



**CIVIL ENGINEERING**  
**LANDSCAPE ARCHITECTURE**  
**SITE PLANNING**

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**DAY DESIGN GROUP, Inc.**

**SITE & UTILITY PLAN**  
 FOR  
**CANDLER PARK**  
 A PROPOSED CONDOMINIUM COMMUNITY  
 LOCATED IN  
 LAND LOT 147 - 9TH DISTRICT - CANDLER STREET  
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
6	10/10/06	REVISED SS OUTFALL EASEMENT	
5	9/22/06	REVISED SS OUTFALL & PROFILES	
4	8/24/06	REVISED POND 1 CONFIGURATION	
3	8/8/06	REVISED UTILITY PLAN & PROFILE	
2	7/24/06	REVISIONS PER GAINESVILLE COMMENTS	

DATE: 05/16/06  
 DRAWN BY: JAM/BHD  
 JOB NO.: 06-114

**GENERAL NOTES:**

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND ANY RECOMMENDATIONS BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER.
5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. THIS PROPERTY IS ZONED PUD
8. SITE AREA = 3.90 ACRES
9. BOUNDARY & TOPOGRAPHIC INFORMATION WAS TAKEN FROM FIELD INFO PREPARED BY MORELAND ALTOBELLI & ASSOCIATES, INC. DATED 1/26/06
10. SOURCE OF DATUM IS MEAN SEA LEVEL. DRAWING IS REFERENCED TO STATE PLANE COORDINATE SYSTEM.
11. THE PROPOSED USE OF THE PROPERTY IS A CONDOMINIUM DEVELOPMENT WITH 28 UNITS

**UTILITY NOTES:**

- 1) THE GAINESVILLE PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE PUBLIC UTILITIES DEPARTMENT WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
- 2) ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY UTILITIES ENGINEERING AND PLANNING OFFICE.

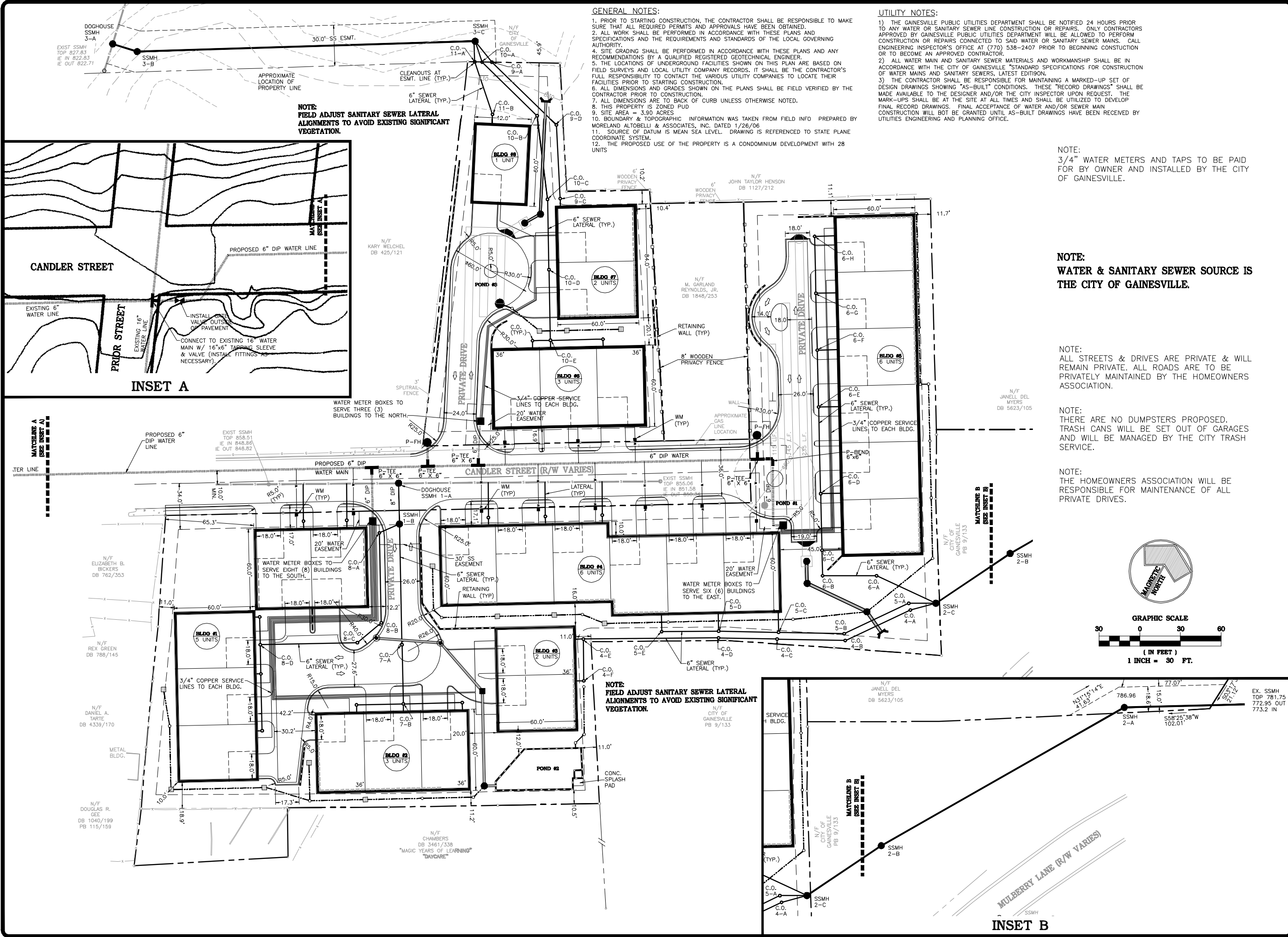
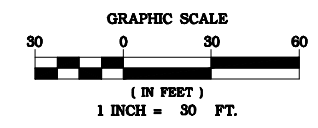
NOTE:  
 3/4" WATER METERS AND TAPS TO BE PAID FOR BY OWNER AND INSTALLED BY THE CITY OF GAINESVILLE.

NOTE:  
 WATER & SANITARY SEWER SOURCE IS THE CITY OF GAINESVILLE.

NOTE:  
 ALL STREETS & DRIVES ARE PRIVATE & WILL REMAIN PRIVATE. ALL ROADS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

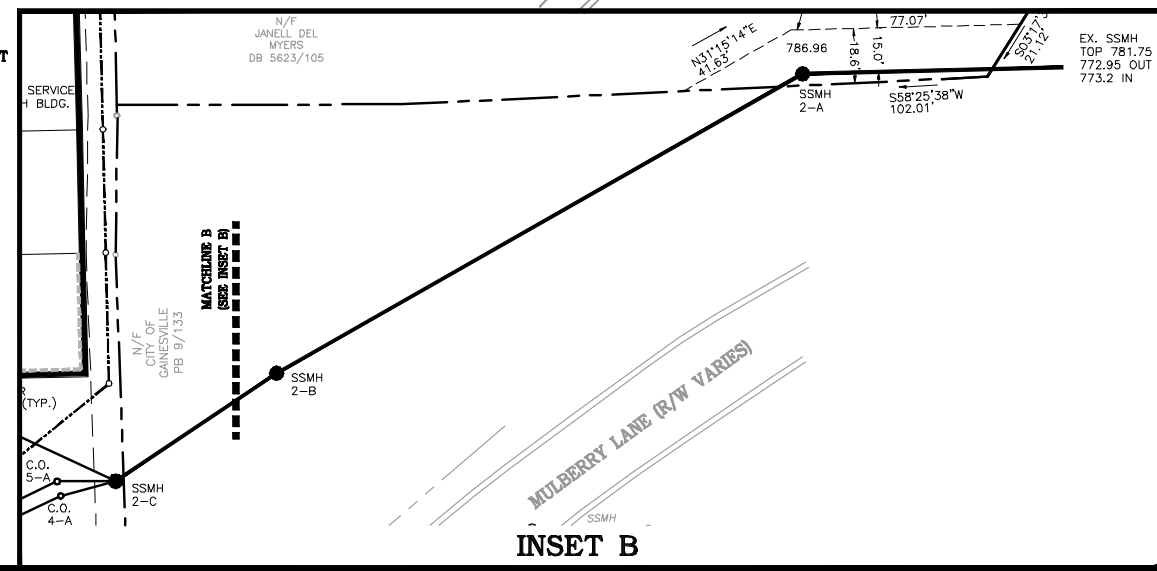
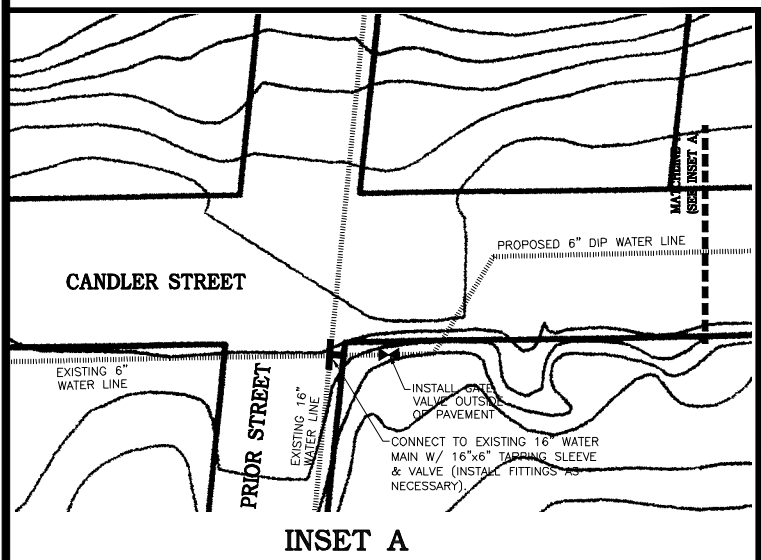
NOTE:  
 THERE ARE NO DUMPSTERS PROPOSED. TRASH CANS WILL BE SET OUT OF GARAGES AND WILL BE MANAGED BY THE CITY TRASH SERVICE.

NOTE:  
 THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE DRIVES.



NOTE:  
 FIELD ADJUST SANITARY SEWER LATERAL ALIGNMENTS TO AVOID EXISTING SIGNIFICANT VEGETATION.

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**INSET B**