

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Clarkesville Heights Dr. Road Acceptance

DATE: July 29, 2021

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON: August 16, 2021

PURPOSE: The purpose of this agenda item is to seek approval for accepting Clarkesville Heights Dr. for maintenance.

BACKGROUND / HISTORY:

In July 2021, we received a request from property owners on Clarkesville Heights Dr. requesting the Board of Commissioners to accept the road for maintenance. Clarkesville Heights Dr. was approved by the Planning Commission in November 2004. The S/D is located off Cy Grant Rd. and the total road mileage is approximately 0.22 mile. There are 16 lots in the subdivision. Of which, 12 have been conveyed. The road is in overall good condition and appears to be built to current construction and R/W standards.

FACTS AND ISSUES:

- The majority of property owners on Clarkesville Heights Dr. request the BOC to accept the road for maintenance.
 - The road is approximately 0.22 mile long and is in overall good condition.
 - The road appears to meet current construction standards.
 - If approved, each property owner will be required to quit claim the right-of-way to the county as is normal procedure.
-
-

OPTIONS:

- 1) Approve the roads for maintenance
 - 2) Do not approve
 - 3) Commission defined alternative
-
-

RECOMMENDED SAMPLE MOTION: Motion to approve accepting Clarkesville Heights Dr. for maintenance, contingent on successful R/W acquisition.

DEPARTMENT:

Prepared by: Derick Canupp

Director: Derick Canupp _____

**ADMINISTRATIVE
COMMENTS:**_____

_____ **DATE:** _____

County Manager

We the undersigned lot owners at Clarkesville Heights Subdivision hereby request that Habersham County accept Clarkesville Heights Drive for maintenance.

Ray Reed Mr Reed Realty & Construction, LLC 7-26-21
Ray Reed

DocuSigned by:

6/14/2021

Kay Tanner

69F3DB59464045F...

Kay S Tanner

DocuSigned by:

Donald Hendrix 6/8/2021

7367542984B447C...

Donald J Hendrix

DocuSigned by:

Terry Hendrix 6/8/2021

7367542984B447C...

Terry K Hendrix

DocuSigned by:

Randy Joe Callahan 6/11/2021

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Randy Joe Callahan

Laura P Jenkins

Laura Adams London

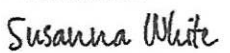
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6/8/2021

Mel White

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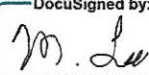
Mel White

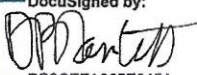
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 6/8/2021
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Susanna White

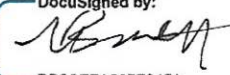
Monte T White

 7/26/21

Melissa L White  7/26/21

DocuSigned by:
 7/8/2021
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Marvin A Lee

DocuSigned by:
 6/18/2021
DB2CEFA265E045A...
David D Bramlett

DocuSigned by:
 6/24/2021
DB2CEFA265E045A...
Melissa W Bramlett

Gary M Hess

Heather Lynne Hess

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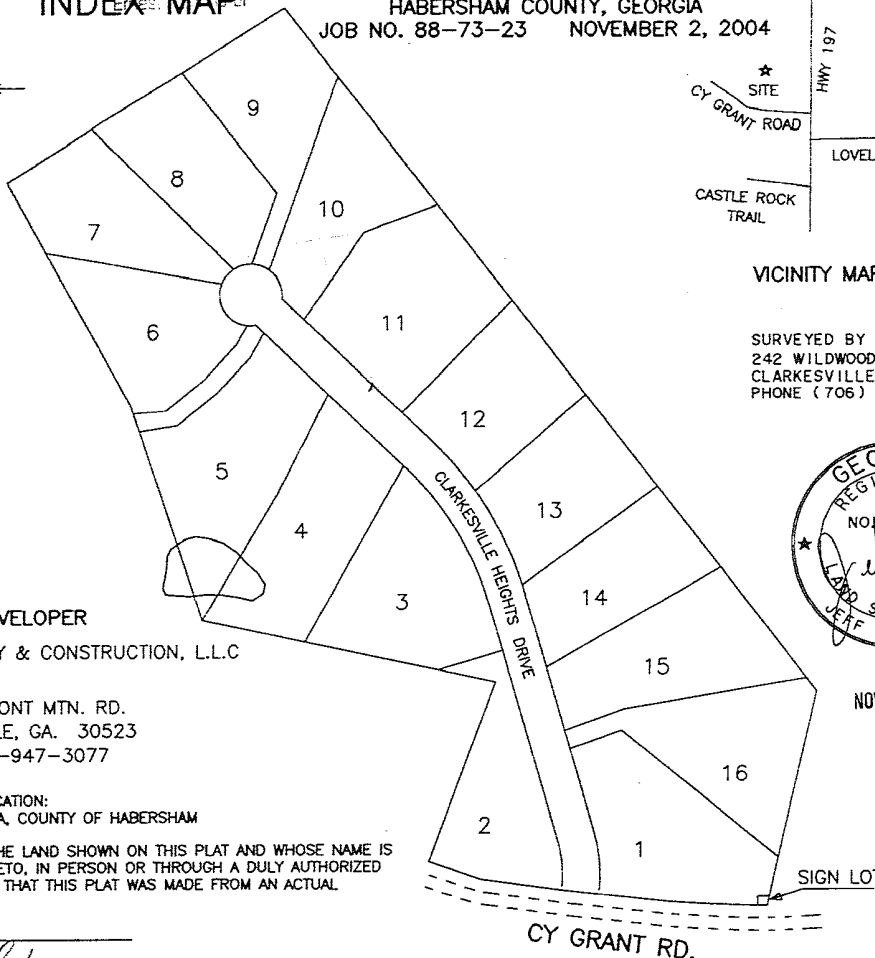
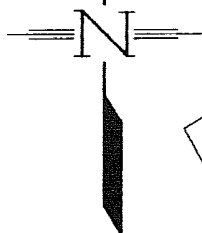
56166
INDEX MAPFINAL PLAT OF
CLARKESVILLE HEIGHTS

LAND LOTS 85 & 86

11th LAND DISTRICT

HABERSHAM COUNTY, GEORGIA

JOB NO. 88-73-23 NOVEMBER 2, 2004

NORTH GA.
TECHNICAL
INSTITUTE

CY GRANT ROAD

CASTLE ROCK
TRAIL

LOVELL LANE

VICINITY MAP

SURVEYED BY JEFF WESHNER
242 WILDWOOD CIRCLE
CLARKESVILLE, GA. 30523
PHONE (706) 754-2357



OWNER/DEVELOPER

REED REALTY & CONSTRUCTION, L.L.C.
RAY REED
3981 PIEDMONT MTN. RD.
CLARKESVILLE, GA. 30523
PHONE 706-947-3077

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF HABERSHAM

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

AGENT _____
OWNER R. Reed
11-12-04 DATE

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF HABERSHAM COUNTY,
GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS
FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE HABERSHAM COUNTY
PLANNING COMMISSION ON _____ AND SAID
PLAT IS RELEASED FOR RECORDING AND FOR USE IN SALE OF LAND
DESCRIBED HEREON.

DATE 11-16-04

Andrea L. Owen
PLANNING COMMISSION
SECRETARY, HABERSHAM COUNTY

FLOOD NOTE:

REFERENCED PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD
AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF HABERSHAM
COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 130458 0075 "B",
EFFECTIVE DATE APRIL 2, 1991.

NOTES:

1. THERE IS A TOTAL OF 19.92 ACRES IN TOTAL DEVELOPMENT.
2. THERE IS A TOTAL OF 18.24 ACRES IN LOT DEVELOPMENT.
3. THERE IS A TOTAL OF 1.68 ACRES IN ROAD DEVELOPMENT.
4. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM AND
WILL BE SERVED WITH A PUBLIC WATER SYSTEM PROVIDED BY
THE CITY OF CLARKESVILLE.
5. DEVELOPMENT IS IN A LI (LOW INTENSITY) DISTRICT. ALL
ADJOINING PROPERTY IS ALSO ZONED LI EXCEPT AS SHOWN.
6. BUILDING SET-BACKS FROM ALL PUBLIC RIGHT-OF-WAYS IS 35
FEET. REAR SET-BACKS ON ALL LOTS IS 15 FEET EXCEPT ON
LOTS 7, 8 AND 9, WHERE BUILDING SET-BACKS ARE 50 FEET.
BUILDING SET-BACKS OFF CY GRANT ROAD ARE 50 FEET FROM
THE CENTERLINE OF CY GRANT ROAD.
7. THE SIGN LOT SHALL BE MAINTAINED AND OWNED BY ALL LOT
OWNERS FOR THE COMMON GOOD OF THE SUBDIVISION IN
PROPORTION TO THE NUMBER OF LOTS THAT ANY OWNER OWNS
IN SAID SUBDIVISION.
8. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS
4 AND 5 TO MAINTAIN POND AREA.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN
AND REPAIR CLARKESVILLE HEIGHTS DRIVE UNTIL SAID ROAD IS
10. ON LOTS 5 AND 6, THE SOIL REPORT INDICATES LARGE AREAS OF
"FILL MATERIAL". THESE AREAS HAVE HAD BETWEEN 24 TO 48
INCHES OF STRATIFIED MATERIALS ADDED ON TOP OF THE ORIGINAL
SOIL. SEPTIC ABSORPTION SYSTEMS ARE GENERALLY NOT RECOMMENDED
IN THESE AREAS, HOWEVER, IF THE FILL MATERIAL IS REMOVED
UNDER THE CLOSE SUPERVISION OF A SOIL SCIENTIST, THESE LOTS
COULD BE APPROVED FOR SEPTIC TANK PERMITS. ALSO, ON LOT 5,
THERE IS A POND WITH A 50-FOOT SETBACK LOCATED AT THE BACK
OF THE LOT.

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE HABERSHAM COUNTY HEALTH
DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT AS NOTED. EACH
LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM
PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 12 DAY OF November 2004

Dr. Sue Grown
TITLE Deputy Director E.H.

IT IS HEREBY CERTIFIED THAT THE PLAT IS TRUE AND CORRECT
AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY
ME; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND
THEIR LOCATION, SIZE AND TYPE OF MATERIAL ARE CORRECTLY
SHOWN AND THAT ALL ENGINEERING REQUIREMENTS OF THE
SUBDIVISION RESOLUTION OF HABERSHAM COUNTY, GEORGIA, HAVE
BEEN FULLY COMPLIED WITH.

BY: Jeff Weshner 2323
JEFF WESHNER REGISTERED PROFESSIONAL
LAND SURVEYOR

"I, LEWIS CANUP, A REGISTERED CIVIL ENGINEER, CERTIFY THAT THE
STORM DRAINAGE SYSTEM SHOWN OF THIS DRAWING IS PROPERLY DESIGNED
TO SERVE THE SUBDIVISION SHOWN THEREON, AS WELL AS BEING ADEQUATE
BOTH IN SIZE AND DESIGN TO SERVE THE ENTIRE DRAINAGE AREA, ABOVE
EACH STRUCTURE OR FEATURE, WHOSE STORM DRAINAGE WATERS WOULD
NORMALLY BE CARRIED THROUGH THIS SUBDIVISION ON A 25-YEAR FLOOD
FREQUENCY AND/OR 3 INCH PER HOUR PEAK RAINFALL. IT IS FURTHER
CERTIFIED THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT
AND ALL DATA HAS BEEN CHECKED IN THE FIELD. ALL DRAINAGE
EASEMENTS HAVE BEEN PROVIDED, WHERE NECESSARY."

11/12/04
DATE

Lh Canup
DEVELOPER'S ENGINEER
REGISTRATION NO. 8400

SHEET 1 OF 3

GRAPHIC SCALE — FEET
1 INCH = 100 FEET

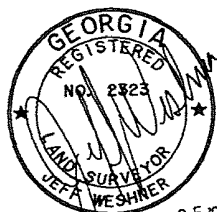
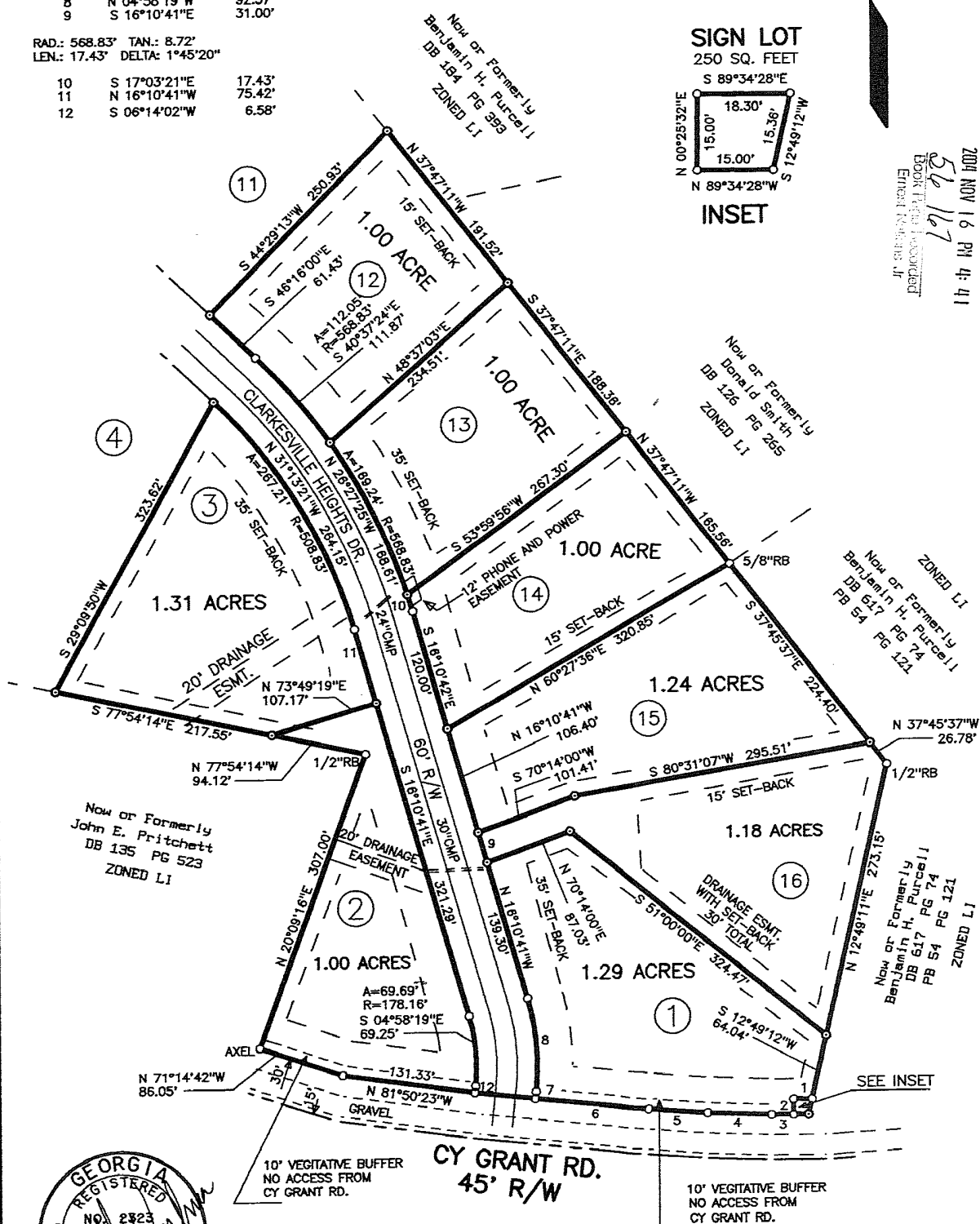
RB REBAR
 1/2" REBAR SET

8	N 04°58'19"W	92.57'
9	S 16°10'41"E	31.00'

10	S 17°03'21"E	17.43'
11	N 16°10'41"W	75.42"
12	S 06°14'02"W	6.58'

INSET

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56167
Book Page Recorded
Ernest Robbins, Jr



SURVEYED BY JEFF WESHNER
242 WILDWOOD CIRCLE
CLARKESVILLE, GA. 30523
PHONE (706) 754-2357

NUMBERED CALLS

COURSE BEARING DISTANCE

RAD.: 50.00' TAN.: 29.03'
LEN.: 52.60' DELTA: 60°16'38"

1 N 23°16'31"W 50.21'

RAD.: 50.00' TAN.: 15.72'
LEN.: 30.47' DELTA: 34°54'56"

2 S 70°52'18"E 30.00'

RAD.: 50.00' TAN.: 15.72'
LEN.: 30.47' DELTA: 34°54'55"

3 S 74°12'46"W 30.00'

RAD.: 50.00' TAN.: 15.80'
LEN.: 30.61' DELTA: 35°04'51"

4 N 39°12'53"E 30.14'

5 S 28°41'37"W 35.31'

6 S 43°26'17"W 74.50'

7 S 50°41'06"W 80.12'

8 S 85°31'01"W 51.77'

9 N 80°48'15"E 61.80'

10 N 50°41'06"E 82.02'

11 N 43°26'17"E 76.40'

12 N 28°41'37"E 45.34'

13 N 46°16'00"W 17.60'

RAD.: 50.00' TAN.: 7.01'
LEN.: 13.93' DELTA: 15°58'05"

14 S 88°35'14"W 13.89'

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Book 144 PG 353

Now or Formerly
Benjamin H. Pritchett
DB 184 PG 353
ZONED L1

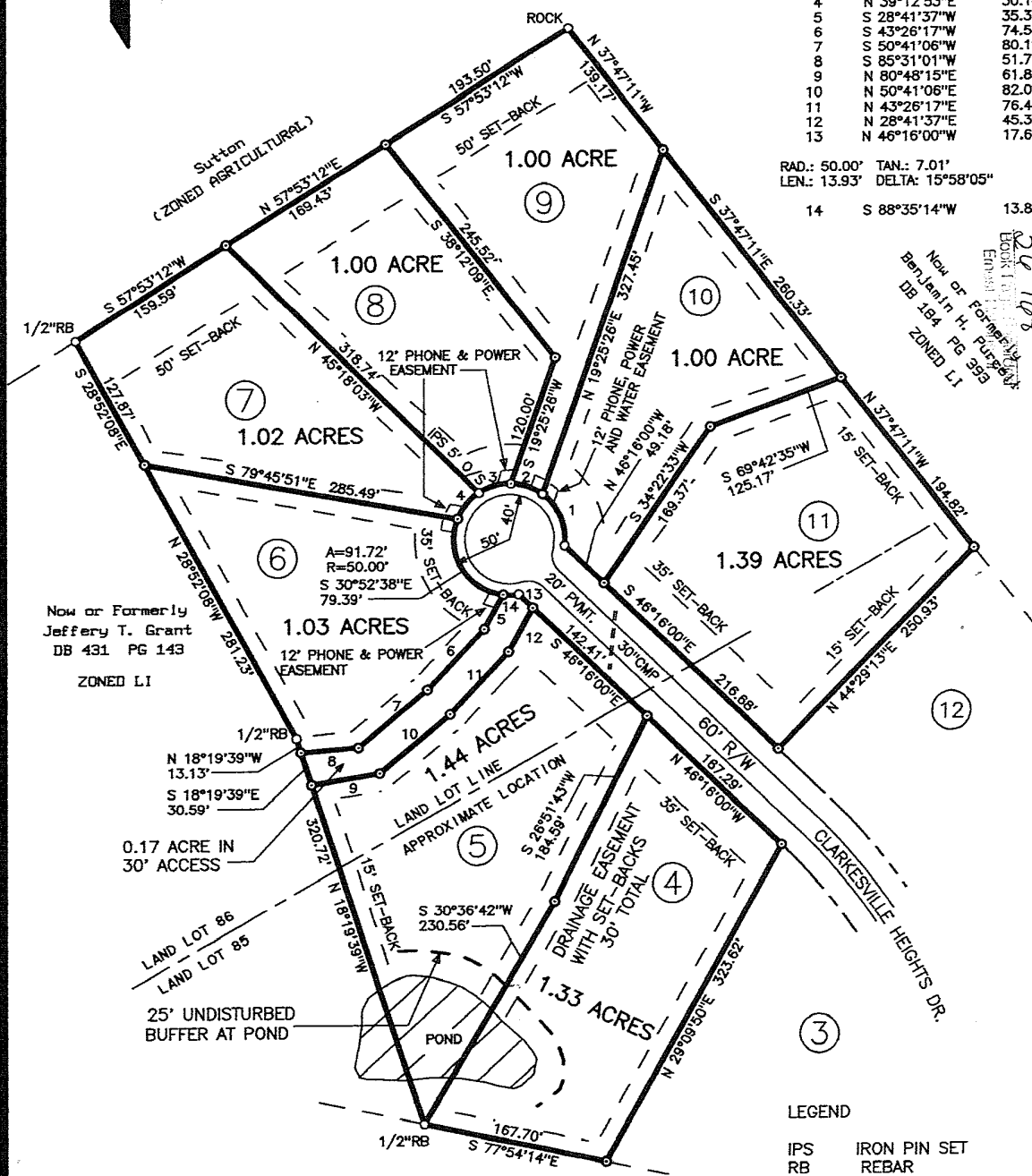
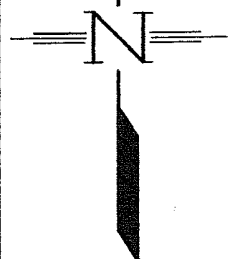
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GRAPHIC SCALE - FEET
1 INCH = 100 FEET

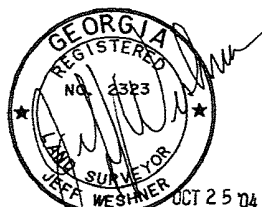
LEGEND

IPS IRON PIN SET
O/S OFF SET
1/2" REBAR SET

MAGNETIC



LEGEND

IPS IRON PIN SET
RB REBARSURVEYED BY JEFF WESHNER
242 WILDWOOD CIRCLE
CLARKESVILLE, GA. 30523
PHONE (706) 754-2357Now or Formerly
John E. Pritchett
DB 135 PG 523

