

CITY OF
GAINESVILLE

WATER RESOURCES

July 3, 2024

Smith, Gilliam, Williams and Miles, P.A.
Attn: Steve Gilliam
PO Box 1098
Gainesville, GA 30503

Re: Water Availability
Proposed 256-Unit Residential Development
JM Turk Road at Stanley Road
Parcel 15044 000034 and multiple other parcels

Dear Mr. Gilliam,

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

The City of Gainesville owns and operates an existing 8-inch ductile iron water main in the right-of-way of JM Turk Road approximately 800 feet from the intersection of Stanley Road. A developer-constructed water main extension meeting all City of Gainesville Department of Water Resources regulations will be required to connect to the City's public water system.

Currently, the City has adequate domestic water capacity to serve your proposed 256-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) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager



Hall County Government
PUBLIC WORKS AND UTILITIES

June 27, 2024

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

Steven P. Gilliam
PO Box 1098
Gainesville, Ga 330501

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.

Director

Jorge Gomez

Assistant Director

Subject: Sanitary Sewer Letter of Availability
Turk Road Assemblage - 4561 JM Turk Road
Parcel ID No: **15043 000027, 15043 000109, 15043 000128, 15043 000201, 15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044**
Flowery Branch, Ga 30542

Dear Mr. Gilliam,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development in the Mulberry Creek Basin fronting on Turk Road and containing parcels referenced above. The estimated average daily flow will be 51,400 GPD.

NOTE: The existing sewer infrastructure is not near the property. An extension to serve the subject property is required to be performed by the developer at owner's cost.

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.
Director of Public Works and Utilities
Community Development and Infrastructure

Application for Sewer Availability Letter

Date: 6/27/2024

Name of Applicant: Steven P. Gilliam Contact Number: 770-536-3381

Address of Applicant: P.O. Box 1098

City: Gainesville State: GA Zip: 30501 E-mail: Sgilliam@sgwmfirm.com

Name of Agent: Steven P. Gilliam Contact Number: 770-536-3381

Address of Agent: 340 Jesse Jewell Parkway, Suite 300 SE

City: Gainesville State: GA Zip: 30501 E-mail: Sgilliam@sgwmfirm.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 Rezoning Conditional Use Permit

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

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

For the Purpose of Residential
(Type of Development)

Address of Property: 4561 JM Turk Road

Nearest Intersection to Property: Stanley Road & JM Turk Rd.

Size of Tract: 114 ± ac acre(s), Lane Lot Number(s): _____, District(s): 15

Development Estimate Average Daily Sewer Flow (GPD): 51,400 (257 x 200 gpd/unit)

Property Tax Parcel Number: 15044000127, 1504400035 Proposed number of Lots: 256

(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: _____

Alexis Kinnett
Notary

[Signature]
Signature of Owner(s)/Agent(s)
Steven P. Gilliam
Printed Name of Owner(s)/Agent(s)
Attorney
Title of Agent

