



Hall County Government

PUBLIC WORKS AND UTILITIES

April 4, 2025

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

Jason Bach, Pond & Company
3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092

t: 770.531.6800 | f: 770.531.3945

Subject: Sanitary Sewer Letter of Availability
4745 Cagle Mill Road, 4691 & 4673 Noah Martin Dr.
Parcel ID No: 15007 000254, 15019 000043, 15019 000114
Lula, GA 30554

BILL NASH, P.E.

Director

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

Assistant Director

Dear Mr. Bach,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at 4745 Cagle Mill Road, 4691 & 4673 Noah Martin Dr. The estimated average daily flow will be 65,850 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,

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

Application for Sewer Availability Letter

Date: 03/01/2025

Name of Applicant: JOSH BOLING Contact Number: 770-893-8002

Address of Applicant: 5616 PEACHTREE RD SUITE 120

City: ATLANTA State: GA Zip: GA E-mail: JBOLING@ACMAPTS.COM

Name of Agent: JASON BACH, POND & COMPANY Contact Number: 678-631-9552

Address of Agent: 3500 PARKWAY LANE SUITE 500

City: PEACHTREE CORNERS State: GA Zip: 30092 E-mail: BACHJ@POND.CO.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 ARIII & ARIV to R-X
(Present Zoning) (Requested Zoning)

For the Purpose of RESIDENTIAL DEVELOPMENT
(Type of Development)

Address of Property: 4745 CAGLE MILL RD, 4691 NOAH MARTIN DR, & 4673 NOAH MARTIN DR

Nearest Intersection to Property: WHITEHALL AND CAGLE MILL RD

Size of Tract: 130.84 AC acre(s), Lane Lot Number(s): _____, District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 65,850 GPD

Property Tax Parcel Number: 15007 000254, 15019 000043, Proposed number of Lots: 323 UNITS
& 15019 000114 & 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: _____

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



Jason Bach, P.E.
Project Manager
Pond and Company
678-631-9522
bachj@pondco.com

April 1st, 2025

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 residential development across three 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 323 Residential units (single family attached and detached).

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.

SEWER CAPACITY CALCULATIONS

The following sewer demand flows calculations are for the proposed single family and town homes 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 217 single family units and 106 units town homes. An assumed peaking factor of 2.5 is used in instantaneous peak flow calculations.

i. Proposed Daily Flow

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

$$217 \text{ Units} * \frac{200 \text{ GPD}}{\text{Units}} = 43,400 \text{ GPD}$$

- b. Town homes (assumed 3 bedrooms / unit)

$$106 \text{ Units} * \frac{200 \text{ GPD}}{\text{Units}} = 21,200 \text{ GPD}$$

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

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

2. Assumed Peak Factor of (2.5)

Proposed Total Usage = 65,850 GPD = 45.7 GPM

Instantaneous Peak Flow = 114.3 GPM

Consequently, this project will have an estimated daily flow of 64,600 gallons and an instantaneous peak flow of 112.3 gallons per minute.

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



Jason Bach, PE
Project Manager
Civil Engineer



CITY OF ATLANTA

811
Know what's below.
Call before you dig.
800.481.4811
or call 800-368-5411

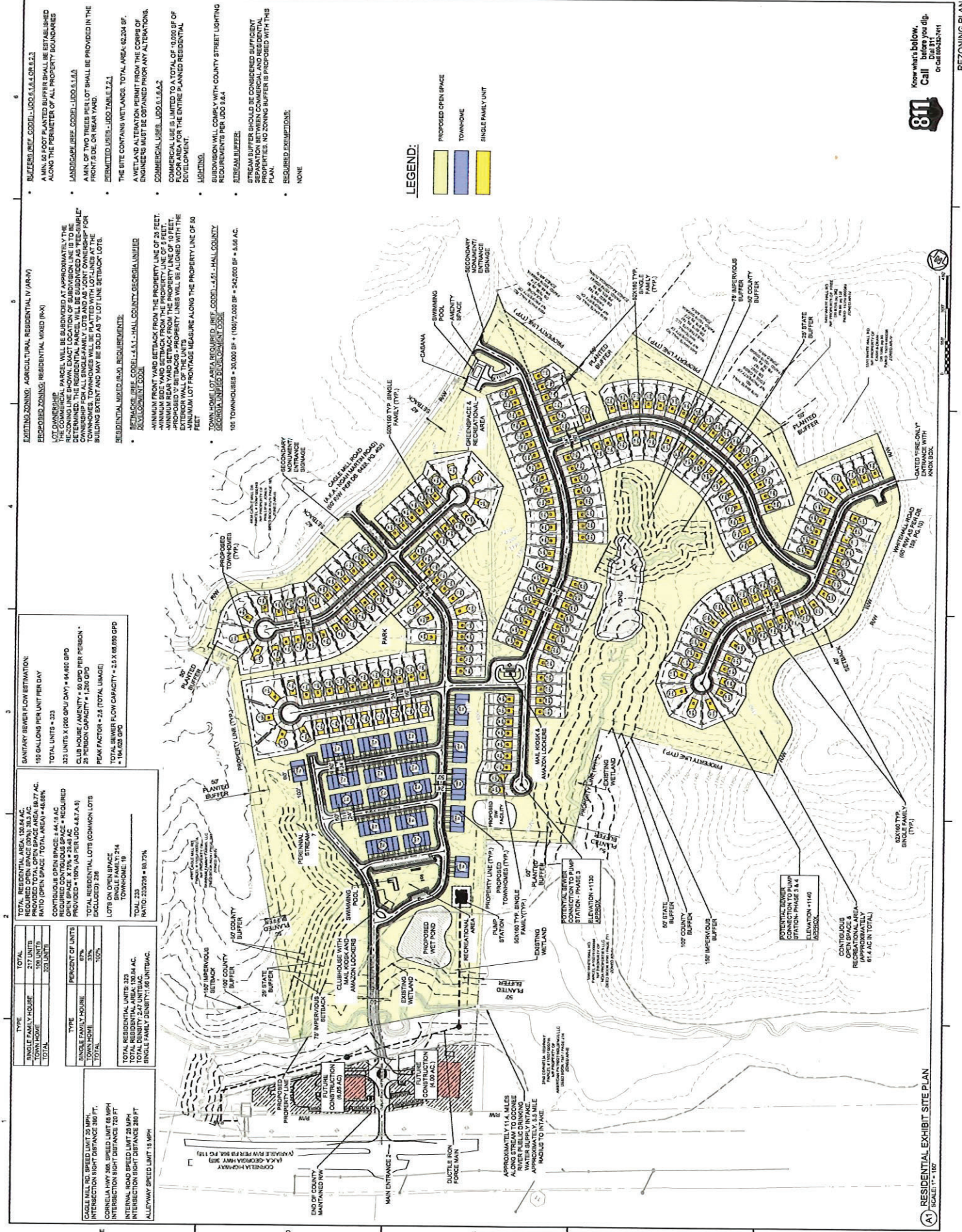
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or call 800-368-5411

PROJECT NAME
**RESIDENCE AT
CAGLE MILL**
4765 CAGLE MILL
ROAD, U.S.A.
GEORGIA

DESIGNED BY: A. JORDAN
DRAWN BY: M. HARRISON
CHECKED BY: J. BACH
DATE: 07/20/2010
PROJECT # 100000
SHEET TITLE
RX ZONING
SITE PLAN

811
Know what's below.
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REZONING PLAN



TOTAL RESIDENTIAL AREA: 120.84 AC.	
REQUIRED OPEN SPACE (20%): 24.17 AC.	
RATIO OPEN SPACE / TOTAL AREA: 19.98%	
CONTIGUOUS OPEN SPACE: 4.44 AC.	
REQUIRED CONTIGUOUS SPACE: 4.44 AC.	
PROPOSED SPACE: 4.44 AC.	
TOTAL RESIDENTIAL UNITS: 323	
TOTAL RESIDENTIAL DENSITY: 2.75 UNITS/AC	
TOTAL LOT AREA: 120.84 AC.	
TOTAL LOT DENSITY: 2.67 UNITS/AC	
TOTAL LOT AREA: 120.84 AC.	
TOTAL LOT DENSITY: 2.67 UNITS/AC	
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TOTAL LOT DENSITY: 2.67 UNITS/AC	

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(A) RESIDENTIAL EXHIBIT SITE PLAN
SCALE: 1" = 100'