

**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE (PINE VALLEY ROAD) IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 500+ FT TO THE LEFT AND 500+ FT TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FT FROM THE EDGE OF PAVEMENT AND 3.5 FT IN HEIGHT ABOVE THE ROADWAY.

*[Signature]*  
RICHARD D. BRESNAHAN, PE

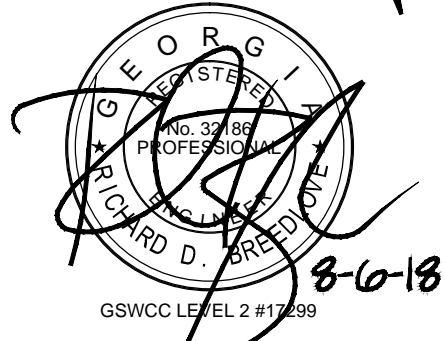
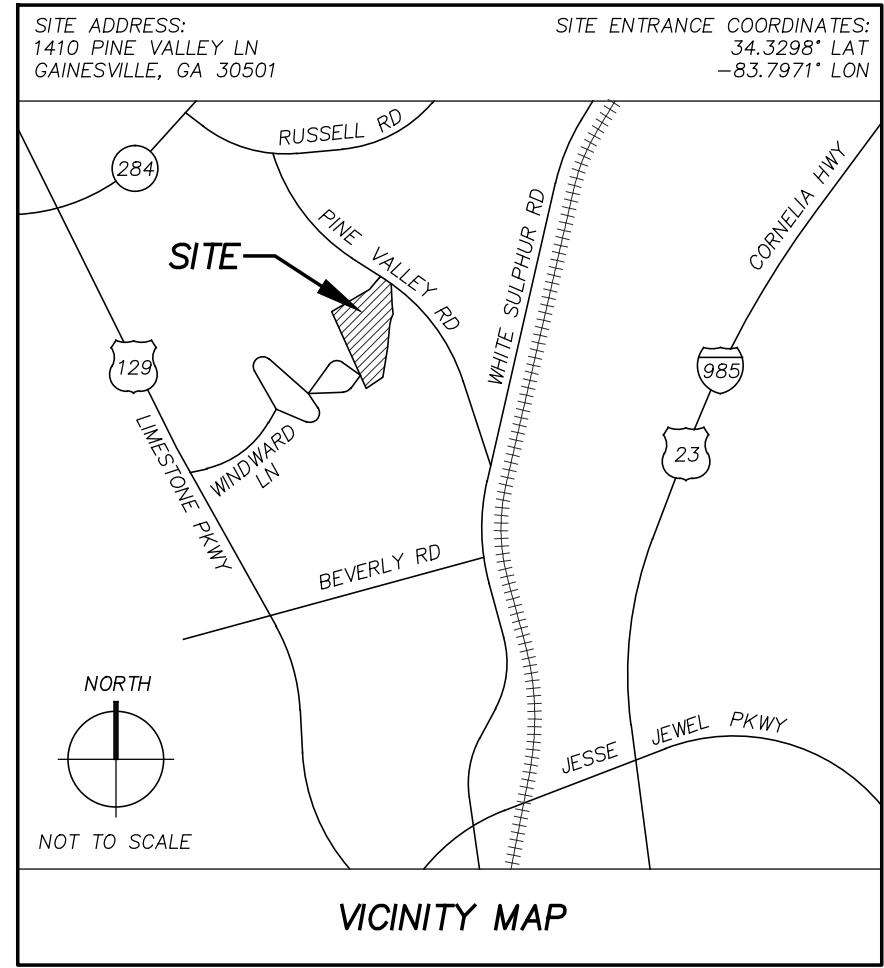
**PROJECT NOTES**

**SITE INFORMATION**

- THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 121, 124 AND 125, DISTRICT 9 OF HALL COUNTY AND IS WITHIN THE CITY OF GAINESVILLE.
- THE TOTAL SITE AREA IS 8.129 ACRES.
- THE SITE IS CURRENTLY ZONED R-II FOR RESIDENTIAL USE.
- THE JURISDICTIONAL SITE RESTRICTIONS FOR R-II ZONING ARE:  
FRONT BUILDING SETBACK - 30 FEET  
SIDE BUILDING SETBACK - 10 FEET  
REAR BUILDING SETBACK - 20 FEET  
MINIMUM LANDSCAPE STRIP - 20 FEET ALONG EXISTING STREET R/W  
MAXIMUM BUILDING HEIGHT - 60 FEET OR 4 STORIES
- SURVEY INFORMATION IS PROVIDED BY CLEVELAND LAND SURVEYING, DATED 6/20/16 AND REVISED 7/27/18.
- THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13139C0183F, DATED 9/29/06.
- THERE ARE NO WETLANDS OR BUFFERED STATE WATERS ONSITE.
- EASEMENT INFORMATION FOR SHADE VALLEY LANE, A PRIVATE ROAD, IS PER THE EASEMENT AGREEMENT RECORDED ON 1/5/12 IN DEED BOOK 6938 PAGES 701-706, HALL COUNTY GEORGIA.

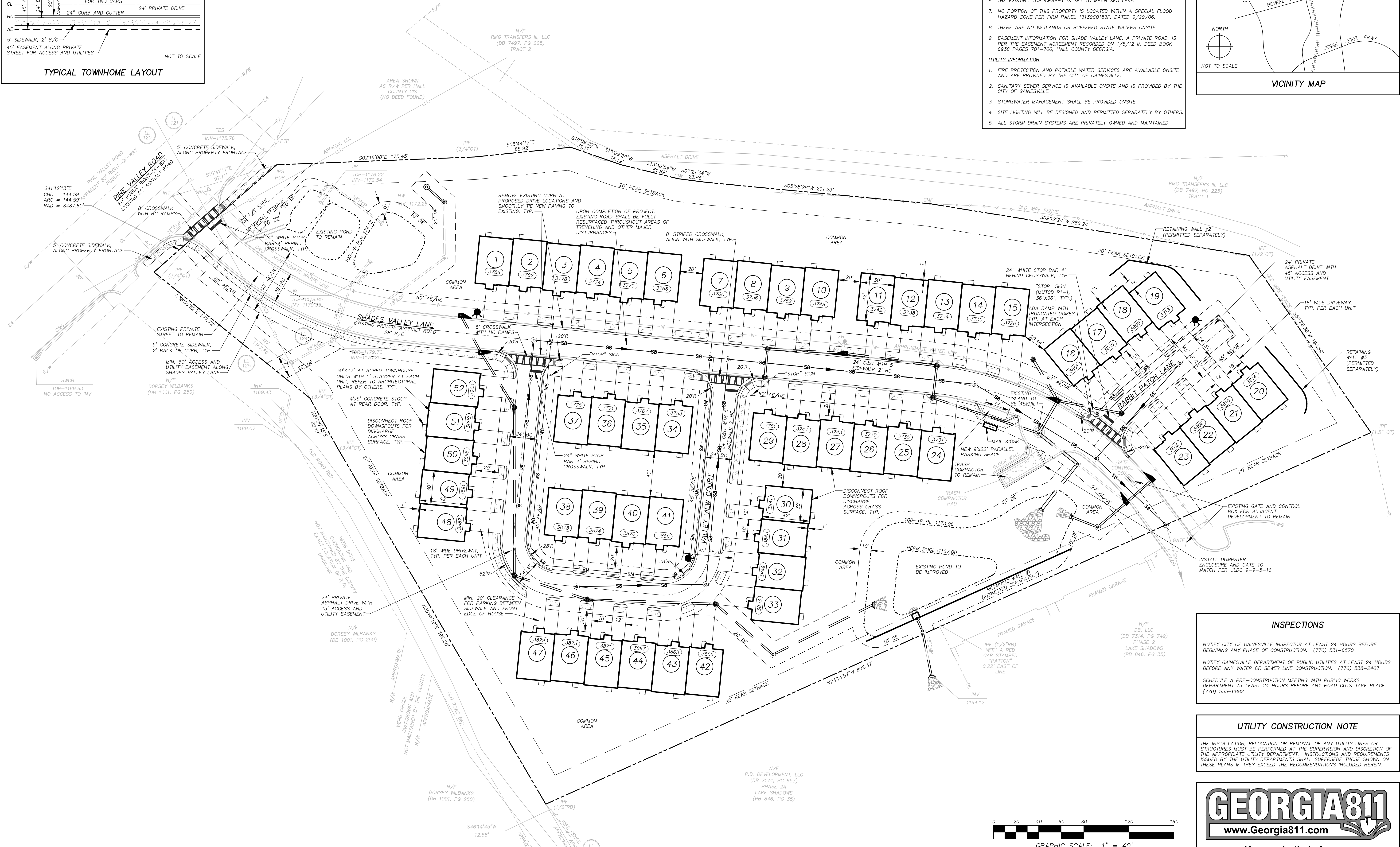
**UTILITY INFORMATION**

- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY THE CITY OF GAINESVILLE.
- SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY THE CITY OF GAINESVILLE.
- STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.
- SITE LIGHTING WILL BE DESIGNED AND PERMITTED SEPARATELY BY OTHERS.
- ALL STORM DRAIN SYSTEMS ARE PRIVATELY OWNED AND MAINTAINED.



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ISSUE	DATE	DESCRIPTION
1	7/07/18	INITIAL SUBMITTAL TO CITY
2	8/06/18	COMMENTS ADDRESSED, RESUBMITTAL

**Lake Shadow Townhomes**  
SITE DEVELOPMENT PLANS

DEVELOPER INFORMATION  
MARK DEVELOPMENT, LLC  
PO BOX 249  
MURRAYVILLE, GA 30564  
CONTACT: ROBBIE ROBISON  
(678) 936-7040

24-HR CONTACT: ROBBIE ROBISON, (678) 936-7040

**INSPECTIONS**

NOTIFY CITY OF GAINESVILLE INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 531-6570

NOTIFY GAINESVILLE DEPARTMENT OF PUBLIC UTILITIES AT LEAST 24 HOURS BEFORE ANY WATER OR SEWER LINE CONSTRUCTION. (770) 538-2407

SCHEDULE A PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS BEFORE ANY ROAD CUTS TAKE PLACE. (770) 535-6882

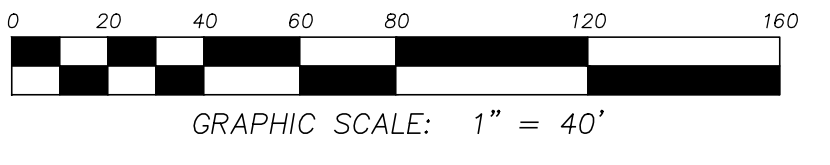
**UTILITY CONSTRUCTION NOTE**

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

**GEORGIA811**  
www.Georgia811.com

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PROJECT NUMBER:	RDR012
DATE:	8/6/18
ISSUE NUMBER:	2
CHECKED BY:	ROB
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	C1

OF 13 SHEETS