottage (V-C) zoning district as detailed in Section 4.1 and Table 4.1.1.1 of the Unified Development Code of Hall County.
- The developer shall be responsible for all costs and plans required to improve McKinzey Lane in order to provide appropriate fire apparatus access roads with an unobstructed width of not less than 20 feet exclusive of shoulders, and to provide an approved area for turning around fire apparatus.
- 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 Unified Development Code of Hall County, as well as any state regulations or other agencies or reviewing departments, including but not limited to, Environmental Health, the Fire Marshal, and Hall County Engineering.
- All conditions of zoning shall be made as part of any plats or construction plans created for the property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

 Jennifer Rivera
 Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

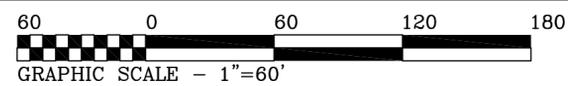
www.hallcounty.org

SUBDIVISION SURVEY FOR:
**McKINZEY LANE
 DEVELOPMENT LLC**

LAND LOT 89
 8TH DISTRICT
 FLOWERY BRANCH GMD 1270
 HALL COUNTY, GEORGIA
 PLAT DATE: JULY 1, 2025
 REVISION DATE: AUGUST 6, 2025

TOTAL = 5.731 ACRES
 249,642.949 SQUARE FEET

OWNER INFO:
 McKINZEY LANE DEVELOPMENT LLC
 5010 McKINZEY LANE
 FLOWERY BRANCH, GA 30542



McCLURE
 SURVEYING, INC.

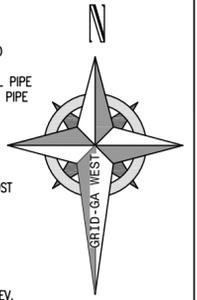
2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040

O: (470) 297-5592 O: (770) 889-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

Surveyor's Certificate
 "It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."
 By:
 Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 1/2

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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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 AVAILABLE FOR EACH LOT.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, 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 MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.

SAW SOILS SERIES REQUIRE AEROBIC TREATMENT UNITS/SYSTEMS (CLASS 1 EFFLUENT) AS REQUIRED BY THE SOIL CLASSIFIER. THIS AFFECTS LOTS 1 AND 2.

CALLS ALONG R/W DEDICATION

Course	Bearing	Distance
R1	Rad: 1090.00'	Arc: 157.10'
	Chd: N 26°12'42" E	156.96'
R2	N 22°04'58" E	93.01'
R3	Rad: 325.00'	Arc: 265.05'
	Chd: N 01°16'49" W	257.76'
R4	N 24°38'36" W	37.42'
R5	Rad: 1110.00'	Arc: 153.52'
	Chd: N 20°40'52" W	153.39'
R6	N 16°43'09" W	59.01'
R7	N 19°12'34" W	44.57'
R8	S 70°20'34" W	60.17'
R9	N 49°01'37" W	14.58'
R10	N 40°21'41" E	78.19'
R11	N 40°21'41" E	11.60'
R12	S 19°12'34" E	102.44'
R13	S 16°43'09" E	59.23'
R14	Rad: 1100.00'	Arc: 152.13'
	Chd: S 20°40'52" E	152.01'
R15	S 24°38'36" E	37.42'
R16	Rad: 335.00'	Arc: 273.20'
	Chd: S 01°16'49" E	265.69'
R17	S 22°04'58" W	93.01'
R18	Rad: 1100.00'	Arc: 158.51'
	Chd: S 26°12'40" W	158.37'
R19	N 59°49'33" W	10.00'

SOIL CALCULATIONS CHART

LOT NUMBER	ALL AREAS IN SQUARE FEET		
	TOTAL LOT SIZE	NON-RESTRICTED LOT SIZE	SUITABLE SOIL AREA
1	50,198.673	36,849.874	29,720.928
2	41,833.450	32,629.636	32,173.892
3	42,796.845	34,945.689	34,945.689
4	35,000.000	35,000.000	35,000.000
5	35,681.599	35,681.599	35,681.599
6	42,004.614	39,177.804	39,177.804
TOTALS	247,515.181	214,284.602	206,699.912

Course	Bearing	Distance
L1	S 19°12'34" E	96.35'
L2	S 16°43'09" E	59.01'
L3	Rad: 1110.00'	Arc: 153.52'
	Chd: S 20°40'52" E	153.39'
L4	S 24°38'36" E	11.70'
L5	S 24°38'36" E	25.71'
L6	Rad: 325.00'	Arc: 204.96'
	Chd: S 06°34'36" E	201.58'
L7	Rad: 325.00'	Arc: 60.09'
	Chd: S 16°47'11" W	60.00'
L8	S 22°04'58" W	40.51'
L9	S 22°04'58" W	52.50'
L10	Rad: 1090.00'	Arc: 56.55'
	Chd: S 23°34'09" W	56.54'
L11	Rad: 1090.00'	Arc: 100.55'
	Chd: S 27°41'53" W	100.51'
L12	S 49°01'37" E	14.58'
L13	N 70°20'34" E	60.17'

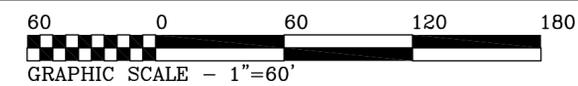
N/F STEPHENS ROAD DEVELOPMENT LLC
M/P# 08089-001019B
ZONED: AR-III
PLAT BOOK 885 PAGE 452

10' STRIP OF R/W & FIRE TRUCK TURN AROUND TO BE DEDICATED TO HALL COUNTY (SHADED)
0.248 ACRE
10,814,706 FT²
DEED BOOK 9703
PAGE 764

STEPHENS ROAD
(±21' ASPH) (80' R/W)

TOTAL = 5.682 ACRES
247,515.182 SQUARE FEET

OWNER INFO:
McKINZEY LANE DEVELOPMENT LLC
5010 MCKINZEY LANE
FLOWERY BRANCH, GA 30542



McKINZEY LANE DEVELOPMENT LLC

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH GMD 1270
HALL COUNTY, GEORGIA
PLAT DATE: JULY 1, 2025
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CUMMING, GA 30040
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CERTIFICATE OF AUTHORIZATION: LSF001203
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GEORGIA REGISTERED LAND SURVEYOR
NO. 3086
PROFESSIONAL
NATHAN M. MCCLURE

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It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 2/2

SUBDIVISION SURVEY FOR:
GARRY & GALE ENGLISH

TAX MAP/PARCEL #08089-001019B

PROPERTY AREA = 5.541 ACRES

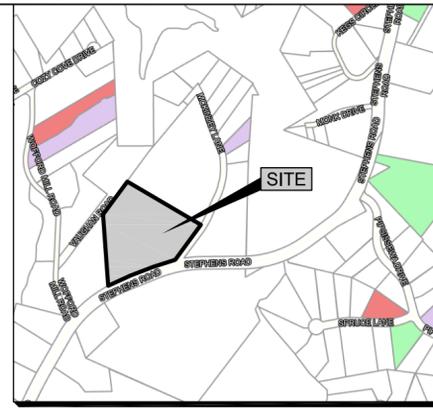
LAND LOT 89
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 HALL COUNTY, GEORGIA

ZONING: V-C
 (VACATION COTTAGE)

DATE: JANUARY 18, 2024

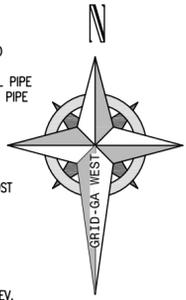
REVISION DATES:

- 1) JULY 9, 2024 (HALL CO. COMMENTS)
- 2) AUGUST 23, 2024 (LOT LAYOUT & SOIL CHART)
- 3) AUGUST 28, 2024 (R/W DEED INFORMATION)



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RECORDING PERMIT

BY **Brittany Passmore**
 HALL COUNTY PLANNING COMMISSION

DATE: 9/5/2024

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



Emily McIsaac
9/5/2024
Jeff Reichel Soils



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HALL COUNTY ENGINEERING DEPARTMENT	DATE
HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT	DATE

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THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0281G, HALL COUNTY GEORGIA, DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GS.

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)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

DATE OF SURVEY: APRIL 5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 626.607 FEET AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 243.492 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0281G, DATED 4-4-18.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL #08089-001019B
 2. PARCEL IS ZONED V-C
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 20 FEET
 3. DEED BOOK 2332 PAGE 195
 4. PLAT BOOK 23 PAGE 106
 5. PLAT BOOK 96 PAGE 246
 6. PLAT BOOK 416 PAGE 249A
 7. PLAT FOR GARRY ENGLISH, BY MCCLURE SURVEYING INC., DATED MAY 3, 2021.
 8. EACH NEW LOT CORNER WILL BE SET WITH AN IPS#4RB.
 9. ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS PERMITTED BY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 10. PUBLIC WATER IS AVAILABLE TO THIS PROPERTY.



Hall County Government
BOARD OF COMMISSIONERS

April 24, 2024

Stephens Road Development, LLC
 Attn: Garry L. English
 5010 McKinzey Lane
 Flowery Branch, GA 30542

RE: **Use Subject Application**

Dear Garry L. English:

Please be advised that in its Voting Meeting on April 23, 2024, the Hall County Board of Commissioners voted to approve the following application with conditions.

0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K
 Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | Commission District 2 | **Garry L. English, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan dated March 14, 2024 and as described in the project narrative dated January 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The subject property shall be subdivided into a maximum of 5 building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240, Area and Setback Requirements.
3. All conditions of zoning shall appear on any plats created for the subdivision.
4. Per 2.60.060. - effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

"Pursuant to section 17.380.130.E.8 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

 Jennifer Rivera
 Hall County Commission Clerk

cc: Beth Garmon, Planning & Development Assistant Director

POST OFFICE DRAWER 1435
 GAINESVILLE, GA 30603

t: 770.535.8288

CHAIRMAN
 Richard P. Higgins

Kathy L. Cooper, District 1
 Billy Powell, District 2
 Gregg Poole, District 3
 Jeff Stowe, District 4

COUNTY ADMINISTRATOR
 Zachary T. Propps

ASSISTANT COUNTY ADMINISTRATOR
 Katie Crumley

ASSISTANT COUNTY ADMINISTRATOR
 Casey Ramsey

COUNTY CLERK
 Jennifer Rivera

www.hallcounty.org

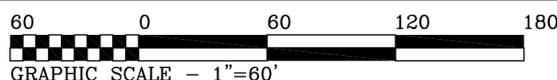
SUBDIVISION SURVEY FOR:

STEPHENS ROAD DEVELOPMENT LLC

LAND LOT 89
 8TH DISTRICT
 FLOWERY BRANCH GMD 1270
 HALL COUNTY, GEORGIA
 PLAT DATE: JANUARY 18, 2024
 REVISION DATE: 1) JULY 9, 2024
 2) AUGUST 23, 2024 3) AUGUST 28, 2024

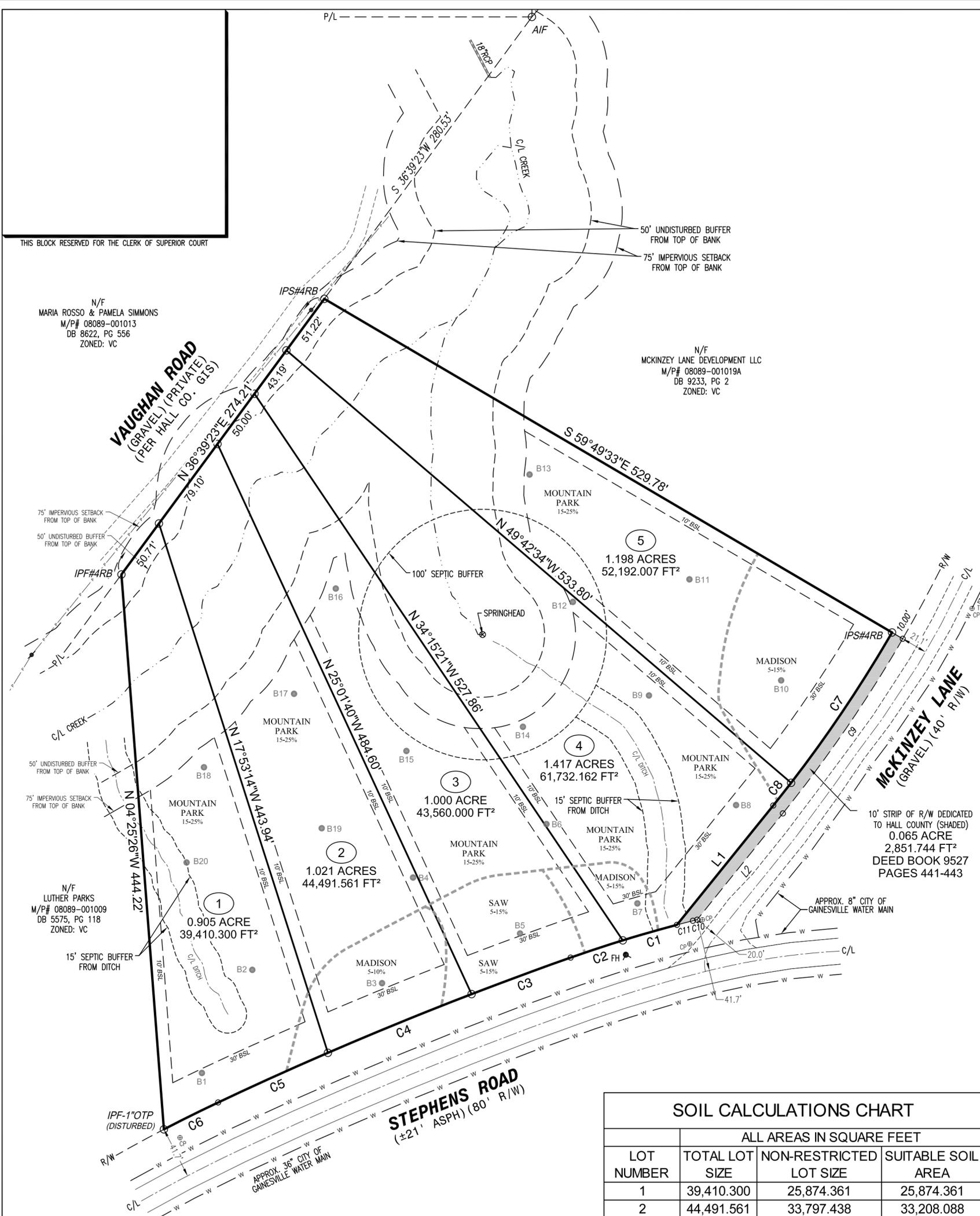
TOTAL = 5.541 ACRES
 241,386.031 SQUARE FEET

OWNER INFO:
 STEPHENS ROAD DEVELOPMENT LLC
 5010 MCKINZEY LANE
 FLOWERY BRANCH, GA 30542

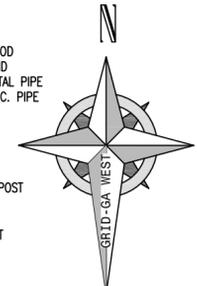


2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 889-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

Surveyor's Certificate
 "It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."
 By:
 Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 1/2



- LEGEND**
- BFE = BASE FLOOD ELEVATION
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
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 - POB = POINT OF BEGINNING
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 - AIF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
 - WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMMUNICATIONS POST
 - AC = HVAC UNIT/PAD
 - TR = TRANSFORMER
 - CO = SEWER CLEAN-OUT
 - SB = SEPTIC BUFFER
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - G--- = GAS LINE
 - P--- = POWER LINE
 - SS--- = SANITARY SEWER LINE
 - FM--- = SANITARY FORCE MAIN
 - T--- = TELEPHONE LINE
 - W--- = WATER LINE
 - X--- = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

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 AVAILABLE FOR EACH LOT.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, 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 MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.

SAW 5-15% SOILS REQUIRE A DRIP EMITTER SYSTEM WITH AEROBIC TREATMENT. THIS AFFECTS LOTS 3 & 4.

SOIL CALCULATIONS CHART

LOT NUMBER	ALL AREAS IN SQUARE FEET		
	TOTAL LOT SIZE	NON-RESTRICTED LOT SIZE	SUITABLE SOIL AREA
1	39,410.300	25,874.361	25,874.361
2	44,491.561	33,797.438	33,208.088
3	43,560.000	29,695.782	21,865.593
4	61,732.162	22,733.125	22,733.125
5	52,192.007	36,803.935	36,803.935
TOTALS	241,386.030	148,904.641	140,485.102

Curve	Radius	Length	Chord	Chord Bear.
C1	1120.20'	45.46'	45.46'	S 74°10'56" W
C2	1120.20'	44.30'	44.30'	S 71°53'12" W
C3	3056.98'	85.02'	85.01'	S 69°57'25" W
C4	3056.98'	125.00'	124.99'	S 67°59'20" W
C5	3056.98'	97.07'	97.07'	S 65°54'28" W
C6	1226.65'	48.74'	48.73'	S 63°51'35" W
C7	1090.00'	145.11'	145.00'	S 34°09'16" W
C8	1090.00'	23.14'	23.14'	S 38°34'35" W
C9	1100.00'	169.82'	169.65'	S 34°45'43" W
C10	618.13'	3.54'	3.54'	S 76°11'08" W
C11	1120.20'	13.23'	13.23'	S 75°40'59" W

Course	Bearing	Distance
L1	S 39°11'04" W	122.91'
L2	S 39°11'04" W	109.45'

SUBDIVISION SURVEY FOR:

STEPHENS ROAD DEVELOPMENT LLC

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH GMD 1270
HALL COUNTY, GEORGIA
PLAT DATE: JANUARY 18, 2024
REVISION DATE: 1) JULY 9, 2024
2) AUGUST 23, 2024 3) AUGUST 28, 2024

TOTAL = 5.541 ACRES
241,386.031 SQUARE FEET

OWNER INFO:
STEPHENS ROAD DEVELOPMENT LLC
5010 MCKINZEY LANE
FLOWERY BRANCH, GA 30542

60 0 60 120 180
GRAPHIC SCALE - 1"=60'

MCCLURE
SURVEYING, INC.

2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

GEORGIA
REGISTERED
NO. 3086
PROFESSIONAL
LAND SURVEYOR
NATHAN M. MCCLURE

Surveyor's Certificate
"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 2/2

SUBDIVISION SURVEY FOR:
GARRY & GALE ENGLISH

MAP/PARCEL #08089 001019

PROPERTY AREA = 3.083 ACRES

LAND LOT 89
 8TH DISTRICT
 FLOWERY BRANCH GMD 1270
 HALL COUNTY, GEORGIA

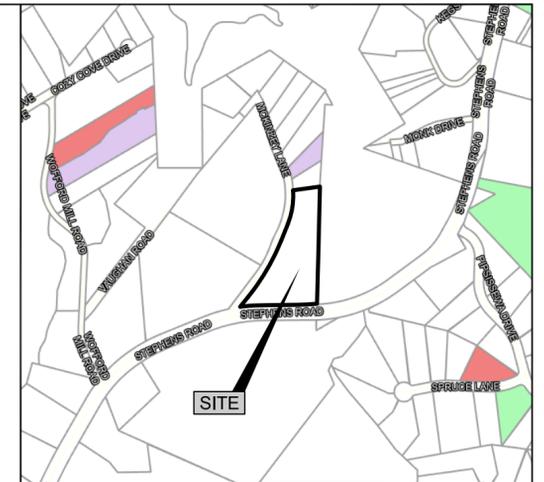
ZONING: V-C

DATE: JANUARY 18, 2024

REVISION DATE:

MARCH 27, 2024 (HALL CO. COMMENTS)

APRIL 30, 2024 - (HALL CO. COMMENTS)



VICINITY MAP

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 PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

HALL COUNTY PLANNING DEVELOPMENT	DATE
HALL COUNTY ENGINEERING DEPARTMENT	DATE
HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT	DATE

RECORDING PERMIT

By **Brittany Passmore**
 HALL COUNTY PLANNING COMMISSION

DATE: 7/8/2024



1&2: Jeff Reichel Soils. ATU and drip emitter system required for SAW soils
 3: E-6641

Hall County Government
BOARD OF COMMISSIONERS

September 15, 2023

Garry L. & Gale W. English
5010 McKinze Lane
Flowery Branch, GA 30542

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.536.8288

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Zachary T. Propp

ASSISTANT COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

RE: **Use Subject Application**

Dear Garry L. & Gale W. English:

Please be advised that in its Voting Meeting on September 14, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

5010 McKinze Lane | Use Subject to County Commission Approval | on a 3.05± acre tract located on the east side of McKinze Lane at its intersection with Stephens Road | Zoned V-C, Tax Parcel 08089 001019 | Proposed Use: 3-lot subdivision | Commission District 2 | Garry L. & Gale W. English, applicants.

Conditions:

- The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240, area and setback requirements. No variances are approved as part of this application.
- A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
- All conditions of zoning shall be made part of any plats created for the property.
- The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "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 plat should be prepared to expect the effects of such practices."
- The developer shall dedicate ten (10) feet of right of way along McKinze Lane in order to bring the road up to county standards for a ditched section.

www.hallcounty.org

"Pursuant to section 17.380.130.E.8 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HALL COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE NOT LOCATED ON THIS PROPERTY.

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 MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).

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)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0281G, HALL COUNTY GEORGIA, DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

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)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

DATE OF SURVEY: DECEMBER 13, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 121,034 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 105,372 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

NOTES & REFERENCES

- TAX MAP/PARCEL PART OF #08089-001019
- PARCEL IS ZONED V-C FRONT - 55 FEET FROM C/L FRONT - 30 FEET FROM P/L (WHICHEVER IS GREATER) SIDE - 10 FEET REAR - 20 FEET REAR - 0 FEET WHEN PROPERTY ABUTS USACE PROPERTY (LAKE SIDNEY LANIER)
- DEED BOOK 2332 PAGE 195
- PLAT BOOK 23 PAGE 106
- PLAT BOOK 96 PAGE 246
- PLAT BOOK 416 PAGE 249A
- PLAT FOR GARRY ENGLISH, BY MCCLURE SURVEYING, INC., DATED MAY 3, 2021.
- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS PERMITTED BY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- PUBLIC WATER IS AVAILABLE TO THIS PROPERTY.

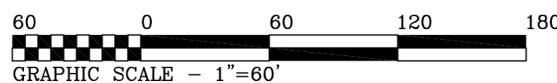
SUBDIVISION SURVEY FOR:

GARRY & GALE ENGLISH

LAND LOT 89
 8TH DISTRICT
 FLOWERY BRANCH GMD 1270
 HALL COUNTY, GEORGIA
 PLAT DATE: JANUARY 18, 2024
 REVISION DATE: MARCH 27, 2024
 REVISION DATE: APRIL 30, 2024

TOTAL = 2.929 ACRES
 127,590.542 SQUARE FEET

OWNER INFO:
 GARRY & GALE ENGLISH
 5010 MCKINZEY LANE
 FLOWERY BRANCH, GA 30542



McCLURE SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 889-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
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 By: *Nathan M. McClure*
 Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 1/2

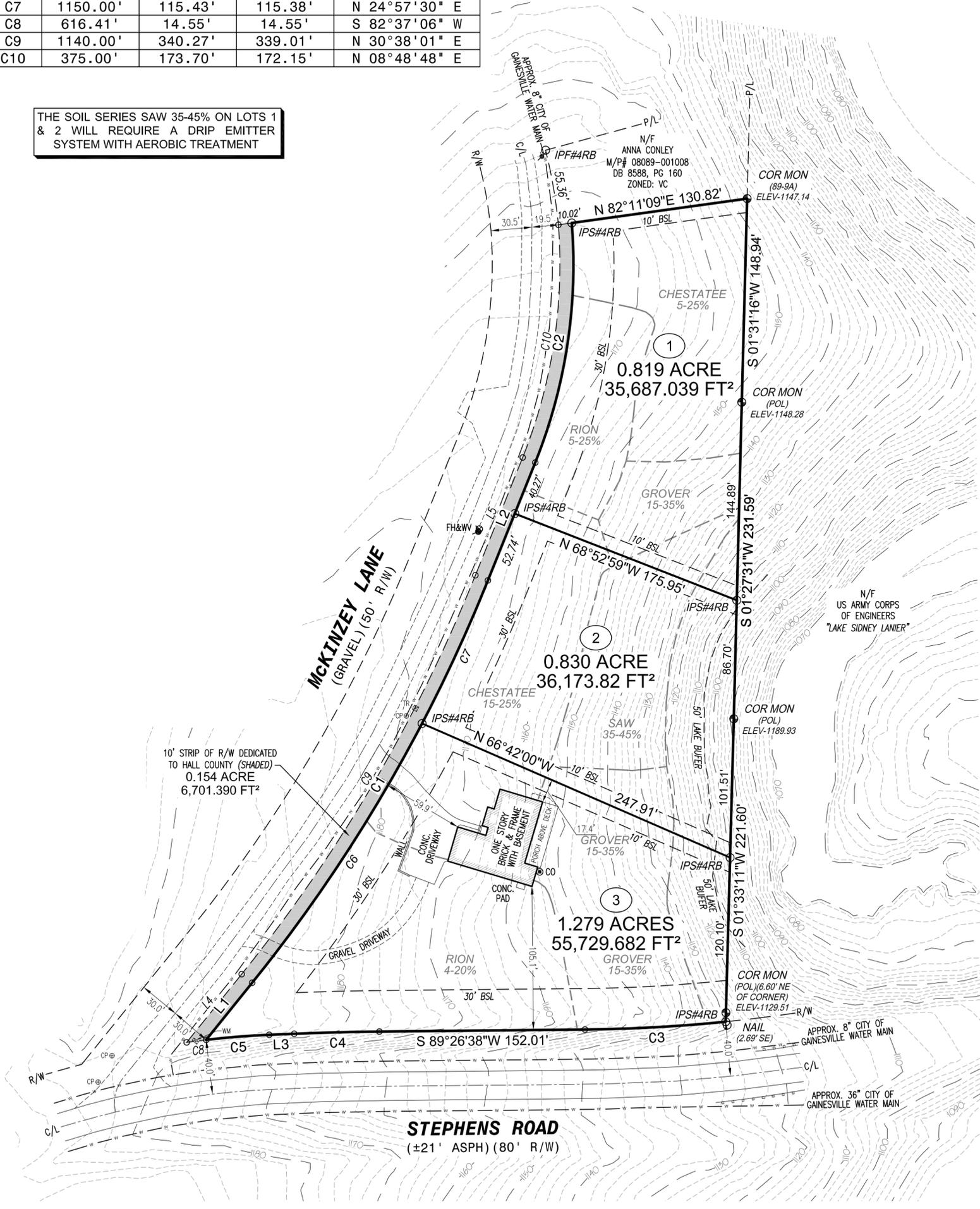
Course	Bearing	Distance
L1	N 39°11'04" E	53.82'
L2	N 22°04'58" E	93.01'
L3	S 87°38'26" W	18.48'
L4	N 39°11'04" E	64.39'
L5	N 22°04'58" E	93.01'

Curve	Radius	Length	Chord	Chord Bear.
C1	1150.00'	343.25'	341.98'	N 30°38'01" E
C2	385.00'	178.91'	177.31'	N 08°46'11" E
C3	1151.43'	104.21'	104.18'	S 86°51'04" W
C4	2000.00'	62.95'	62.95'	S 88°32'32" W
C5	616.41'	46.76'	46.75'	S 85°28'03" W
C6	1150.00'	227.82'	227.45'	N 33°30'33" E
C7	1150.00'	115.43'	115.38'	N 24°57'30" E
C8	616.41'	14.55'	14.55'	S 82°37'06" W
C9	1140.00'	340.27'	339.01'	N 30°38'01" E
C10	375.00'	173.70'	172.15'	N 08°48'48" E

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = USCOE MONUMENT
 - RB = REBAR
 - CTP = CRIMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - SQ. ROD = SQUARE ROD
 - AIF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
 - WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PH.BOX = PHONE BOX
 - U/G = UNDERGROUND
 - C.O. = SEWER CLEAN-OUT
 - MB = MAILBOX
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FTE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - G-- = GAS LINE
 - P-- = POWER LINE
 - SS-- = SANITARY SEWER LINE
 - FM-- = SANITARY FORCE MAIN
 - T-- = TELEPHONE LINE
 - W-- = WATER LINE
 - X-- = FENCE LINE

THE SOIL SERIES SAW 35-45% ON LOTS 1 & 2 WILL REQUIRE A DRIP EMITTER SYSTEM WITH AEROBIC TREATMENT



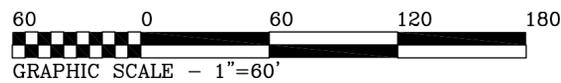
SUBDIVISION SURVEY FOR:

GARRY & GALE ENGLISH

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH GMD 1270
HALL COUNTY, GEORGIA
PLAT DATE: JANUARY 18, 2024
REVISION DATE: MARCH 27, 2024
REVISION DATE: APRIL 30, 2024

TOTAL = 2.929 ACRES
127,590.542 SQUARE FEET

OWNER INFO:
GARRY & GALE ENGLISH
5010 MCKINZEY LANE
FLOWERY BRANCH, GA 30542



MCCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

GEORGIA REGISTERED LAND SURVEYOR
NO. 3086 PROFESSIONAL
NATHAN M. MCCLURE

Surveyor's Certificate
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086
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