



Hall County Government

PUBLIC WORKS AND UTILITIES

December 19, 2024

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

The Revive Land Group
One Alliance Center, 3500 Lenox Road, STE 625
Atlanta, Ga 30326

t: 770.531.6800 | f: 770.531.3945

Subject: Sanitary Sewer Letter of Availability
4841, 4844, and 4865 Cagle Road
Parcel ID No: **09091 000002, 09091 000001, and 09091 000003**
Lula, GA 30554

BILL NASH, P.E.

Director

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

Assistant Director

Dear Neville Allison,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at 4841, 4844, and 4865 Cagle Road. The estimated average daily flow will be 50,850 GPD.

The existing sewer line is located near the property at Cornelia Hwy. An extension into 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

Application for Sewer Availability Letter

Date: December 18, 2024

Name of Applicant: The Revive Land Group Contact Number: [REDACTED]

Address of Applicant: One Alliance Center, 3500 Lenox Road, STE 625

City: Atlanta State: Georgia Zip: 30326 E-mail: [REDACTED]

Name of Agent: Neville Allison Contact Number: [REDACTED]

Address of Agent One Alliance Center, 3500 Lenox Road, STE 625

City: Atlanta State: Georgia Zip: 30326 E-mail: [REDACTED]

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 AR-1 (Present Zoning) to R-X (Residential Mixed District) (Requested Zoning)

For the Purpose of Single-family Lots and Cottage Homes (Type of Development)

Address of Property: 4841, 4844, and 4865 Cagle Road

Nearest Intersection to Property: Cornelia Highway (S. R. 365) and Cagle Road

Size of Tract: 101.570 acres acre(s), Lane Lot Number(s) 84, 85, 90, 91, and 93, District(s): 9th

Development Estimate Average Daily Sewer Flow (GPD): 50,850 GPD

Property Tax Parcel Number: 09091 000002, 09091 000001, and 09091 000003 Proposed number of Lots: 248

(Below: For properties within protected watershed districts only)

Gross Density: 2.44 units per acre units per acre Net Density: 2.44 units per acre units per acre

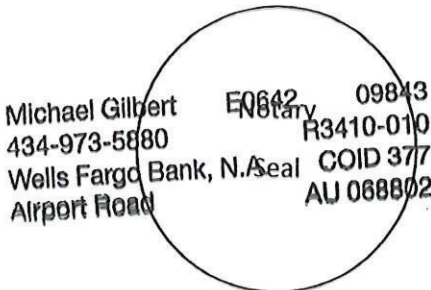
Estimated amount of impervious surface: 1,130,001 sf or 25.94 acres Minimum Lot Size: 4,100 sf

[Signature]
Notary

[Signature]
Signature of Owner(s)/Agent(s)

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

Managing Partner
Title of Agent





THE REVIVE LAND GROUP

December 18, 2024

Karen Martinez
Hall County Engineering
2875 Browns Bridge Road
Gainesville, Ga 30504

RE: 4841, 4844, and 4865 Cagle Road, Lula GA in Hall County GA
PINs 09091 000002, 09091 000001, and 09091 000003

Dear Karen:

Revive Land Group is proposing the development of a mixed-use residential community across three tracts in unincorporated Hall County. The site is located at the intersection of Highway 365 and Cagle Road. Our plan is to submit a zoning application on December 20, 2024.

The proposed development will consist of 248 residential units (single-family detached lots and cottages). It is our intent to serve the site with gravity sewer to a centrally located proposed Hall County pump station along Highway 365 and near an existing Hall County force main.

The water service is proposed to tie into an existing 12" City of Gainesville water main on the opposite side of Highway 365.

We are anticipated to start infrastructure development in the 3rd quarter of 2025. Home building begins in the 2nd Quarter of 2026. First home sales to start in the 3rd quarter of 2026

We are requesting a letter of sewer availability from Hall County and water availability from the City of Gainesville to assist in the rezoning process.

Calculations and site plan for anticipated tie-in locations are included as an attachment to this letter.

Please do not hesitate to contact me at 678-223-8978

We look forward to working with you.

Sincerely,

Neville Allison
Managing Partner

THE REVIVE LAND GROUP
One Alliance Center
3500 Lenox Road, Ste 625
Atlanta, GA 30326



THE REVIVE LAND GROUP

4841 Cagle Road
Sanitary Sewer Capacity Evaluation
Hall County

Proposed Single-family Lots	<i>SF/TH Units</i> 193	<i>GPD</i> 200 GPD	<i>Total</i> 38,600	<i>Total GPM</i> 26.81
Proposed Cottages	<i>SF/TH Units</i> 55	<i>GPD</i> 200 GPD	<i>Total</i> 11,000	<i>Total GPM</i> 7.64
Proposed Townhomes	<i>SF/TH Units</i> 0	<i>GPD</i> 200 GPD	<i>Total</i> 0	<i>Total GPM</i> 0.00
Clubhouse & Pool	<i>Swimmers</i> 25	<i>GPD</i> 50 GPD	<i>Total</i> 1,250	<i>Total GPM</i> 0.87
AADF (GPD)			50,850	35.31 gpm

