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 18, 2026

CKK Development Services, LLC
Attn: Duncan Corley
270 N. Clayton Street
Lawrenceville, Georgia 30046
(404) 925-1289

Subject: Sanitary Sewer Letter of Availability
5372 Ponderosa Farm Road
Parcel Id No.: 15028 000107
Hall County, Georgia

Dear Mr. Corley,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the proposed 146-unit residential single-family development (estimated average daily flow of **32,120** GPD) at this time. The nearest sanitary sewer main to this address is located near Winder Highway and is in the Caney Fork Creek Basin.

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
Assistant Director

Application for Sewer Availability Letter

Date: 9-16-26

Name of Applicant: CKK Development Services Contact Number: 404-925-1289

Address of Applicant: 270 N. Clayton Street

City: Lawrenceville State: GA Zip: 30046 E-mail: duncan@ckkdev.com

Name of Agent: Joshua (Duncan) Corley Contact Number: 404-925-1289

Address of Agent: 270 N. Clayton Street

City: Lawrenceville State: GA Zip: 30046 E-mail: duncan@ckkdev.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 PCFD, AR-1 to R-SF
(Present Zoning) (Requested Zoning)

For the Purpose of R-SF Single Family Subdivision
(Type of Development)

Address of Property: 5300 & 5334 & 5348 & 5372 Ponderosa Farm Rd.

Nearest Intersection to Property: Hwy 211 and Ponderosa Farm Rd.

Size of Tract: 59.08± acre(s), Lane Lot Number(s): 13 - , District(s): GMD385

Development Estimate Average Daily Sewer Flow (GPD): 32,120

Property Tax Parcel Number: See attached Proposed number of Lots: 146

(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)

Joshua (Duncan) Corley
Printed Name of Owner(s)/Agent(s)

President
Title of Agent

JEFF NASH NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 13, 2030

Availability Letter Checklist/Summary

Please complete this form when requesting sewer availability letters. Attach the checklist to the application and sign.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;

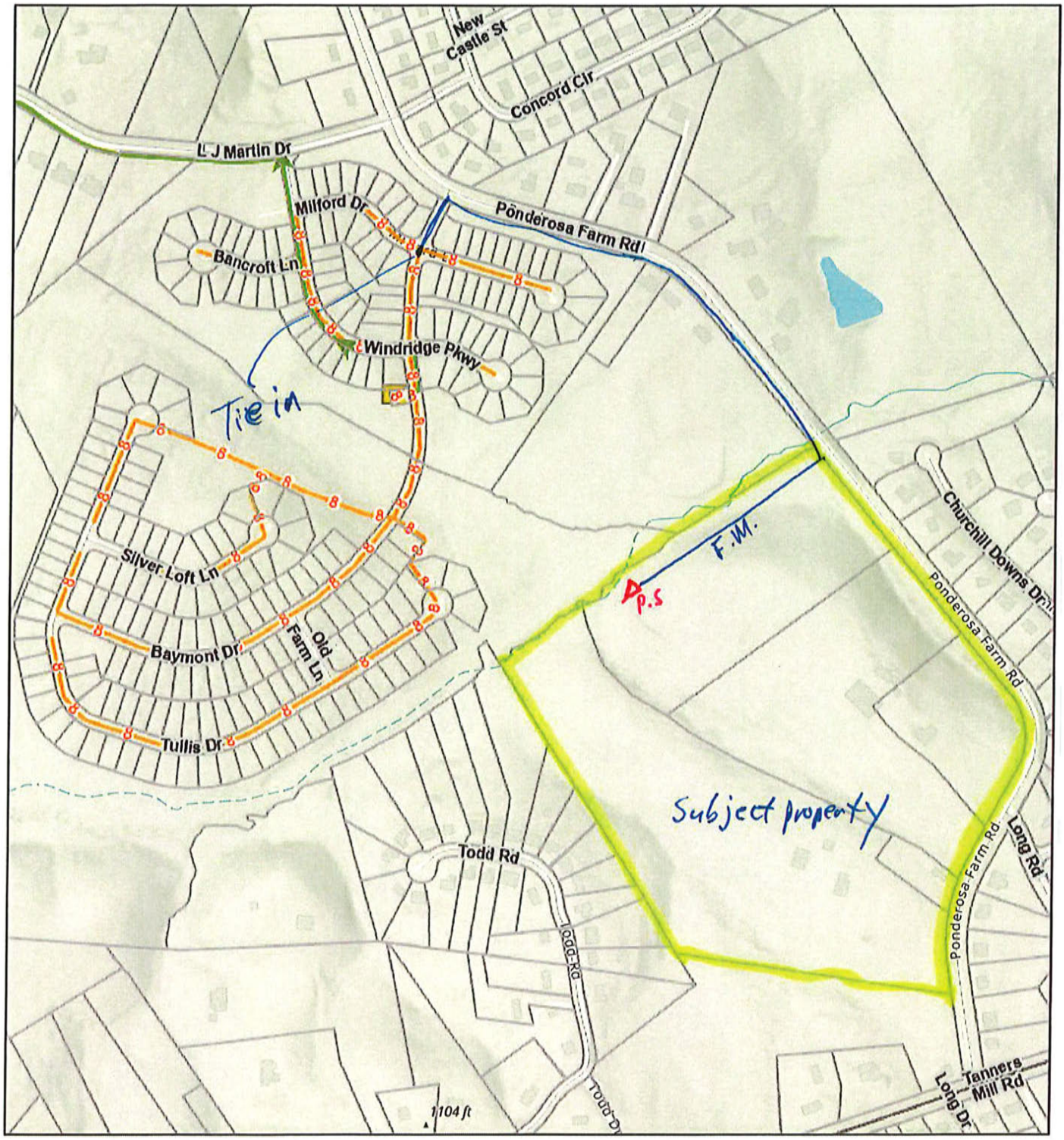
INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application From (Originals only-No photocopies)	01	1. Signed by owner and **notarized.** Or 2. Signed by owner's agent and **notarized.**	JC
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated timeframe for construction.	JC
Preliminary Site Plan/Layout (24x36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details. • Location of Proposed Development (Identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots. • Topography – Clearly label contour information. • Existing sewer line sizes and locations. If an extension of the sewer system is required, site plan must be accompanied by a preliminary routing of the off-site extension. (Preliminary profiles of the proposed sewer routing may be required.) • Estimate sanitary sewer flow along with the method of calculation. • Building, road frontage, north arrow. • The plan/layout must be dated and correspond with the submittal to the County. • **All plans/layouts must include a statement of whether the property is within a protected watershed district.**	J.C
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, and required stream buffers.	

The reviewer may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Hall County Department of Public Works and Utilities. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Hall County reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Property Tax Parcel Numbers: 15028-00017, 15028-000107A, 15028-000120, 15028-000132, 15028-000108

Hall County GIS Viewer



9/16/2026, 1:07:21 PM

1:7,781

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Parcel Boundary

Roads

Arterial-Collector

Local

Counties

Pump Station - Hall

Force Main - Hall

EXISTING

Sewerlines - Hall

EXISTING

World_Hillshade

Hall County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA