



# Hall County Government

PUBLIC WORKS AND UTILITIES

March 27, 2024

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

Edge City Properties, Inc.  
4280 Dove Pt  
Duluth, Georgia 30096

**Subject:** Sanitary Sewer Letter of Availability  
4370, 4420, &4336 Benefield Road  
Parcel Id No.: **15028 000070, 15028 000090, 15028 000014**  
Braselton, GA 30517

BILL NASH, P.E.

**Director**

Jorge Gomez  
**Assistant Director**

Dear Sir or Madam,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 4370, 4420, &4336 Benefield Road Braselton, Ga 30517 for a proposed 302 lot/unit (estimated average daily flow of 60,400 GPD for single-family residence) at this time. The nearest sanitary sewer main to this address is located on Howington Road.

The nearest existing sewer line is located along Howington Road. The proposed homes will gravity flow into a proposed pump station to be constructed on the property and pumped via force main to HWY 53 and then connect via current 12-inch gravity line on Howington Road at developers expense.

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

### Application for Sewer Availability Letter

Date: 3-18-2024  
 Name of Applicant: Edge City Properties, Inc. Contact Number: 770-814-4500  
 Address of Applicant: 4280 Dove Pt  
 City: Duluth State: GA Zip: 30096 E-mail: mdye@EdgeCP.com  
 Name of Agent: Edge City Properties, Inc. Contact Number: Same  
 Address of Agent: Same  
 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  Rezoning  Conditional Use Permit

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

Request from PCD and AR-IV to PRD  
 (Present Zoning) (Requested Zoning)

For the Purpose of Residential development  
 (Type of Development)

Address of Property: 4370, 4420 and 4336 Benefield Road, Braselton GA 30517

Nearest Intersection to Property: Benefield/HWY 53

Size of Tract: +/- 68.83 acre(s), Lane Lot Number(s): GMD 385, Morgan, District(s): 1

Development Estimate Average Daily Sewer Flow (GPD): 302 lots x 300 GPD= 90,600

Property Tax Parcel Number: 15028 000014, 15028 000070, 15028 000090 Proposed number of Lots: 302

**(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: \_\_\_\_\_

[Signature]  
 Notary

[Signature]  
 Signature of Owner(s)/Agent(s)  
 Michael Dye  
 Printed Name of Owner(s)/Agent(s)  
 President  
 Title of Agent





3/19/2024

**Re: LETTER OF INTENT FOR HALL COUNTY SEWER AVAILABILITY**

Dear Director Nash:

Edge City Properties, Inc. (the "Applicant") submits this Letter of Intent for the purpose of rezoning to the PRD zoning classification the +/- 68.83 acres of land (the "Property") situated on three parcels of land with addresses of 4336, 4370 and 4420 Benefield Road, Braselton Georgia 30517.

The Applicant proposes to develop the Property to contain a single-family residential master planned community including a total of 302 detached/attached single-family homes.

The proposed homes will gravity flow into a proposed pump station to be constructed on the Property and pumped via force main to HWY 53 and then connect via the current 12-inch gravity line on Howington Road. The project is expected to take four (4) years to complete from LDP permit to final home sale.

The Applicant and its representatives welcome the opportunity to meet with the Hall staff to answer any questions or to address any concerns relating to the matters set forth in this letter.

The Applicant respectfully request your consideration for this Sewer Availability Letter.

Sincerely,

Michael K. Dye  
President  
Edge City Properties, Inc. as Applicant

**CP & E**  
CHRISTOPHER PLANNING & ENGINEERING

21305 CHANDELRE ROAD, SUITE 200-412  
ALHAMBRA, CA 91803  
ALHAMBRA OFFICE: 626-282-0515  
PASADENA OFFICE: 626-282-0516

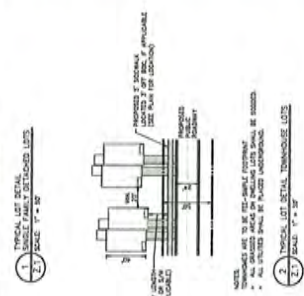
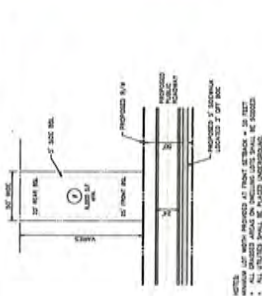
ZONING PLAN FOR  
**BENEFIELD ROAD TRACT**  
MUSGAM DISTRICT  
DMD 385  
HALL COUNTY, GEORGIA  
PARCEL ID: 15028 000014,  
15028 000017A, 15028 000090  
PROPOSED ZONING: R10

FOR  
 **EDGE CITY PROPERTIES**  
EDGE CITY PROPERTIES, INC.  
6950 DORE FORDS  
DALLAS, TX 75248  
CONTACT: MR. MIKE D'NEC  
710.814.4000

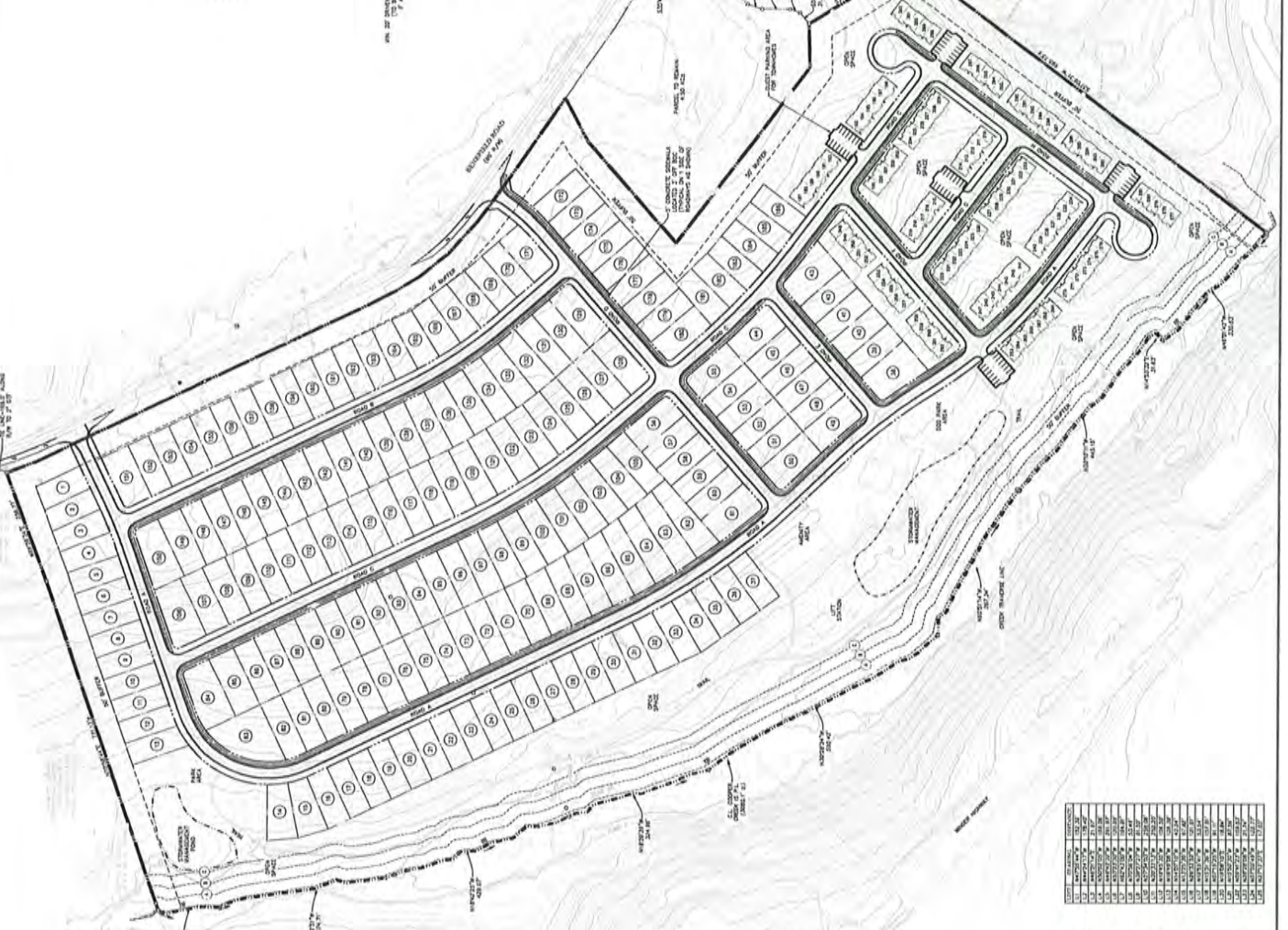
**REVISIONS**

NO.	DESCRIPTION

**ZONING SITE PLAN**  
DATE: 06/14/2024  
SHEET NO. **Z.1**



- SITE ANALYSIS**
- | ITEM | DESCRIPTION        | STATUS   |
|------|--------------------|----------|
| 1    | EXISTING ZONING    | R10      |
| 2    | PROPOSED ZONING    | R10      |
| 3    | ADJACENT ZONING    | R10      |
| 4    | OVERLAY DISTRICT   | R10      |
| 5    | EXISTING UTILITIES | AS SHOWN |
| 6    | PROPOSED UTILITIES | AS SHOWN |
| 7    | EXISTING ROADS     | AS SHOWN |
| 8    | PROPOSED ROADS     | AS SHOWN |
| 9    | EXISTING LAND USE  | AS SHOWN |
| 10   | PROPOSED LAND USE  | AS SHOWN |



**CP & E**  
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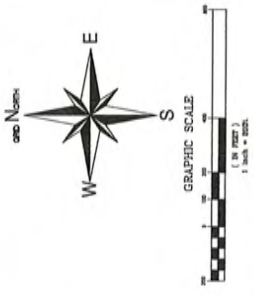
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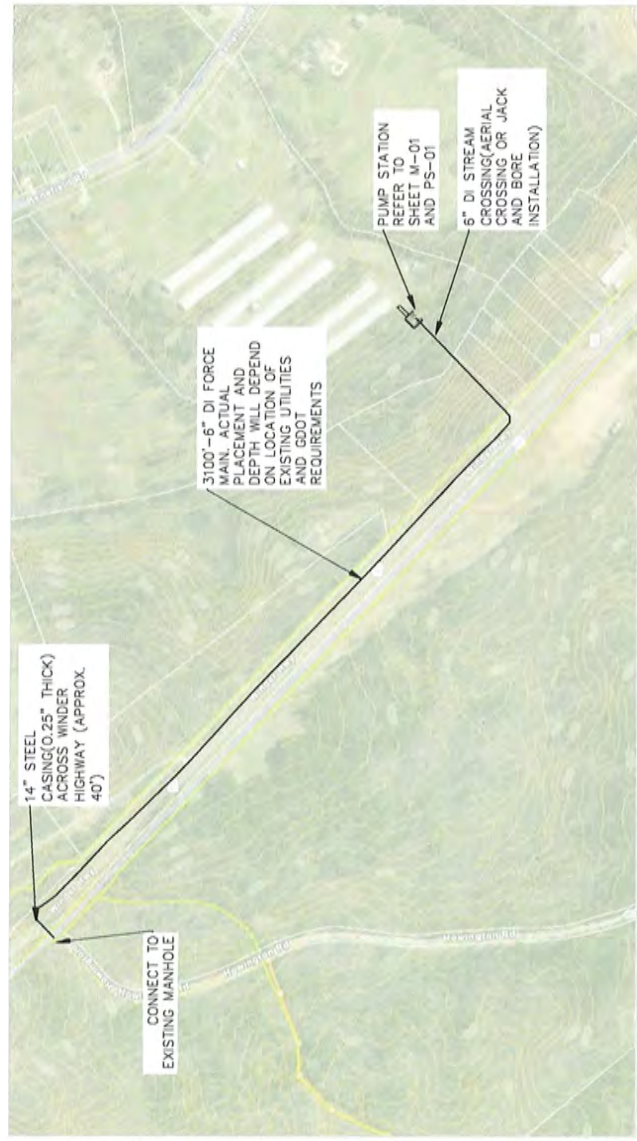
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	<p><b>CIVIL ENGINEERING SOLUTIONS</b> Civil Engineering - Municipal Engineering - Construction Management</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																																											<p><b>BENEFIELD ROAD TRACT</b> HALL COUNTY, GA</p> <p><b>SEWER FORCE MAIN PLAN</b></p>	<table border="1"> <tr> <td>DESIGNED BY: JAMES COYNE</td> </tr> <tr> <td>DRAWN BY: JAMES COYNE</td> </tr> <tr> <td>CHECKED BY: JAMES COYNE</td> </tr> <tr> <td>DATE: 12/12/2023</td> </tr> <tr> <td>SCALE: AS SHOWN</td> </tr> <tr> <td>PROJECT NO.: 23-0001</td> </tr> </table>	DESIGNED BY: JAMES COYNE	DRAWN BY: JAMES COYNE	CHECKED BY: JAMES COYNE	DATE: 12/12/2023	SCALE: AS SHOWN	PROJECT NO.: 23-0001	<p>SHEET</p> <p>PH-01</p>
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- FORCE MAIN NOTES:**
1. FORCE MAINS SHALL BE DUCTILE IRON PIPE CLASS 50 WITH PROTECTO-401 INTERIOR COATING.
  2. MINIMUM COVER SHALL BE 4' FEET.
  3. EROSION CONTROL SHALL CONSIST OF SILT FENCE, TEMPORARY SEEDING AND FERM. SEEDING AT A MINIMUM.

**PRELIMINARY / NOT FOR CONSTRUCTION**



### Availability Letter Checklist/Summary

Please complete this form when requesting sewer availability letters. Attach the checklist to the application and sign.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;  
INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only-No photocopies)	01	1. Signed by owner and <b>notarized</b> . Or 2. Signed by owner's agent and <b>notarized</b> .	<i>MWJ</i>
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated timeframe for construction.	<i>MWJ</i>
Preliminary Site Plan/Layout (24x36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details. <ul style="list-style-type: none"> <li>• Location of Proposed Development (Identify all adjacent roads used to access development)</li> <li>• Overall size of proposed development</li> <li>• Land Lot(s) and District(s) of the proposed development</li> <li>• Current and proposed zoning classification</li> <li>• Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots.</li> <li>• Topography – Clearly label contour information.</li> <li>• Existing sewer line sizes and locations. If an extension of the sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (Preliminary profiles of the proposed sewer routing may be required.)</li> <li>• Estimate sanitary sewer flow along with the method of calculation.</li> <li>• Building, road frontage, north arrow.</li> <li>• The plan/layout must be dated and correspond with the submittal to the County.</li> <li>• <b>All plans/layouts must include a statement of whether or not the property is within a protected watershed district.</b></li> </ul>	<i>MWJ</i>
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, and required stream buffers.	<i>MWJ</i>

The reviewer may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Hall County Department of Public Works and Utilities. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Hall County reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.