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Jason Bach, P.E.
Project Manager
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April 5, 2024

Hall County Department of Public Works & Utilities
Attn: Sewer Department
2875 Browns Bridge Road
Gainesville, GA 30504-5635

RE: Letter of Intent for sewer service – Shops and Residences at Cagle Mill Project

To Whom It May Concern,

Brightside homes is proposing the development of a mixed use community across two tracts in unincorporated Hall County. The site is located between Highway 365 and Cagle Mill Road, approximately 5,200 feet northeast of the intersection of 365 and Whitehall Road.

The proposed development will consist of 348 Residential units (single family attached and detached) and approximately 38,000 SF of industrial space. The residential and industrial tracts are intended to be zoned and permitted as separate developments by the same developer/builder.

It is our intent to serve the site with gravity sewer to a centrally located, privately maintained, pump station, where it will pump via forcemain to the gravity manhole located just outside of the hall county pump station located along the Highway 365 right-of-way.

We are requesting a letter of sewer availability from your department to assist in the rezoning process, currently underway.

Calculations and maps for anticipated stormwater flow and tie-in location are included as an attachment to this letter.

Please do not hesitate to contact me at 678-631-9522 or bachj@pondco.com if you have any questions.

Thank you for your time and consideration.

Sincerely,

Jason Bach, P.E.

Application for Sewer Availability Letter

Date: 2/22/2024

Name of Applicant: Josh Boling Contact Number: 770-893-8002

Address of Applicant: 6525 The Corners Parkway Suite 216

City: Peachtree Corners State: GA Zip: 30092 E-mail: jboling@acmpts.com

Name of Agent: Jason Bach, Pond & Company Contact Number: 678-631-9522

Address of Agent: 3500 Parkway Lane, Suite 500

City: Peachtree Corners State: GA Zip: 30092 E-mail: bachj@pondco.com

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 submittal.

Request from Agricultural Residential III (ARIII) to Planned Residential Development (PRD)
A5-Agricultural (AR-IV) (Present Zoning) (Requested Zoning)

For the Purpose of Residential Development (Type of Development)

Address of Property: 4745 Cagle Mill Road, Lula, GA

Nearest Intersection to Property: Whitehall and Cagle Mill Rd.

Size of Tract: 146.12 ac acre(s), Lane Lot Number(s): , District(s):

Development Estimate Average Daily Sewer Flow (GPD): 71,475

Property Tax Parcel Number: 15007000254 & 15019000043 Proposed number of Lots: 348 units + amenities

(Below: For properties within protected watershed districts only)

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

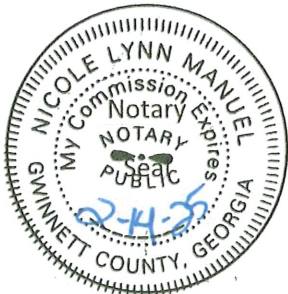
Estimated amount of impervious surface: Minimum Lot Size:

Nicole Lynn Manuel Notary

Signature of Owner(s)/Agent(s)

Jason Bach, Pond and Company Printed Name of Owner(s)/Agent(s)

Civil Engineer of Record Title of Agent



SEWER CAPACITY CALCULATIONS

The following sewer demand flows calculations are for the proposed single family and townhomes development located at 4745 Cagle Mill Road, Lula, GA 30554. These calculations are based on Georgia Department of Public Health On-Site Sewage Management Systems Manual – Section J. The proposed site will contain 297 single family units, 51 units townhomes, a 3,300 SF clubhouse, and a separate parcel with 38,000 SF of warehouse. An assumed peaking factor of 2.5 is used in instantaneous peak flow calculations.

1. Proposed Daily Flow

- a. Single Family (assumed 3 bedrooms / unit)

$$297 \text{ Units} * \frac{200 \text{ GPD}}{\text{Units}} = 59,400 \text{ GPD}$$

- b. Townhome (assumed 3 bedrooms / unit)

$$51 \text{ Units} * \frac{200 \text{ GPD}}{\text{Units}} = 10,200 \text{ GPD}$$

- c. Clubhouse (assumed “Fitness Center/Spa” category per GA DPH) (assumed 25 people capacity)

$$25 \text{ Persons} * \frac{50 \text{ GPD}}{\text{Person}} = 1,250 \text{ GPD}$$

- d. Warehouse (Combined 38,000 SF, approximately 25 workers, no showers or kitchen)

$$25 \text{ Persons} * \frac{25 \text{ GPD}}{\text{Person}} = 625 \text{ GPD}$$

2. Assumed Peak Factor of (2.5)

Proposed Total Usage = 71,475 GPD = 49.6 GPM

Instantaneous Peak Flow = 124.1 GPM

Consequently, this project will have an estimated daily flow of 71,475 gallons and an instantaneous peak flow of 124.1 gallons per minute.

Please do not hesitate to contact me with any questions or concerns.



Jason Bach, PE
Project Manager
Civil Engineer

POND

5500 Peachtree Corners
 Suite 500
 Peachtree Corners
 Georgia 30092

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CONTRACT NO.

CLIENT INFORMATION



PROJECT NAME
**RESIDENCE AT
 CAGLE MILL**

476 CAGLE MILL
 ROAD, LULA, GA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

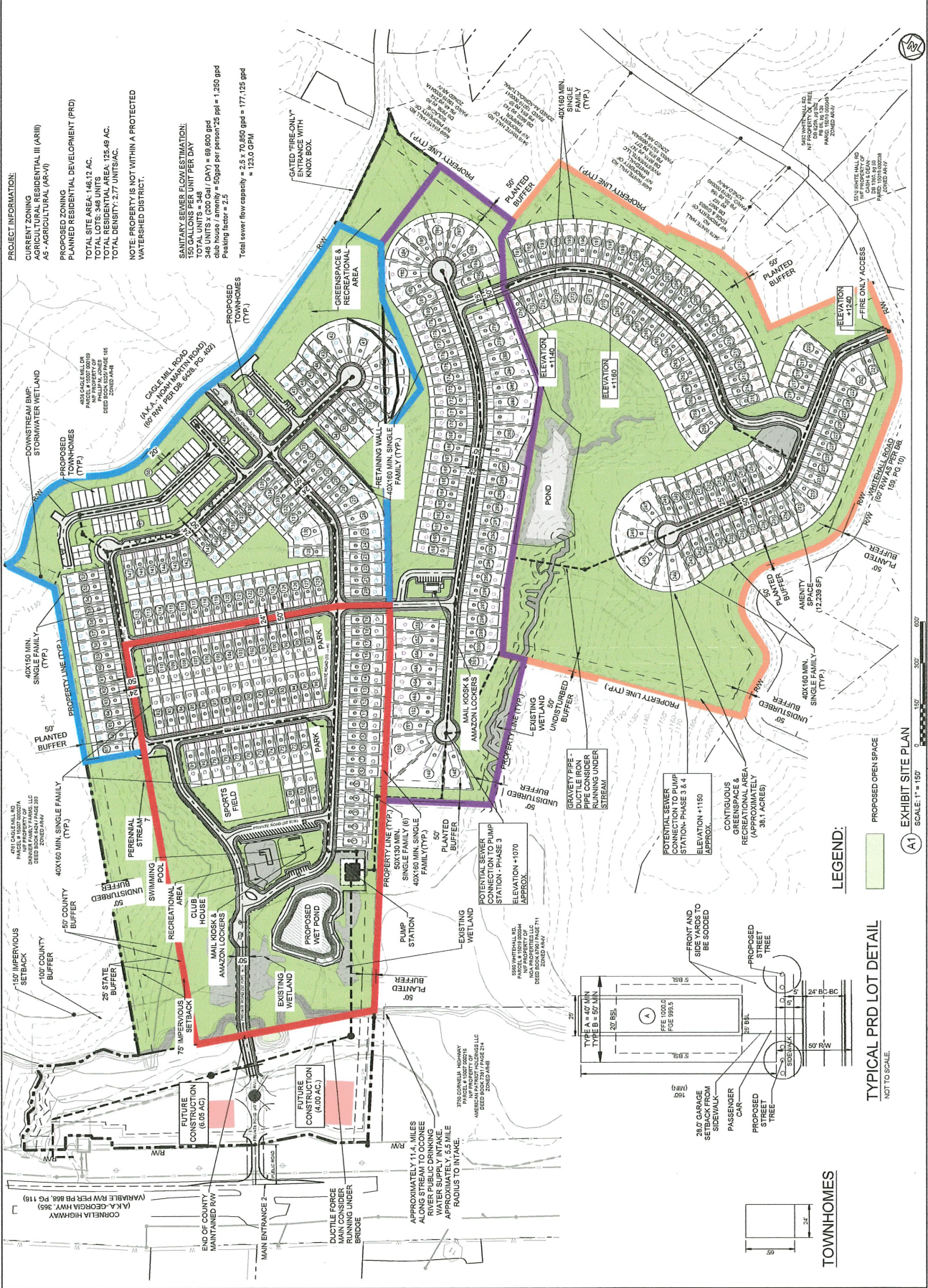
DESIGNED BY: KSH
 DRAWN BY: KSH/HAS
 CHECKED BY: JBA/CH
 SUBMITTED BY:
 DATE: 13 FEB 2024
 PROJECT #: 120203

SHEET TITLE

ZONING SITE PLAN

SHEET NUMBER
CS101

SHEET NUMBER
 ORIGINAL SHEET FILE:
 31' X 36'



PROJECT INFORMATION:
 CURRENT ZONING: AGRICULTURAL RESIDENTIAL III (AR-III)
 CURRENT ZONING: AS - AGRICULTURAL (AR-VI)
 PLANNED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
 TOTAL SITE AREA: 146.12 AC.
 TOTAL RESIDENTIAL AREA: 123.49 AC.
 TOTAL DENSITY: 2.77 UNITS/AC.

NOTE: PROPERTY IS NOT WITHIN A PROTECTED WATERSHED DISTRICT.

SANITARY SEWER FLOW ESTIMATION:
 348 UNITS x 1.5 GPD/UNIT PER DAY = 522 GPD
 348 UNITS x (200 GPD / DAY) = 69,600 GPD
 club-house / amenity = 50 gpd per person 25 ppl = 1,250 gpd
 Peeling factor = 2.5
 Total sewer flow capacity = 2.5 x 70,850 gpd = 177,125 gpd
 = 123.0 GPM

LEGEND:
 PROPOSED OPEN SPACE
 EXHIBIT SITE PLAN
 SCALE: 1" = 150'

TYPICAL PRD LOT DETAIL
 NOT TO SCALE

TOWNHOMES

NOT FOR CONSTRUCTION

APPROXIMATELY 11.4 MILES ALONG STREAM TO COONEE WATER SUPPLY INTAKE. APPROXIMATELY 5.5 MILE RADIUS TO INTAKE.

370 CORNELIA HIGHWAY (IN PROPERTY OF NORTHWEST GEORGIA WATER SUPPLY AUTHORITY) APPROXIMATELY 1.5 MILE RADIUS TO INTAKE.

FILE PATH: X:\FY23\202305\CAD\BMS102\CONCEPT\PRD\101\101_POND_PLOTTED_BY_BACH_JASON_DATE_4/24

PARKING SPACES	REQUIRED	PROVIDED
NORTH INDUSTRIAL	29	29
SOUTH INDUSTRIAL	32	32

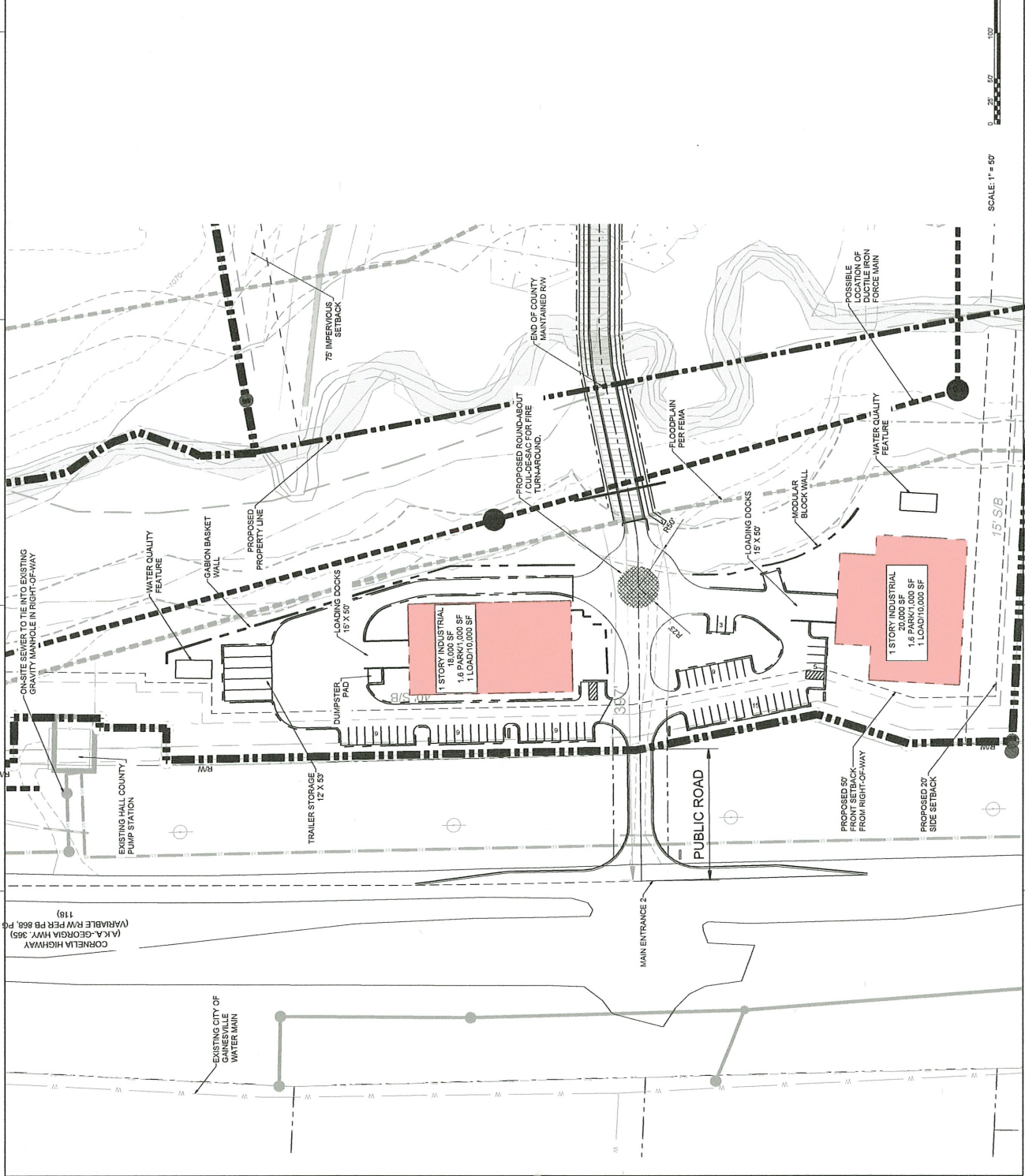
LOADING DOCKS	REQUIRED	PROVIDED
NORTH INDUSTRIAL	2	2
SOUTH INDUSTRIAL	2	2

TOTAL INDUSTRIAL ZONED AREA: 10.98 AC
 REQUIRED OPEN SPACE: 10.98 AC
 PROVIDED OPEN SPACE: 10.98 AC
 RATIO (OPEN SPACE / TOTAL AREA) = 75%
 REQUIRED CONTIGUOUS OPEN SPACE (100%) = 3.2 AC
 PROVIDED CONTIGUOUS OPEN SPACE (100%) = 4.3 AC
 (AS PER 17.430.120)

EXISTING ZONING: AGRICULTURAL RESIDENTIAL III (AR-III)
PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT (PID)
CHARACTERISTICS: (HALL COUNTY REF. CODE) - 17.180.090
 A PLANNED INDUSTRIAL DEVELOPMENT SHOULD CONSIST OF LAND WHICH HAS BEEN DESIGNATED FOR A PLANNED, ORGANIZED AND CONTROLLED INDUSTRIAL USE OR FOR PLANNED INDUSTRIAL PARK. THE STANDARDS EMPLOYED SHOULD BE DESIGNED TO ENCOURAGE THE FORMATION AND CONTINUANCE OF A COMPATIBLE ENVIRONMENT FOR THE PLANNED INDUSTRIAL USES AND THE SURROUNDING LAND USES. COMMERCIAL USES AND OTHER UNDESIRABLE COMMERCIAL USES MAY BE INCORPORATED AS PART OF A PLANNED INDUSTRIAL DEVELOPMENT.
PERMITTED USES:
 RETAIL INDUSTRIAL PARKS, OFFICES AND OFFICE BUILDINGS, RADIO AND TELEVISION STUDIOS, STORAGE YARDS, FAMILY DAY CARE HOME, AND GROUP DAY CARE HOME
REQUIRED PLANS: (HALL COUNTY REF. CODE) - 17.180.090

ALL OF THE GENERAL AND SPECIAL REQUIREMENTS FOR PLANNED DEVELOPMENTS SHALL BE PROVIDED. THE FOLLOWING SPECIFIC ITEMS SHALL ALSO BE ADDRESSED:
 1. A SITE PLAN INDICATING THE PROPOSED SITE PREPARATION AND GRADING, STREETS AND PARKING LAYOUTS, UTILITIES, STORM DRAINAGE, WATER, GAS AND SEWAGE SYSTEMS AND ALL BUFFER AREAS.
 2. THE DEVELOPMENT CONTROLS FOR THE DISTRICT SHALL BE IDENTIFIED AND LISTED. THESE SHALL INCLUDE BUILDING HEIGHTS, LOT SIZES, ETC., IF STANDARDS ARE NOT SPECIFICALLY PROPOSED. THEN THE APPLICABLE STANDARDS IN THE LIGHT INDUSTRIAL DISTRICT SHALL APPLY TOGETHER WITH THE SCREENING AND BUFFER REQUIREMENTS, SHALL APPLY.
 3. IF OFFICE OR COMMERCIAL USES ARE PROPOSED IN CONJUNCTION WITH THE PLANNED INDUSTRIAL DEVELOPMENT, THE PLANNED INDUSTRIAL REQUIREMENTS IN THE PLANNED OFFICE DEVELOPMENT OR THE PLANNED COMMERCIAL DEVELOPMENT (DISTRICT) SHALL BE PROVIDED.
 4. A PROPOSED DEVELOPMENT SCHEDULE AND LISTING OF PROPOSED USES SHALL BE PROVIDED.

SANITARY SEWER, FL GAS ESTIMATION:
 WAREHOUSE (COMBINED 38,000 SF)
 APPROXIMATELY 25 WORKERS, NO SHOWERS OR KITCHEN
 25 PERSONS X (25 GPD) = 625 GPD TOTAL
 Peaking factor = 2.5
 Total sewer flow capacity = 2.5 x 625 GPD = 1,562.5 GPD
 = 1.1 GPM



Know what's below. Call 811 before you dig. 811 Call Before You Dig. Or Call 800-282-2411

SCALE: 1" = 50'