

Application for Sewer Availability Letter

Date: 3-5-2024
Name of Applicant: Georgia South Development Contact Number: 678 478 6782
Address of Applicant: 554 W Main St
City: Buford State: Ga Zip: 30518 E-mail: cameron@atl-southdev.com
Name of Agent: Contact Number:
Address of Agent:
City: State: Zip: E-mail:

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: [] General Availability [x] Rezoning [] Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submitted.

Request from PRD (Present Zoning) to PRD (Requested Zoning)

For the Purpose of 88-unit townhouse development (Type of Development)

Address of Property: 4610 & 4616 Winder Hwy. (SR 53)

Nearest Intersection to Property: Winder Hwy & Youngblood Rd.

Size of Tract: 31.77 acre(s). Lane Lot Number(s): - District(s): GMD 392

Development Estimate Average Daily Sewer Flow (GPD): 200 GPD x 88 = 17,600 GPD

Property Tax Parcel Number: 15037A000001, 15037A000070 Proposed number of Lots: 88

(Below: For properties within protected watershed districts only)

Gross Density: units per acre Net Density: units per acre

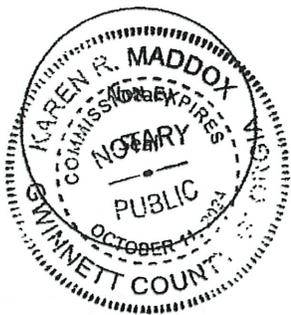
Estimated amount of impervious surface: Minimum Lot Size:

Karen R. Maddox Notary

Signature of Owner(s)/Agent(s)

Printed Name of Owner(s)/Agent(s)

Title of Agent





March 1, 2024

Hall County Government
P.O. Drawer 1435
Gainesville, GA 30503

RE: 88-unit Townhouse Development
4610 & 4616 Winder Hwy (S.R. 53)
31.77-Acre Tract

Dear County Staff,

Please accept this letter of intent for the development of the subject property.

The proposed project will include a new fee-simple townhouse development with 88 total units. The development is anticipated to begin construction in late summer of 2024 with completion in summer of 2025.

To serve the new development, we are requesting sanitary sewer service from Hall County. The proposed project will include a new onsite lift station with a force main to connect to the Hall County sewer system at the frontage of the subject property where an existing sewer manhole is currently located. The Hall County sewer system at this location includes gravity sewer running to an existing regional lift station located directly across Winder Hwy from the subject property.

Thank you for your consideration and assistance in this request.

Sincerely,

J. Kevin Reed, P.E.
Georgia Registered PE #25526



Hall County Government

PUBLIC WORKS AND UTILITIES

March 13, 2024

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

Georgia South Development
554 W Main ST, Suite 700
Buford, GA 30518

t: 770.531.6800 | f: 770.531.3945

Subject: Sanitary Sewer Letter of Availability
4610 & 4616 Winder Highway
Parcel Id No.: 15037A0000070, 15037A000001
Flowery Branch, Georgia 30542

BILL NASH, P.E.
Director

JORGE GOMEZ, P.E.
Assistant Director

Dear Mr. Cameron Henderson

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 4610 & 4616 Winder Highway Flowery Branch, Georgia 30542 for a proposed 88 units lot residential development (estimated average daily flow of 17,6000 GPD for multi-family residential) at this time.

The nearest sanitary sewer main to this address is located on Winder Highway. A connection to this sewer tie-in is required to be performed by the developer at their cost. A proposed lift station and force main will also be constructed at the owners cost and location of lift station to be in accordance with the latest sewer master plan. Attached plan does not reflect this location and should be revised prior to LDP. All upstream properties would be provided easements for connection to this lift.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash, P.E.

CITY OF
GAINESVILLE

WATER RESOURCES

March 6, 2024

Atlas Development, Inc.
Attn: Cameron Henderson
554 W Main St, Suite 700
Buford, GA 30518

Re: Water Availability
Proposed 88-Unit Residential Development
4610 and 4616 Winder Highway
Parcel 15037A 000070 and 15037A 000001

Dear Mr. Henderson,

The purpose of this letter is to confirm the availability of water service to the above referenced properties.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Winder Highway, aka S.R. 53, along the frontage of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed 88-unit residential development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2475 should you have any questions.

Sincerely,

Daniel Costantini

Daniel Costantini
Civil Engineer II

cc: Nick Swafford, Permitting Services and GIS Manager
Tracy Robar, P.E., Engineering and Construction Division Manager