



# Hall County Government

PUBLIC WORKS AND UTILITIES

September 17, 2024

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.

Director

William (Bill) H. King III, P.E.

Assistant Director

Cameron Henderson  
554 West Main Street Suite 700  
Buford, GA 30518

Subject: Sanitary Sewer Letter of Availability  
5079 Old Winder HWY  
Parcel Id No.: **15038 000059** & 15038 000076  
Braselton, GA 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5079 Old Winder HWY Braselton, Ga 30517 for a proposed 120 lot/unit (estimated average daily flow of 24,000 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 Mulberry River. An outfall sewer line is to be constructed and dedicated to Hall County by developer at owners 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

### Application for Sewer Availability Letter

Date: September 10, 2024

Name of Applicant: Cameron Henderson Contact Number: 678-978-6782

Address of Applicant: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.com

Name of Agent: Cameron Henderson Contact Number: 678-978-6782

Address of Agent: 554 West Main Street Suite 700

City: Buford State: GA Zip: 30518 E-mail: cameron@atlaslanddev.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 PRD & AR-IV to PRD  
(Present Zoning) (Requested Zoning)

For the Purpose of Single-Family Attached Townhomes  
(Type of Development)

Address of Property: 5079 Old Winder Hwy (Hwy 211)

Nearest Intersection to Property: Hwy. 211 & Hwy. 53

Size of Tract: 30 ac. acre(s), Lane Lot Number(s): G.M.D. 392, District(s): \_\_\_\_\_

Development Estimate Average Daily Sewer Flow (GPD): 250 gpd X 120 = 30,000 gpd (average)

Property Tax Parcel Number: 15038-000059 & 15038-000076 (portion) Proposed number of Lots: 120

(Below: For properties within protected watershed districts only)

Gross Density: 4.0 units per acre Net Density: \_\_\_\_\_ units per acre

Estimated amount of impervious surface: Approx. 9.0 ac. Minimum Lot Size: 2,000 sf

Amanda Graham  
Notary

Cameron Henderson  
Signature of Owner(s)/Agent(s)

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

MANAGER  
Title of Agent

