



Hall County Government

PUBLIC WORKS AND UTILITIES

May 15, 2026

Jack Albert
11175 Cicero Drive, Suite 100
Alpharetta, Ga 30022

Subject: Sanitary Sewer Letter of Availability
5205 Winder Hwy
Parcel Id No.: 15028 0000 140
Braselton, Georgia 30517

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

Jorge Gomez, P.E.

Director

Jason E. Skarda, PLS

Assistant Director

Dear Jack Albert,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5205 Winder HWY Braselton, Ga 30517 for a proposed single 146,000 S.F. Building (estimated average daily flow of 2,250 GPO) at this time. The nearest sanitary sewer main to this address is located on Howington Road.

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,

Jason E. Skarda, PLS

Application for Sewer Availability Letter

Date: 05/11/2026

Name of Applicant: Jack Albert

Contact Number

Address of Applicant: 11175 Cicero Drive Suite 100

City: Alpharetta

State: GA

Zip: 30022

E-mail: jackalbertcre@gmail.com

Name of Agent: _____

Contact Number: _____

Address of Agent: _____

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 Planned Industrial Development (PID) to _____

(Present Zoning)

(Requested Zoning)

For the Purpose of Industrial Site

(Type of Development)

Address of Property: 5205 Winder Hwy, Braselton, GA 30517

Nearest Intersection to Property: Howington Road & Winder Hwy

Size of Tract: 19.71 acre(s), Lane Lot Number(s): _____, District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 2,520.0

Property Tax Parcel Number: 15028 000014C

Proposed number of Lots: 1

(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: _____

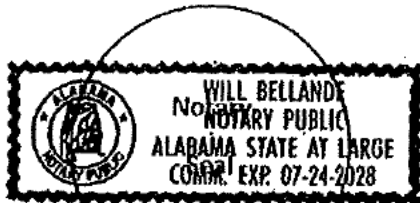
Notary

Signature of Owner(s)/Agent(s)

Jack Albert

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

Title of Agent



May 15, 2026

Hall County Public Works and Utilities
2875 Browns Bridge Road
Gainesville, GA 30504-5635

Re: Winder Highway Industrial
Letter of Intent
Parcel No: 15028 000014C
PMI Project No. 2026179

To Whom It May Concern:

This letter outlines the Owner's intentions for submitting Hall County Public Works and Utilities for the project Winder Highway Industrial located south of GA Hwy 211 and along the east side of GA Hwy 53/Winder Hwy, Braselton, Georgia. The existing property is vacant. We are proposing a single driveway on GA Hwy 53/Winder Hwy. The proposed site will consist of a single 146,000 S.F. building, two designated areas for auto parking, and a truck court with no trailer parking. Developments will include the construction of the necessary driveways, and parking facilities as well as necessary water, sewer, and stormwater infrastructure.

Should you have any questions please do not hesitate to contact us.

Sincerely,
PAULSON MITCHELL WISE, INC.



Michael E. Letson, Jr., P.E.
Project Manager

