

**PARCELS:**  
 17 SPRING ST - 00063 008024  
 20 SPRING ST - 00063 008023  
 24 SPRING ST - 00063 008022

**CURRENT ZONING:**  
 CITY OF GAINESVILLE  
 R-II

**TOTAL AREA:**  
 1.04 AC

**PROPOSED DEVELOPMENT:**  
 FUD REZONING REQUEST  
 2 EXISTING HOUSES  
 2 32X20 TOWNHOMES  
 4 32X16 BUNGALOWS

**PROPOSED DENSITY:** 8 UNITS/1.04 AC = 7.69 UNITS/AC

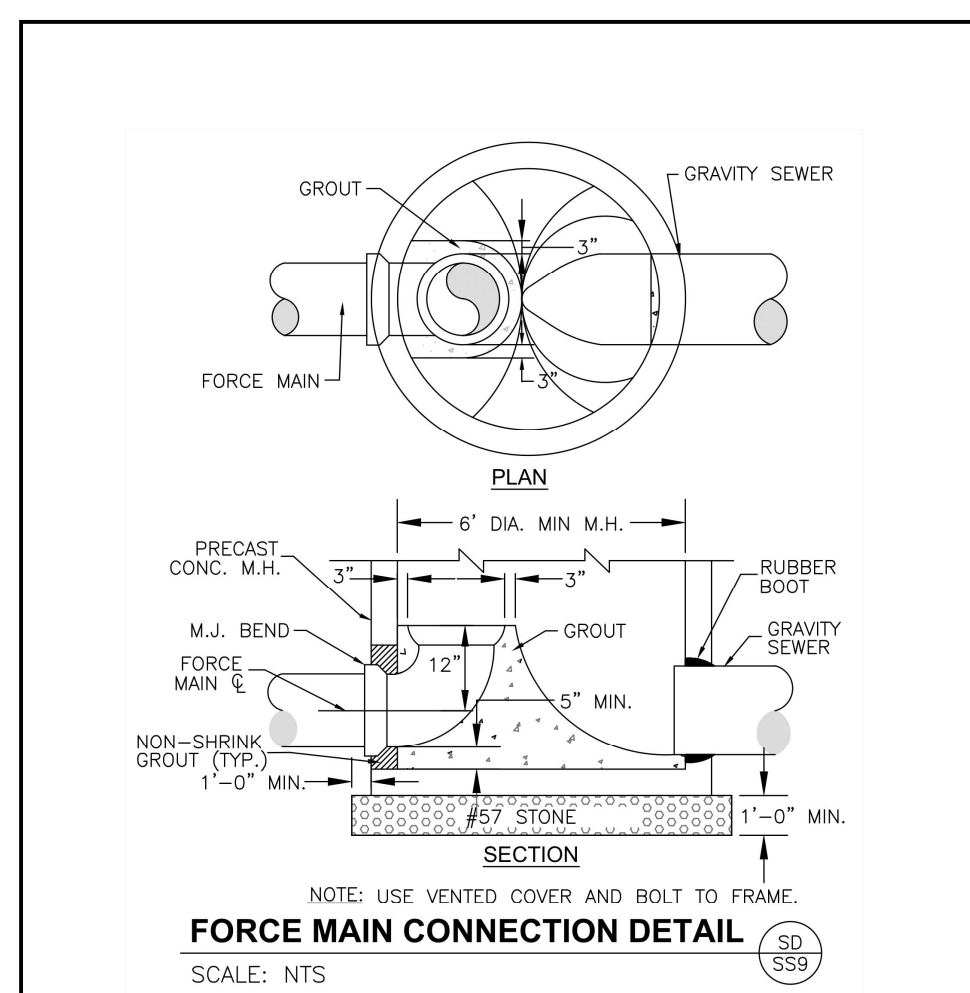
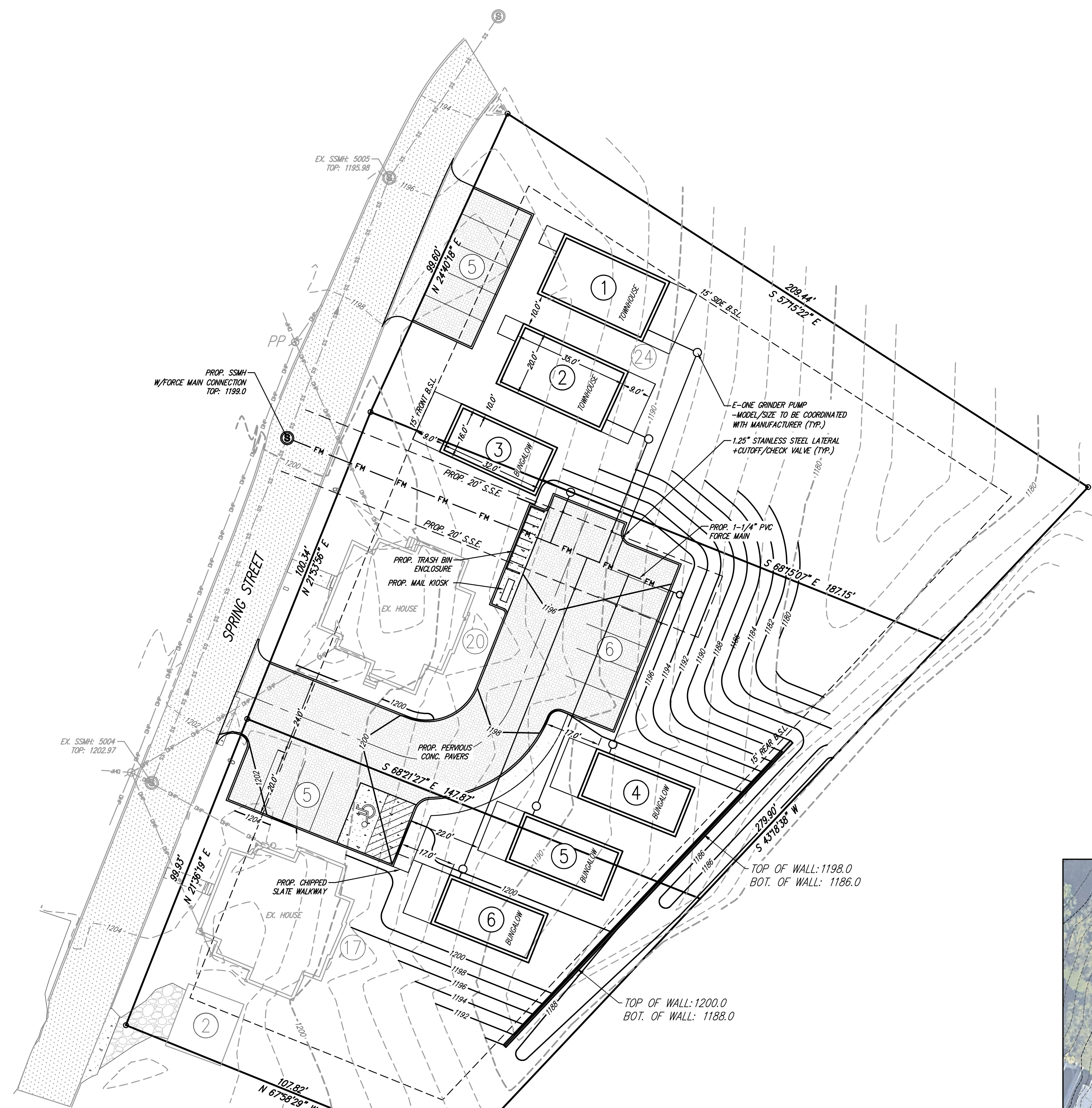
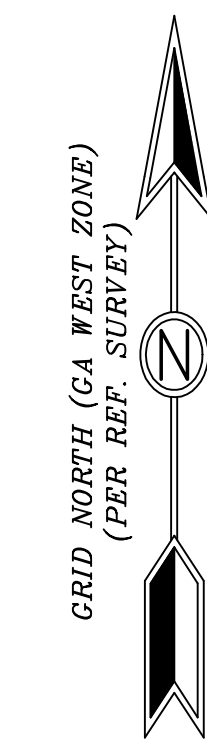
**PARKING PROVIDED:**  
 2 EXISTING + 16 PROPOSED = 18 SPACES

**PROPOSED IMPERVIOUS AREA:**  
 BUNGALOW: 656 SF X 4 = 2,624 SF  
 TOWNHOMES: 916 SF X 2 = 1,832 SF  
 HC CONC.: 351 SF  
 TRASH/MAIL CONC.: 177 SF  
 TOTAL IMPERVIOUS: 4,984 SF

**PROPOSED PERVIOUS AREA:**  
 PERMEABLE PAVEMENT PARKING AREA: 6,161 SF  
 PERVIOUS WALKWAY: 367 SF  
 TOTAL PERVIOUS: 6,528 SF

**DEVELOPMENT GUIDELINES:**  
 15' REAR BSL  
 15' SIDE BSL  
 15' FRONT BSL

**SITE ADDRESS**  
 SPRING STREET  
 GAINESVILLE, GA 30501



CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES	
FORCE MAIN CONNECTION DETAIL	
DATE: JAN 2013	SD - SS9

**E/ONE EXTREME**

**DH071/DR071**

**General Features**  
 The model DH071 or DR071 grinder pump station is a complete unit that includes the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations. The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

**Operational Information**  
**Motor**  
 1 hp, 1.725 gm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

**Inlet Connections**  
 4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

**Discharge Connections**  
 Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

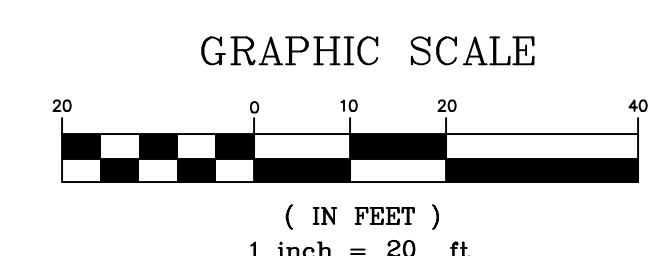
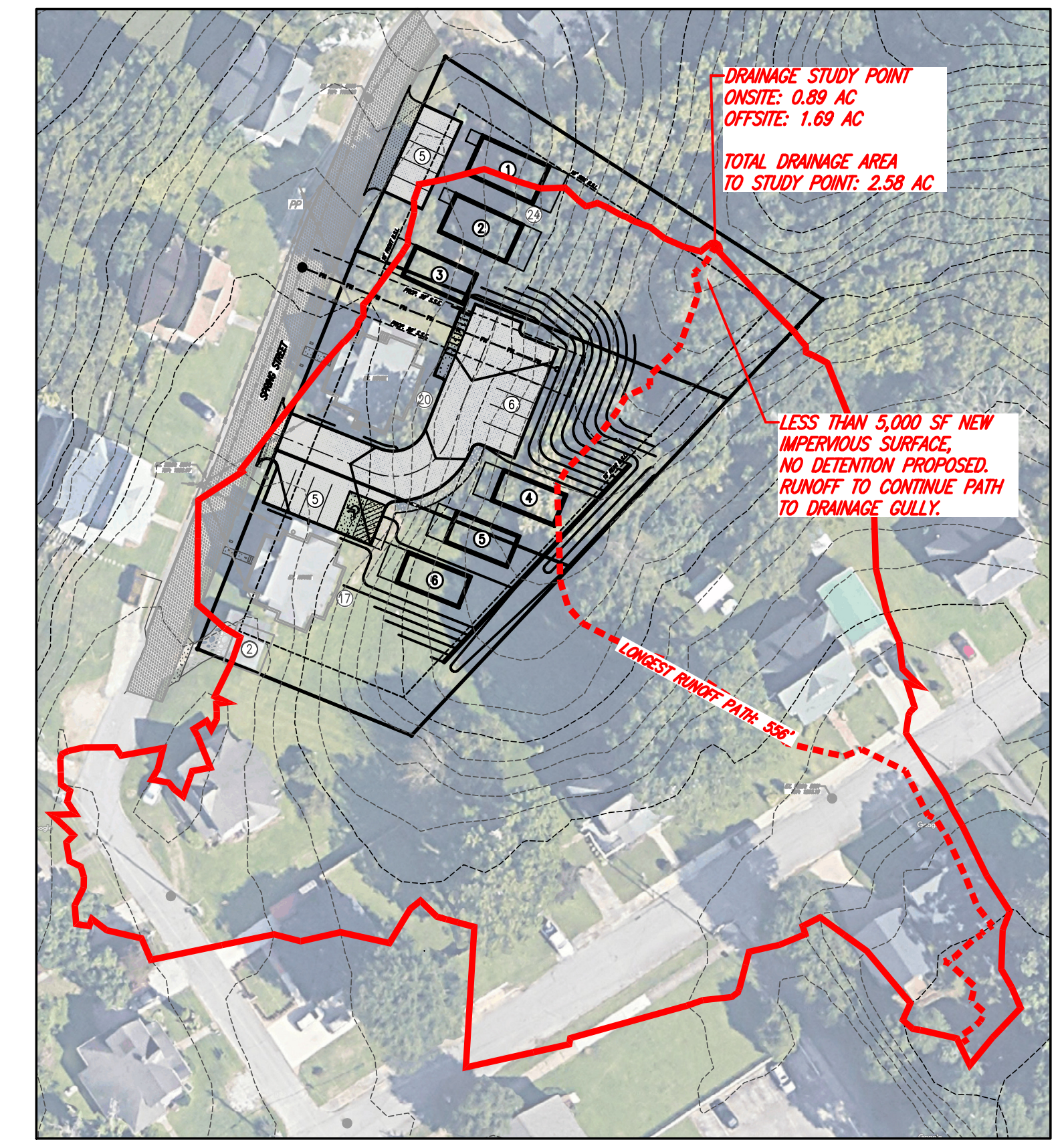
**Discharge**  
 1.5 gpm at 0 psig (0.96 lps at 0 m)  
 1.1 gpm at 40 psig (0.69 lps at 28 m)  
 7.8 gpm at 60 psig (0.49 lps at 56 m)

**Accessories**  
 E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

**DRAINAGE AREA INSET**  
 SCALE: 1" = 60'



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**DES DAVIS**  
 ENGINEERING & SURVEYING  
 133 PROMINENCE COURT  
 SUITE 210  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION

**CONCEPT PLAN**  
 LIBERTY NEW HOLLAND  
 BARN STREET  
 CITY OF GAINESVILLE, GA

DRAWN BY: GRJ  
 CHECKED BY: JKD  
 LAND LOT: -  
 DISTRICT: -  
 SECTION: -  
 CITY: GAINESVILLE  
 COUNTY: HALL  
 DATE: 10/4/2023

SHEET NO.  
 1 OF 1  
 PROJECT NO.  
 2023-231

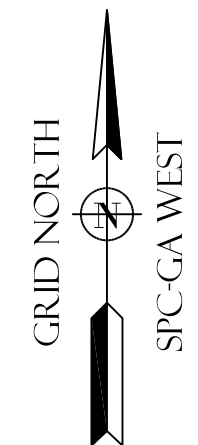
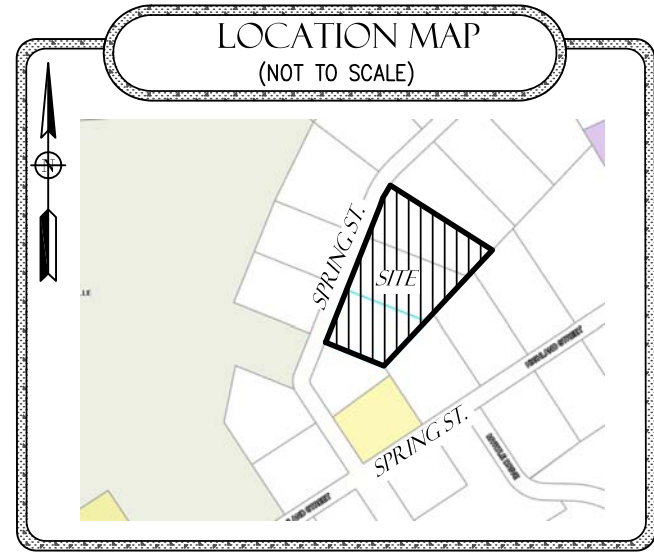


~LEGEND~

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/IPS)	SR SOLID ROD
⊠ MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
CTP CRIMPED TOP PIPE	GI GRATE INLET
DB DEED BOOK	DI DROP INLET
N/F NOW OR FORMERLY	● SANITARY SEWER MANHOLE (SSMH)
OTF OPEN TOP PIPE	⊙ LIGHTPOLE
PB PLAT BOOK	⊙ CLEANOUT
PG PAGE	
P/L PROPERTY LINE	
⊠ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	— ADJOINER
⊠ FIRE HYDRANT (FH)	— LAND LOT LINE (L.L.L.)
⊠ WATER METER (WM)	— RIGHT OF WAY (R/W)
⊠ WATER VALVE (WV)	— FENCE
⊠ POWER BOX (PBX)	— OHP OVERHEAD POWER
⊠ POWER POLE (PP)	

~ZONING INFORMATION~

COUNTY: HALL  
 ZONE: R-II  
 SETBACK REQUIREMENTS:  
 MINIMUM LOT FRONTAGE: 50'  
 FRONT: 30'  
 REAR: 20'  
 SIDE: 10'



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

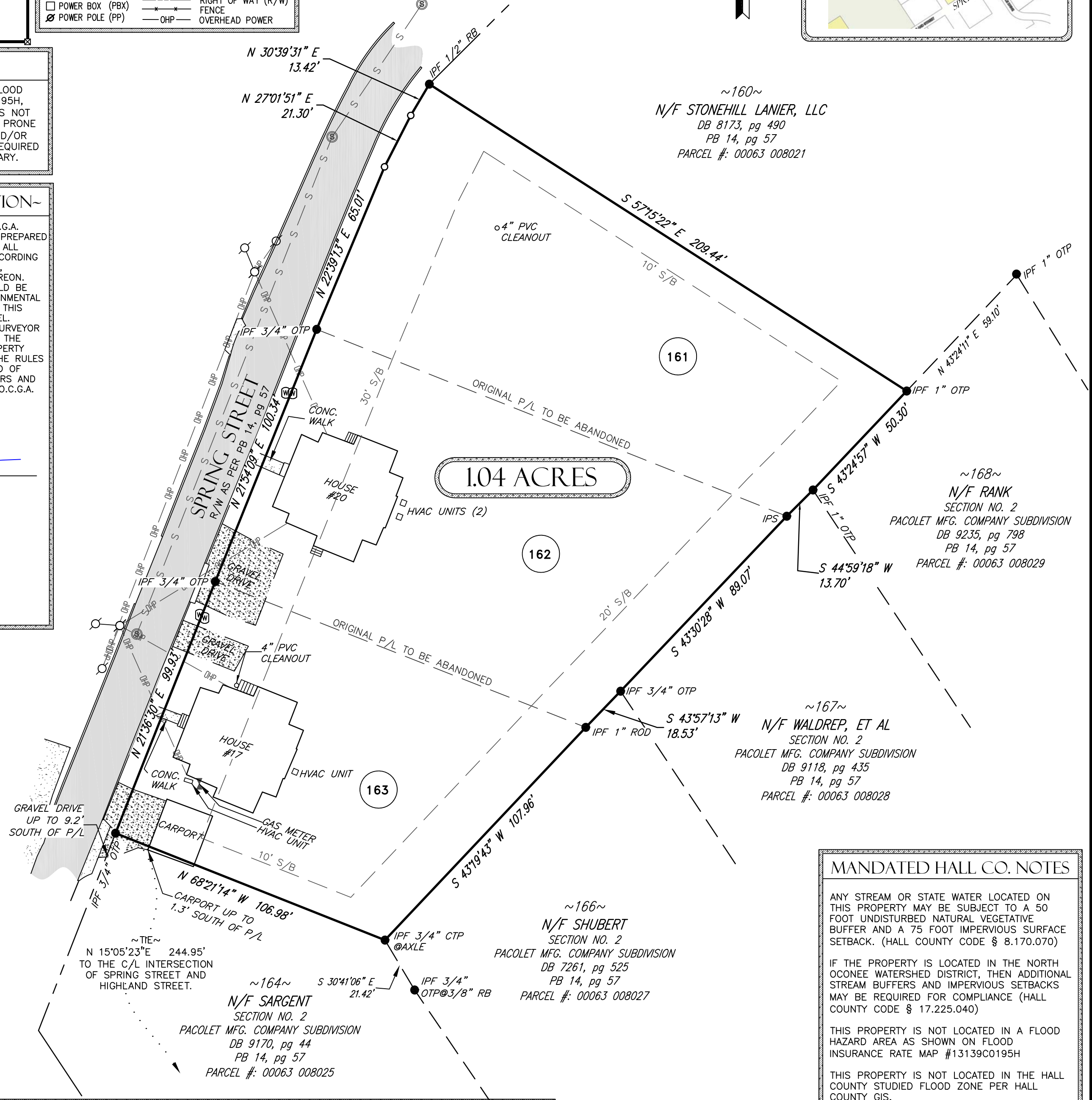
~FEMA NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0195H, EFFECTIVE DATE 12/1/22, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~SURVEYOR 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 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 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 15-6-67

DUSTY L. LOWMAN PLS# 3216



MANDATED HALL CO. NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.225.040)

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0195H

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF THE 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.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 86,984 FEET, AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 174,194 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

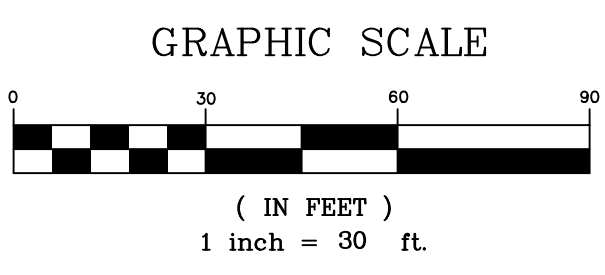
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 8993, pg 79. DB 8993, pg & DB 8993, pg 291

PROPERTY OWNERS AS OF SURVEY DATE: NORTON PATCH NEW HOLLAND

PARCEL NUMBER: 00063 008022, 0063 008023, 0063 008024



~SURVEY NOTES~

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO.  
**1 OF 1**

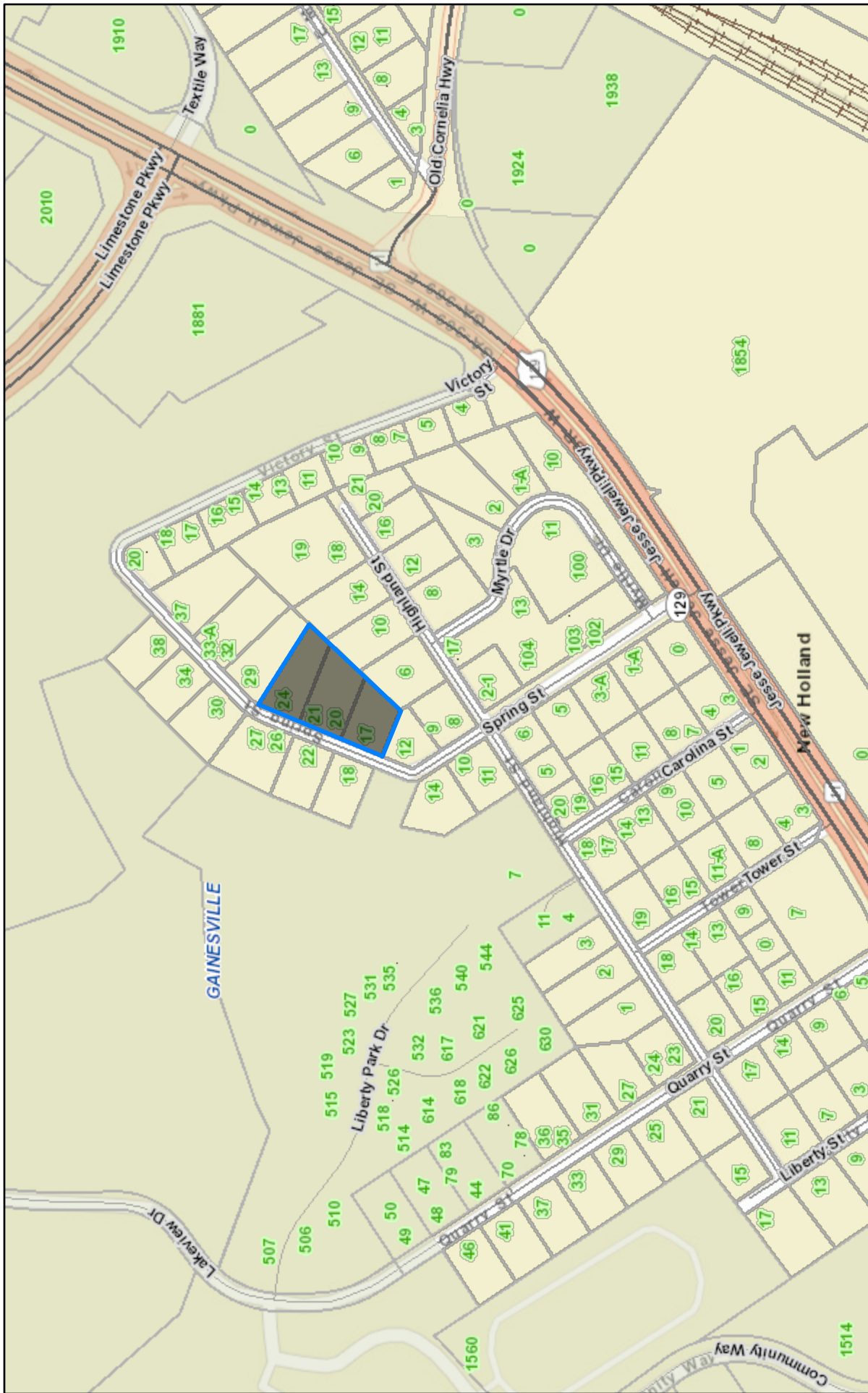
PROJECT NO.  
**23-231**

DRAWN BY: AM  
 FIELD CREW: JJ  
 PLAT DATE: 10/5/23  
 FIELD DATE: 7/14/23  
 FIELD DATE: 23-231 R

**SURVEY FOR:**  
 ALEX PETRY  
 LOTS 161-163, SECTION 2  
 PACOLET MFG. COMPANY SUBDIVISION  
 LAND LOT 133  
 9TH DISTRICT  
 HALL COUNTY, GEORGIA

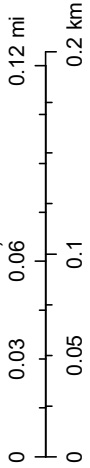
PREPARED BY  
**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

# Site Vicinity Map\_ Exhibit A



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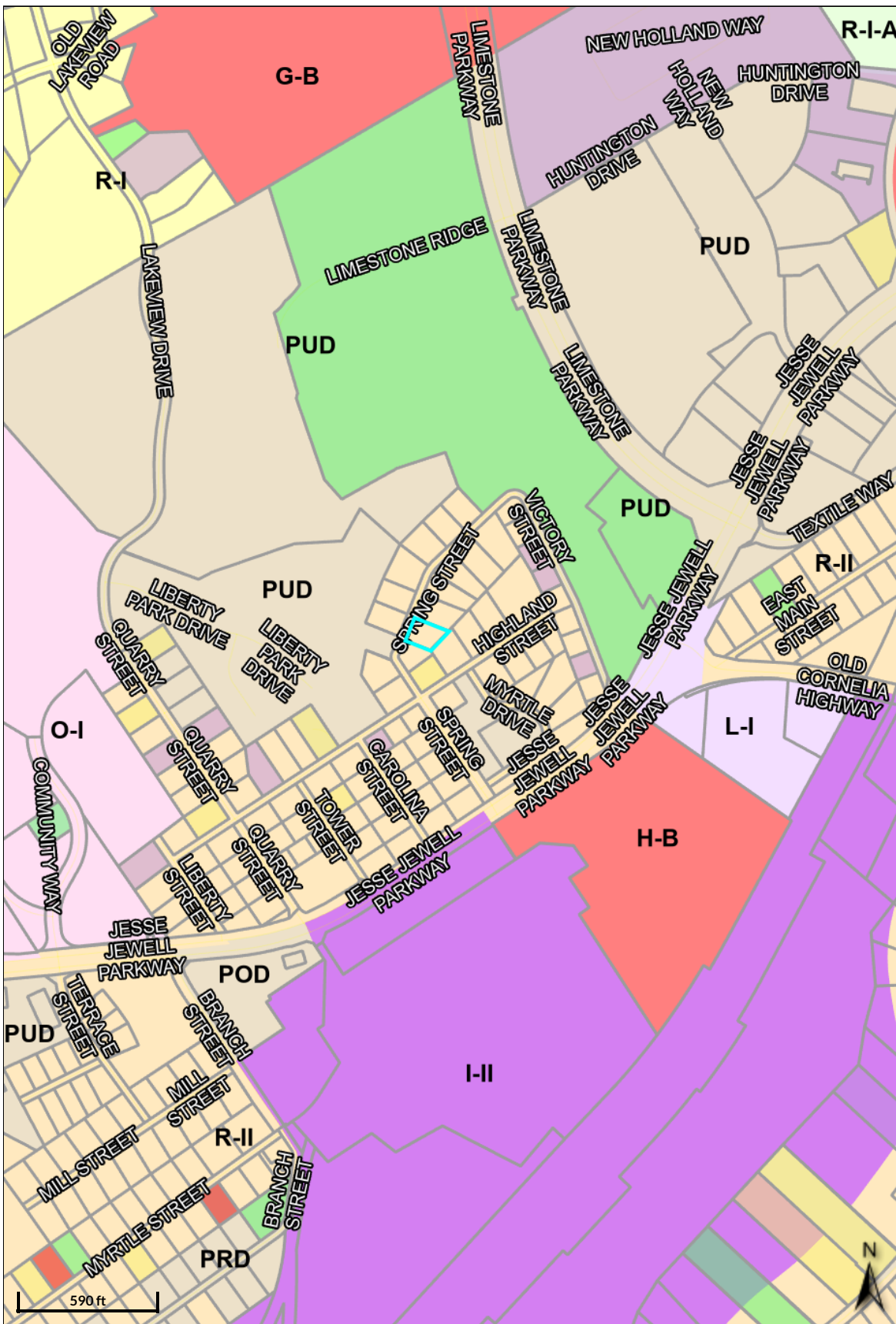


- Counties
- GA\_MajorWater
- CedarCreekRes
- LakeLanier
- Citylimits
- BRASELTON
- BUFORD
- CLERMONT
- FLOWERY BRANCH
- GAINESVILLE
- GILLSVILLE
- LULA
- OAKWOOD
- RESTHAVEN
- Roads
- Local
- Arterial-Collector
- Interstate
- Railway
- GA\_Hwy\_Shlds
- Parcel Boundary
- GA\_Interstate\_Shlds

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Hall County GIS

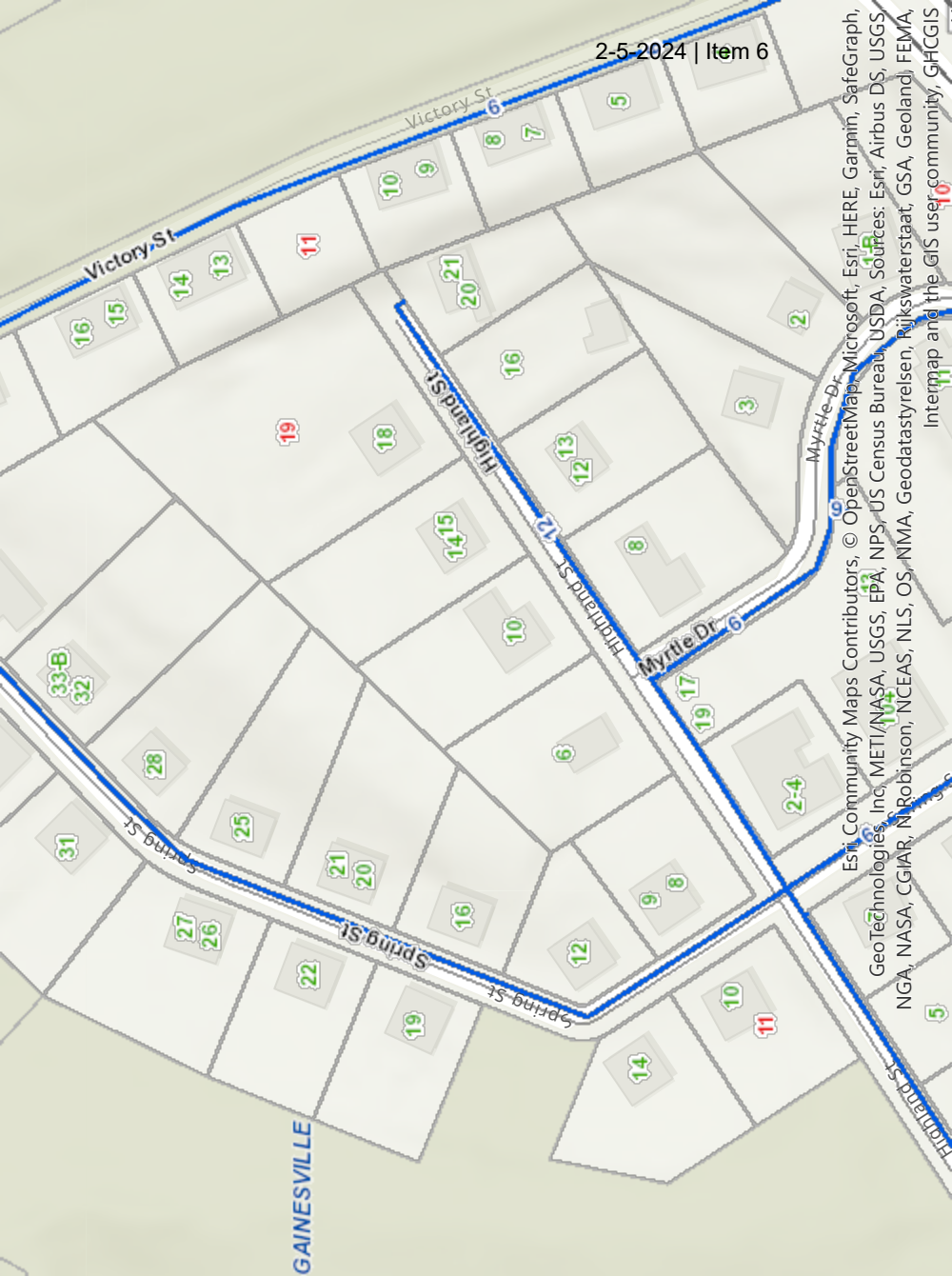
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Hall County GIS | Gainesville-Hall County GIS | Earthstar Geographics | Acknowledgment of the Federal Railroad Administration (FRA) and the Bureau of Transportation Statistics (BTS) [distributor].





**Legend**

- Parcels
- Qualified Sales**
- 2020
- 2021
- 2022
- 2023
- Roads
- Zoning**
- A, FLOWERY BRANCH; A-1, OAKWOOD; AR-III, HALL COUNTY; R-I-A, GAINESVILLE
- AR-IV, HALL COUNTY
- C-1, OAKWOOD; N-B, GAINESVILLE; NS, FLOWERY BRANCH; S-S, HALL COUNTY
- C-2, OAKWOOD; G-B, GAINESVILLE; H-B, HALL COUNTY; HB, FLOWERY BRANCH
- C-B, GAINESVILLE; CBD, FLOWERY BRANCH
- H-I, GAINESVILLE; I-II, HALL COUNTY; M-2, FLOWERY BRANCH; M-2, OAKWOOD
- I-I, HALL COUNTY; L-I, GAINESVILLE; M-1, FLOWERY BRANCH; M-1, OAKWOOD
- INST, FLOWERY BRANCH; O-I, GAINESVILLE; O-I, HALL COUNTY; O-P, OAKWOOD
- MHP, FLOWERY BRANCH; MHP, HALL COUNTY
- MUNI, BRASELTON; MUNI, BUFORD; MUNI, CLERMONT; MUNI, GILLSVILLE; MUNI, LULA;



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GAINESVILLE