Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

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

September 9, 2026

bSide Oakwood, LLC
4640 Valais Court, Suite 200
Alpharetta, A 30022

Subject: Sanitary Sewer Letter of Availability
0 Ridge Road
Parcel Id No.: 08154 000016
Flowery Branch, GA 30519

Dear Stephen Klee,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 0 Ridge Road for a proposed 140 townhomes (estimated average daily flow of 40,000 GPD) at this time. The nearest sanitary sewer main to this address is located on Friendship Road.

Any required easements or permissions from neighboring properties to connect to Hall County Sewer infrastructure, shall be the responsibility of the applicant / owner.

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: 9/1/26

Name of Applicant: bSide Oakwood, LLC Contact Number: [redacted]

Address of Applicant: 4640 Valais Court, Suite 200

City: Alpharetta State: GA Zip: 30022 E-mail: stephen@bsidepartners.com

Name of Agent: Stephen Klee Contact Number: (770) 652-5103

Address of Agent: 4640 Valais Court, Suite 200

City: Alpharetta State: GA Zip: 30022 E-mail: stephen@bsidepartners.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 AR-I (Present Zoning) to R-X (Requested Zoning)

For the Purpose of ATTACHED RESIDENTIAL TOWNHOMES (Type of Development)

Address of Property: RIDGE ROAD BUFORD, GA 30519

Nearest Intersection to Property: FRIENDSHIP ROAD, HOG MOUNTAIN ROAD, AND RIDGE ROAD

Size of Tract: +/-20.85 acre(s), Lane Lot Number(s): 154, District(s): 8

Development Estimate Average Daily Sewer Flow (GPD): 40,000

Property Tax Parcel Number: 08154 000016 Proposed number of Lots: 160

(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: _____

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Notary

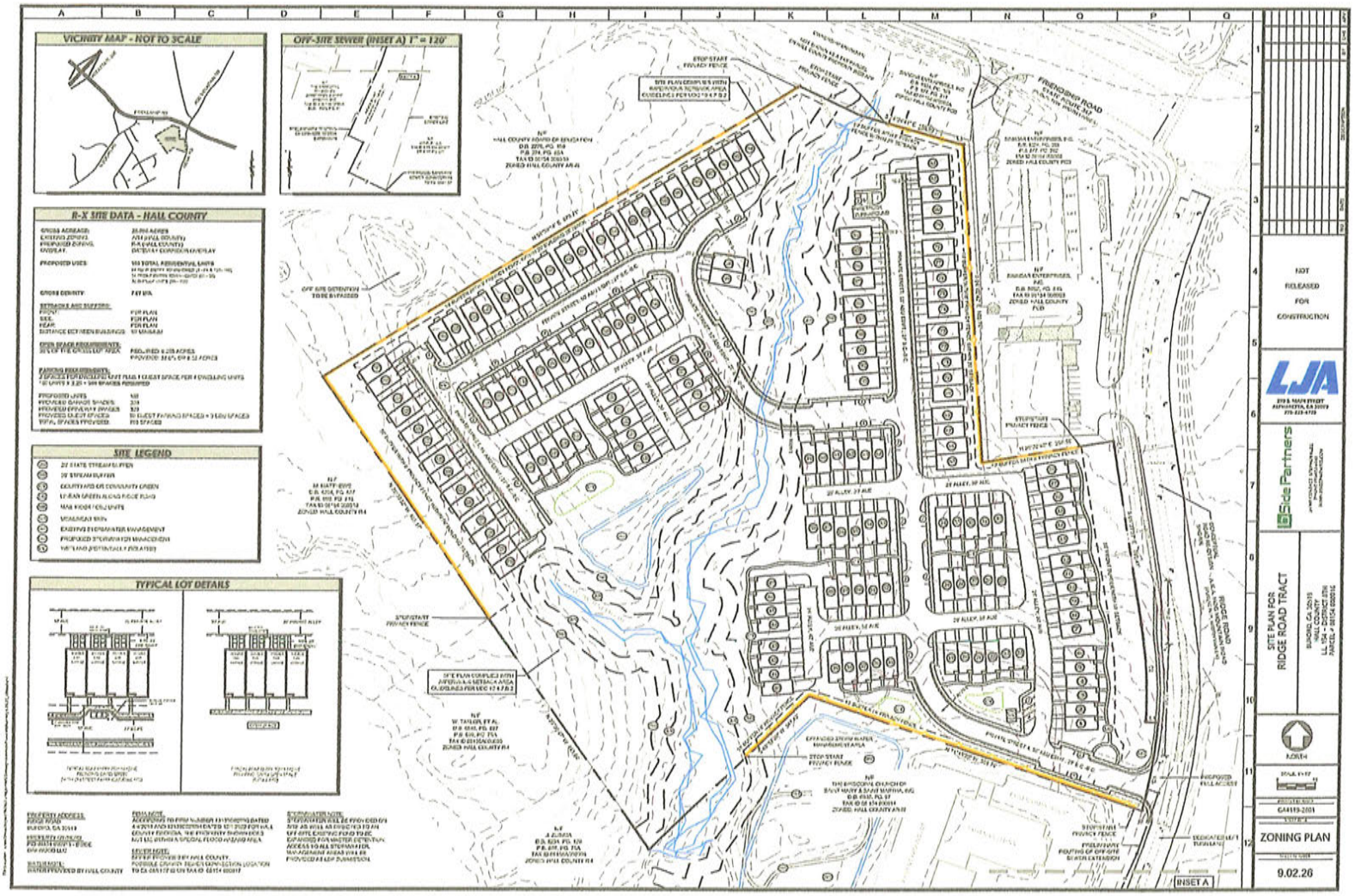
Stephen P Klee
Signature of Owner(s)/Agent(s)

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

MANAGER
Title of Agent

Notary Seal

ALINE S DAS DE FARIAS NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 09/21/2027


VICINITY MAP - NOT TO SCALE
OFF-SITE SEWER (INSET A) 1" = 120'
R-X SITE DATA - HALL COUNTY
SITE LEGEND
TYPICAL LOT DETAILS
NOT RELEASED FOR CONSTRUCTION
LJA
SideParners
SITE PLAN FOR RIDGE ROAD TRACT
NORTH
ZONING PLAN
9.02.26
INSET A

770.225.4730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

September 1, 2026

To whom it may concern:

The property located on Ridge Road, parcel number 08154 000016, is planned to be rezoned from AR-I to R-X. The intent of this project is to develop a residential attached home subdivision consisting of 160 townhome units with an estimated average daily sewer flow of 40,000 GPD. This development will take approximately 18 months to complete.

Sincerely,

Tyler Marchman, PE

