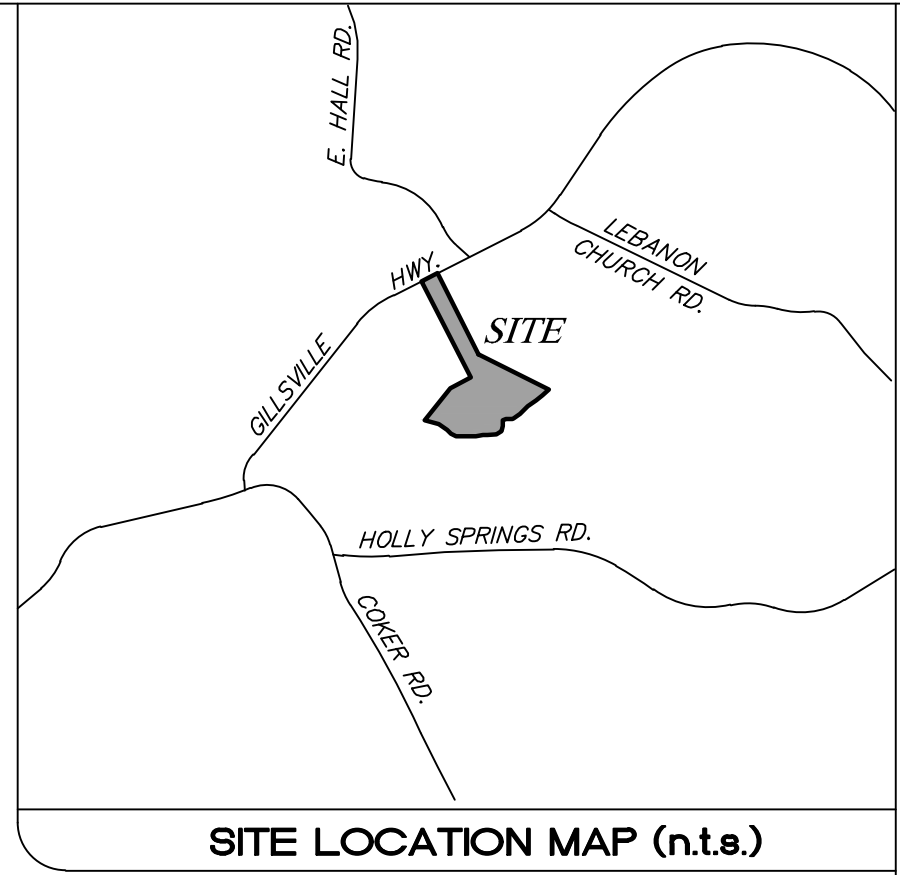


SIGHT DISTANCE CERTIFICATION GA-323
 I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT TO THE LEFT & TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM TRAVEL LANE AT AN EYE LEVEL OF 3.5 FEET AND LOOKING AT AN OBJECT 3.5 FT ABOVE THE CENTERLINE.

Matthew W. Sullins
 SIGNED AND SEALED

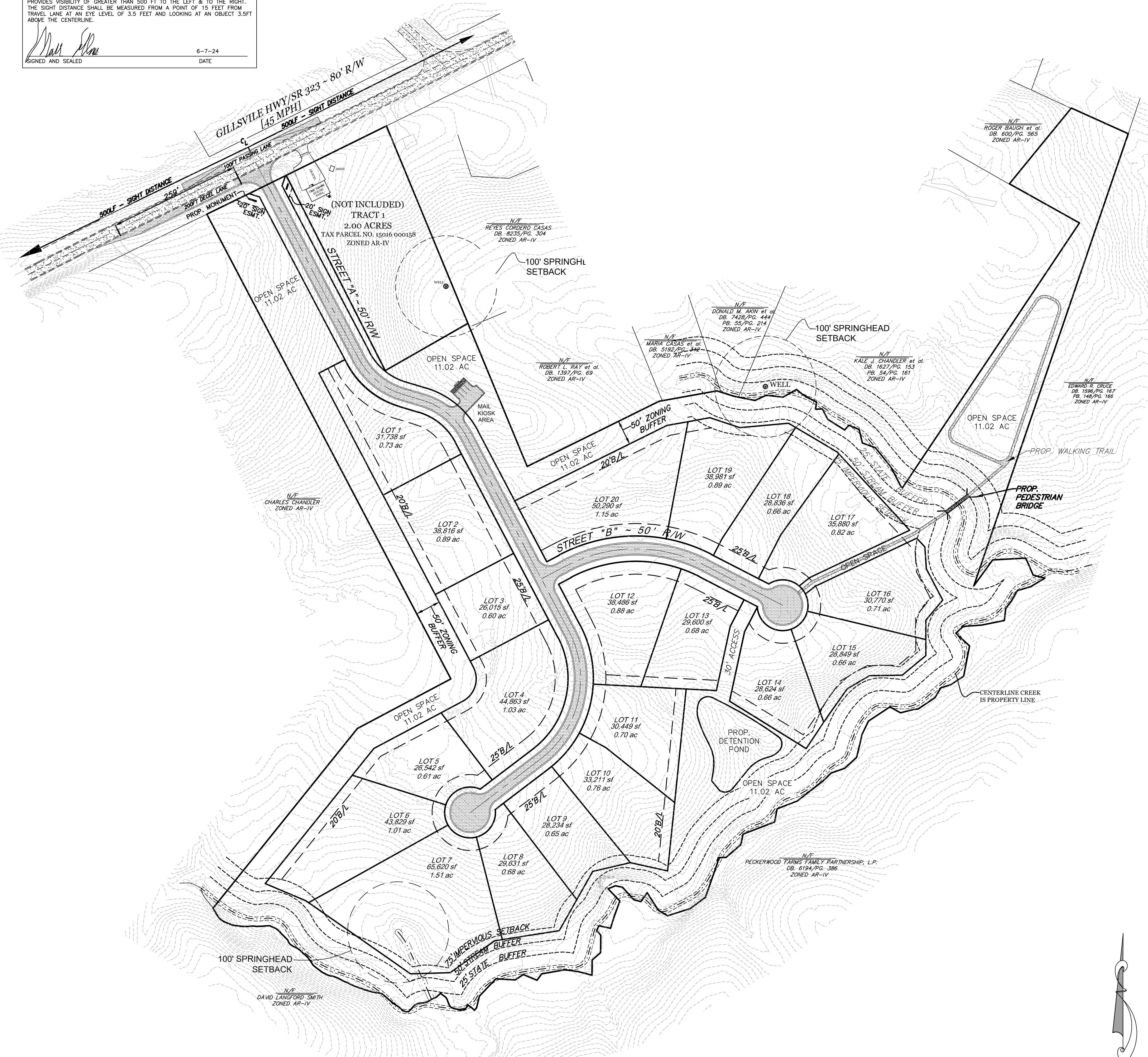
6-7-24
 DATE



REVISION:	5-15-24	DETACHED SINGLE FAMILY
DATE:	6-7-24	GA DOT SITE DISTANCE

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE APPROPRIATE LOCAL SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL THOSE NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION AND SHALL BE THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404/235-5000. THROUGHOUT GEORGIA DIAL 800/282-7411.

302 WEST MAY STREET
 WINNER, GA 30680
Sullins Engineering, LLC
 PHONE: (678) 687-6219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS ~ LAND PLANNERS



- GENERAL NOTES**
- DOMESTIC WATER SUPPLY TO BE CITY OF GAINESVILLE
 - SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
 - CURRENT ZONING: AR-IV
 - PROPOSED ZONING: PRD
 - MINIMUM LOT WIDTH 100FT
 - DENSITY: 20 UNITS/30.87AC = 0.65U/AC
 - TOTAL LENGTH OF NEW R/W = 1,122
 - 2400 MIN. SF HOUSE
 - MANDATORY HOA TO BE REQ.
 - DEVELOPMENT PROPOSES PEDESTRIAN BRIDGE TO OPEN SPACE WITH WALKING TRAILS TO COMPLIMENT
 - MINIMUM LOT SIZE TO BE 26,015SF
 - 9.26AC OF OPEN SPACE REQUIRED. 11.02AC OF OPEN SPACE PROVIDED.

BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM REED PLANNING & DESIGN DATED 11/15/19

FLOOD NOTE:
 NO FLOOD HAZARD DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C0225G, DATED 12/1/22

BUILDING SETBACKS:
 FRONT: 25' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 20' FROM PROPERTY LINES

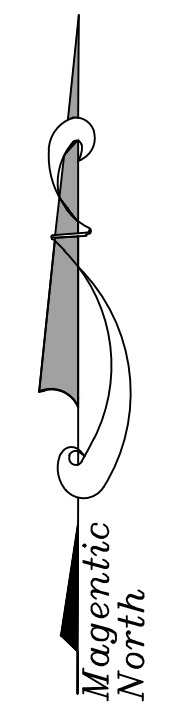
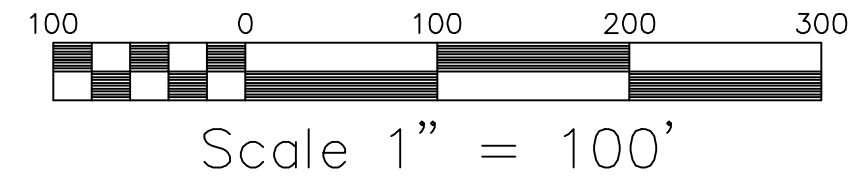
TOTAL AREA: 30.87 AC
OPENSAPCE REQ'D: 9.26 AC
OPENSAPCE PROVIDED: 11.02 AC ⁵⁻¹⁵⁻²⁴

ENTRY MONUMENT SIGNAGE
 APPLICANT IS REQUESTING PERMISSION FOR AN ENTRY MONUMENT TRYP OF SIGN WITH A NATURAL STONE BASE WITH A SIGN SIZE (MONUMENT BASE AND SIGNAGE) TOTALING 42SF.

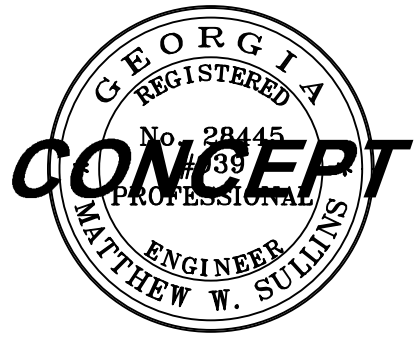
ENTRANCE MAY INCLUDE THE FOLLOWING STRUCTURAL ITEMS:
 -MASONRY WALLS
 -WOOD OR PVC FENCING
 -ILLUMINATED SIGNAGE IN ACCORDANCE WITH HALL CO. SIGN ORDINANCE
 -ORNAMENTAL SCULPTURE
 -LANDSCAPING AND IRRIGATION

ARCHITECTUAL MATERIALS & SITE IMPROVEMENTS
 THE BUILDER INTENDS TO BUILD: ⁵⁻¹⁵⁻²⁴

- SINGLE FAMILY FEE SIMPLE DETACHED DWELLINGS WITH CAR GARAGES(GARAGE WIDTH NOT TO EXCEED 70% OF FRONT BUILDING WIDTH).
- FRONT FACADES WITH A COMBINATION OF MASONRY & FIBER CEMENT SIDING MATERIALS.
- SIDE&REAR FACADES WITH MASONRY, FIBER CEMENT SIDING, OR SHAKE SIDING
- SODDED YARDS (4 SIDES)



REZONE PLAN FOR:
GILLISVILLE HWY.
 LOCATED IN:
 PARCEL: 028C158 / L.L. 16, 15th DIST.
 HALL COUNTY, GEORGIA



DATE	JOB #
4/17/24	2999
SHEET 1	