

**NOTES**

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF SAVANNAH'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE CITY ENGINEER.
- THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE CITY OF SAVANNAH WILL ONLY MAKE THE WET TAP. THE CITY WILL NOT INSTALL THE WATER SERVICE LATERAL.
- ALL MATERIALS USED AND COMING INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
- IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE CITY SYSTEM.
  - PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE A HAZARD TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPES, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
  - ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
  - CLEAN THE INTERIORS OF ALL PIPES BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
  - FLUSH THE NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. FLUSH NEW LINES WITH SUFFICIENT FLOW TO OBTAIN A FLUSHING VELOCITY OF 2.5FT/SEC. FLUSH LINES UNTIL WATER RUNS FREE OF DEBRIS. COORDINATE FLUSHING ACTIVITIES WITH CITY PERSONNEL.
- ANY METER OR HYDRANT REMOVED FROM THE SITE SHALL BE RETURNED TO THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- ALL ABANDONED WATER LINES SHALL BE CAPPED AT THE MAIN AND THE PIPES PLUGGED.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE WATER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7"-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE.
- CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF CITY WATER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.

**WATER GENERAL NOTES**

STANDARD CONSTRUCTION DETAILS



SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: W44

**NOTES:**

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF SAVANNAH'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE CITY ENGINEER.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW-PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- ALL ABANDONED SANITARY SEWER LINES SHALL BE PLUGGED.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SEWER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7"-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE.
- CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF CITY SEWER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.

**SANITARY SEWER GENERAL NOTES**

STANDARD CONSTRUCTION DETAILS



SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: S17

**GENERAL CONSTRUCTION NOTES:**

ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT CITY OF SAVANNAH DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. WHERE ANY CONFLICT EXISTS BETWEEN THESE PLANS AND/OR SPECIFICATIONS AND/OR CONSTRUCTION DETAILS AND THE CITY OF SAVANNAH STANDARDS, SPECIFICATIONS, DETAILS AND DEVELOPMENT ORDINANCE(S), THE CITY OF SAVANNAH STANDARDS SHALL PREVAIL.

- LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
- DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
- DIMENSIONS TO WALK ARE TO FACE OF WALK.
- DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
- DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE \$500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: "VAN ACCESSIBLE".
- TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
- REFERENCE SURVEYS:
  - BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY ANOTHER FIRM AND NOT MEI
  - VERTICAL DATUM: NAVD88 HORIZONTAL DATUM: NAD83
  - PROJECT IS ON STATE PLANE COORDINATES.
  - MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
  - ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
- OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. CITY OF SAVANNAH WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
- DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
- ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
- ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
- MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
- FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
- ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPs) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
- IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
- THE CITY OF SAVANNAH INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
- CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
- TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
- ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOF DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
- SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
- THE OWNER, OWNER'S REPRESENTATIVES, CITY OF SAVANNAH AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
- ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
- THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
- ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".

**GENERAL DEVELOPMENT NOTES:**

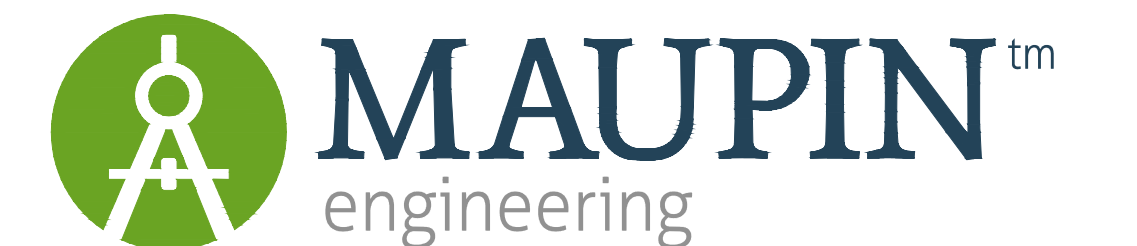
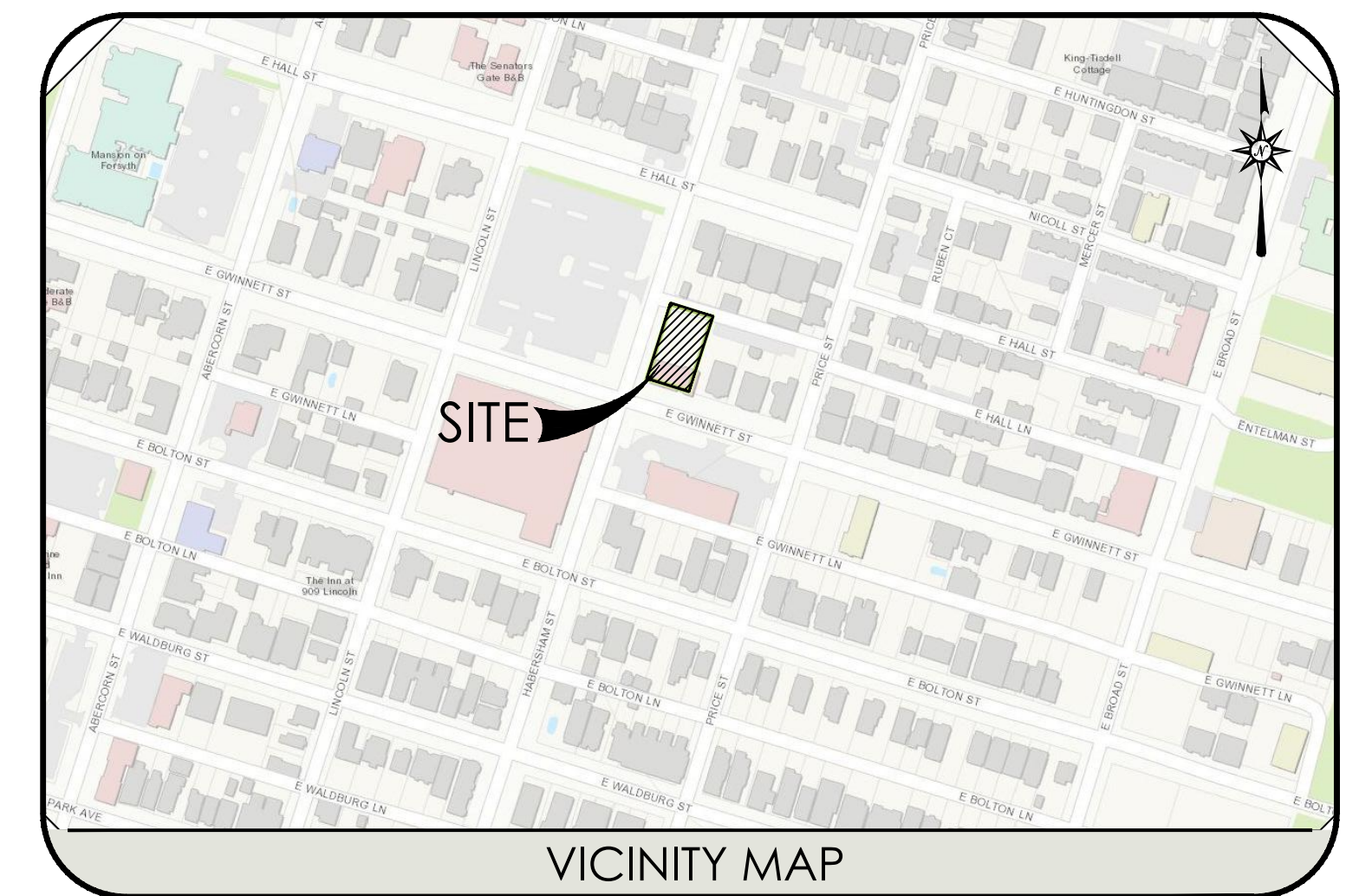
- PIN: 20044 08020  
ADDRESS: 720 Habersham Street  
Savannah, GA 31401
- TOTAL LAND ACREAGE = 0.221(±) AC  
TOTAL DISTURBED ACREAGE = 0.221(±) AC  
EXISTING BUILDING FOOTPRINT = 3,059 SF  
ADDITION (ACCESSORY BUILDING) = 1,423 SF  
PRE DEVELOPMENT  
TOTAL GREEN SPACE = 6.613(±) (68%)  
PAVED AREA = 0sf (±) (0%)  
BUILDING COVERAGE AREA = 3.059sf (±) (32%)  
POST DEVELOPMENT  
TOTAL GREEN SPACE = 3.675sf (±) (38%)  
PAVED AREA = 1.515sf (±) (16%)  
BUILDING COVERAGE AREA = 4.482sf (±) (46%)
- EXISTING USE OF PROPERTY : NONRESIDENTIAL FOOD  
PROPOSED USE OF PROPERTY : RENOVATION & ADDITION TO EXISTING
- PRESENT SITE ZONING : TC-2 & DOWNTOWN HISTORIC OVERLAY  
SETBACKS (W/ CONTRIBUTING STRUCTURE)  
FRONT : AVG. OF BLOCK FACE  
SIDES : ZONE (INTERIOR)  
REAR : 10FT MIN.  
MAXIMUM BUILDING HEIGHT : 3 STORIES / 45FT
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0154G, DATED 8/15/2018
- LANDSCAPE REQUIREMENTS  
TREE POINTS 1600TQP \* 0.22AC = 352 TQP  
PARKING TQP 1200TQP \* 0.02AC = 24 TQP  
LANDSCAPING POINTS 400LQP \* 0.22AC = 88 LQP  
TREE FUND FOR UNMET TREE POINTS \$5.84/TQP \* 352TQP = \$2,055.68  
SEE LANDSCAPE PLAN FOR PROVIDED LANDSCAPING POINTS
- PARKING SPACE CALCULATIONS:  
REQUIRED (PER CURRENT ORDINANCE):  
HALL/BANQUET/RECEPTION 1 SPACE / 75SF \* 1,423SF = 19 SPACES  
RESTAURANT 1 SPACE / 100SF \* 3,059SF = 31 SPACES  
REDUCTION (PER ART.9, SEC9.3.6 & ZONING CLASSIFICATION LETTER 22-000614-ZCL):  
HALL/BANQUET/RECEPTION 50% REDUCTION \* 19 SPACES = 9 SPACES  
RESTAURANT 40% REDUCTION \* 31 SPACES = 12 SPACES  
VEHICLE REQUIRED PER CURRENT ORDINANCE = 21 SPACES  
BICYCLE REQUIRED PER CURRENT ORDINANCE (21 \* 5%) = 1 SPACE  
GRANDFATHERED VEHICLE SPACES = 18 SPACES  
GRANDFATHERED BICYCLE SPACES = 1 SPACE  
TOTAL REQUIRED = 3 VEHICLE SPACES, 0 BICYCLE SPACES  
PROVIDED: 3 VEHICLE ON SITE
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- SEE MEP PLANS FOR SITE LIGHTING PROVIDED BY WALL PACKS

**720 HABERSHAM STREET**  
Specific Development Plan  
Site Permit #TBD

MEI Proj #131-22-01 Plan Date: 03/01/23

PREPARED FOR:

720 EAST GWINNETT STREET LLC  
Stratton Leopold  
28 South Rockwell Ave  
Savannah, GA 31419  
617-800-3403  
icecreamproducer@mgc.com



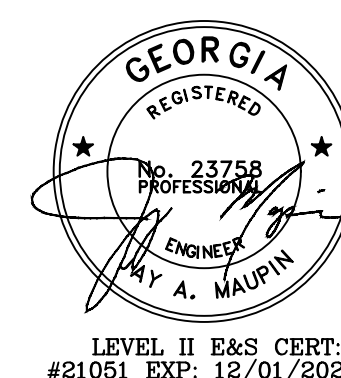
114 WEST 42<sup>ND</sup> STREET OFFICE PHONE (912) 235-2915  
SAVANNAH, GA 31401 GENERAL@MAUPINENGINEERING.COM

**SHEET INDEX**

C.0	COVER - NOTES
C.1	STAMPED SURVEY
C.2	DEMOLITION PLAN
C.3	STAKING PLAN
C.4	UTILITY PLAN
C.5	GRADING PLAN
C.6	LANDSCAPING PLAN
C.D1-D3	DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION

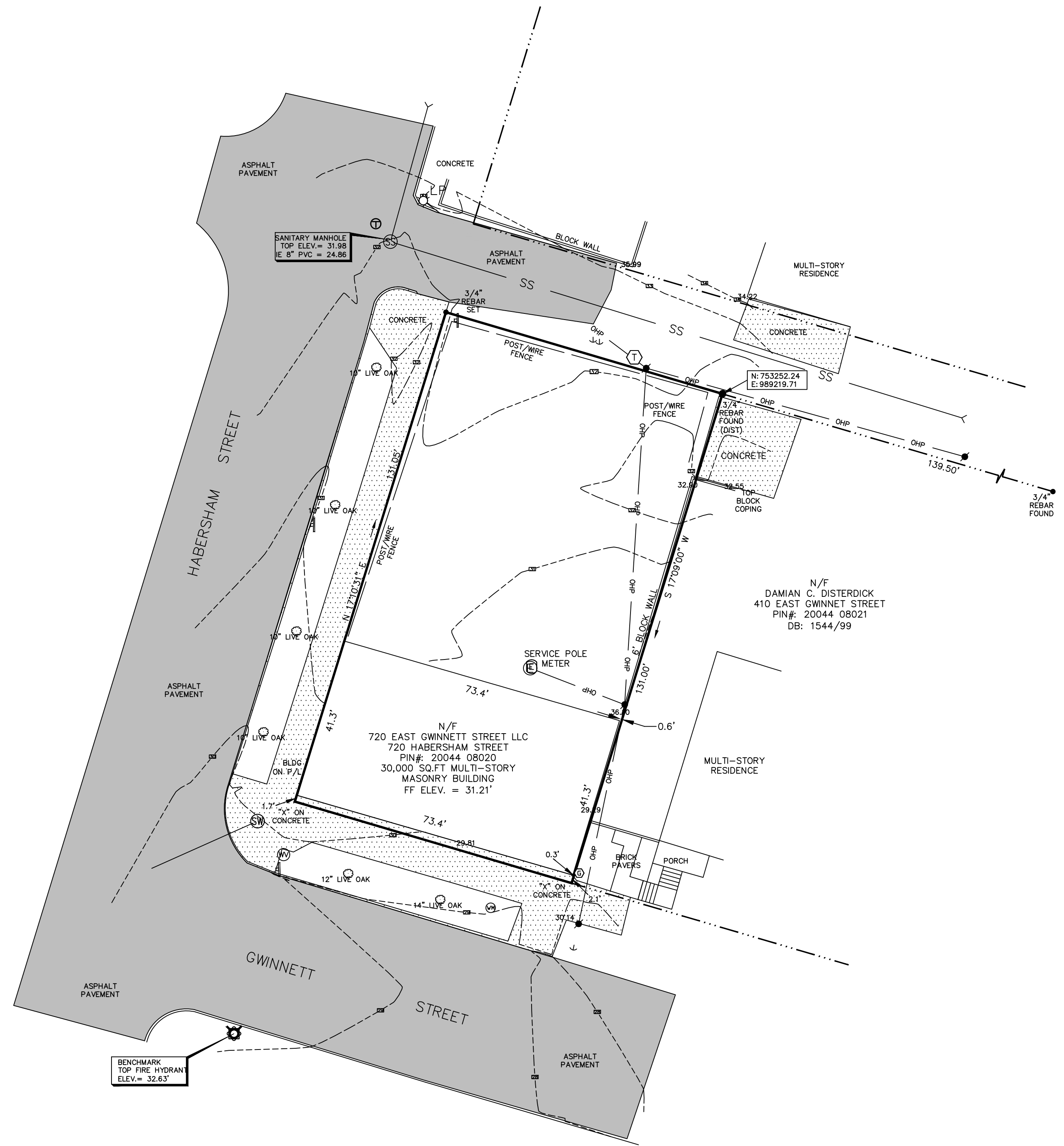
THIS SET IS RELEASED FOR PERMITTING 03/01/23  
**NOT FOR PRICING** ©COPYRIGHT 2022 Maupin Engineering, Inc.



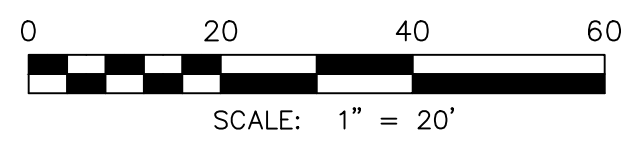
CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

GRID NORTH  
 CASTPL - EAST - NAD 83

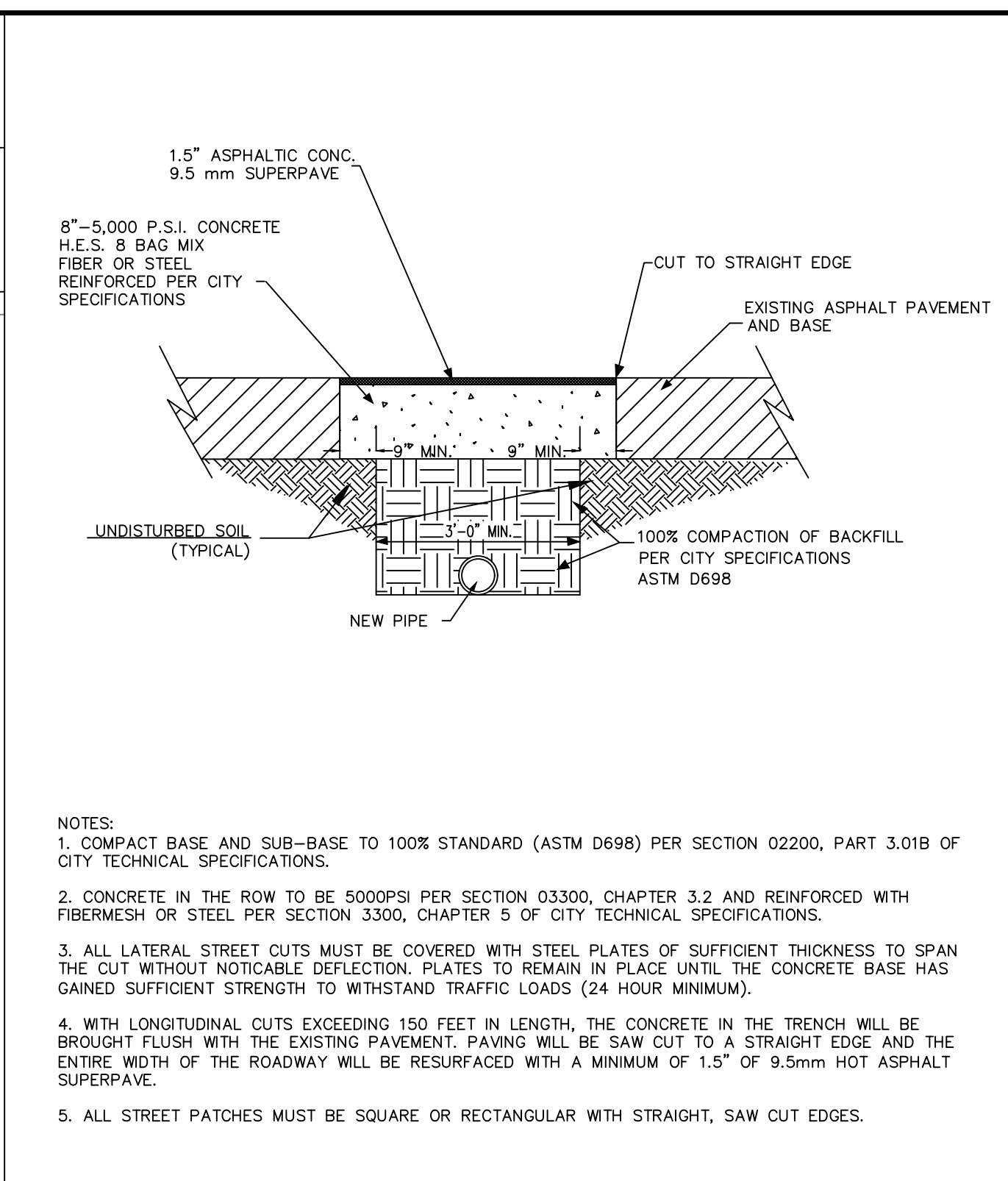
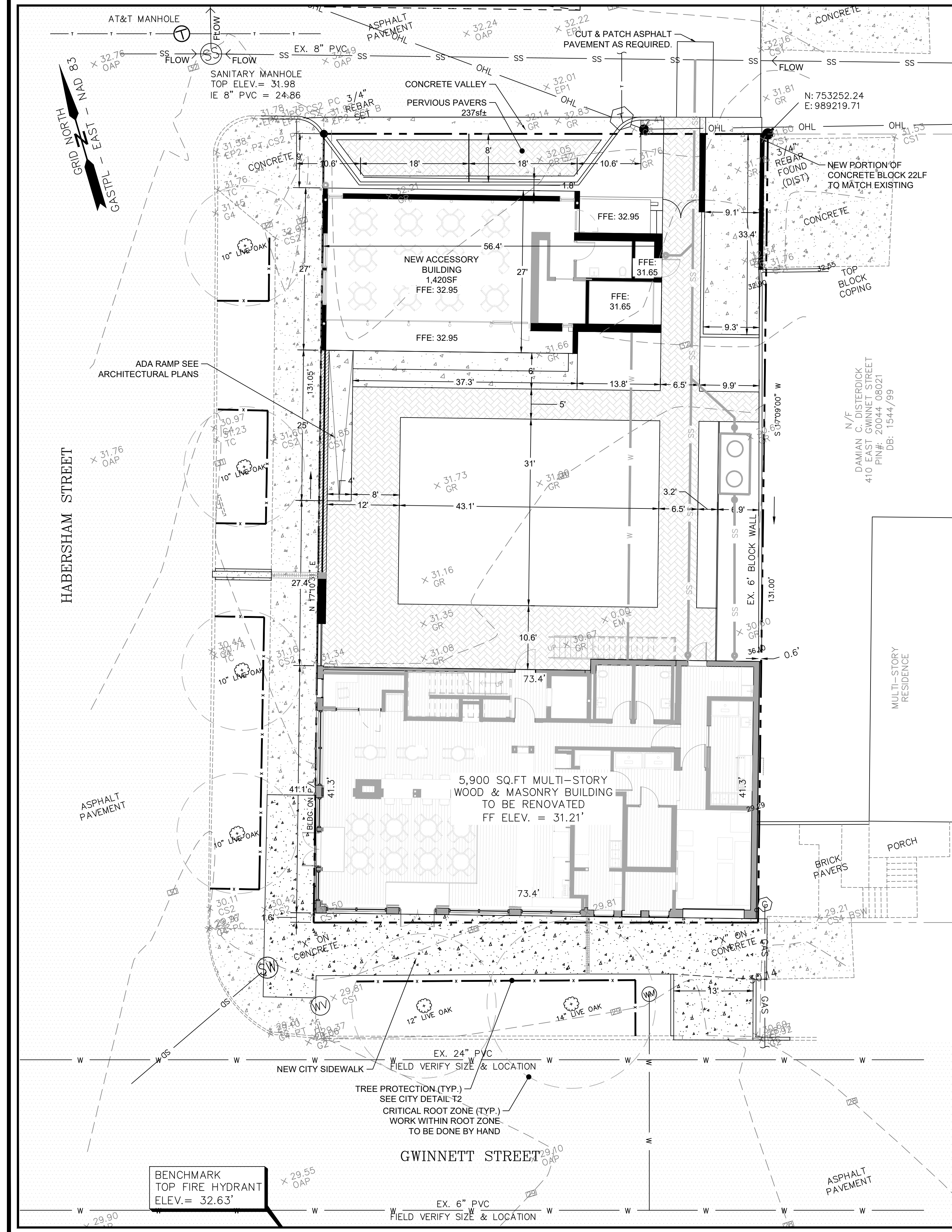
N/F  
 720 EAST GWINNETT STREET LLC  
 720 HABERSHAM STREET  
 TAX PIN: 20044 08020  
 9672.08 SQ. FT. / 0.222 ACRES  
 DB: 226W-684 / PRB: 16S-11B



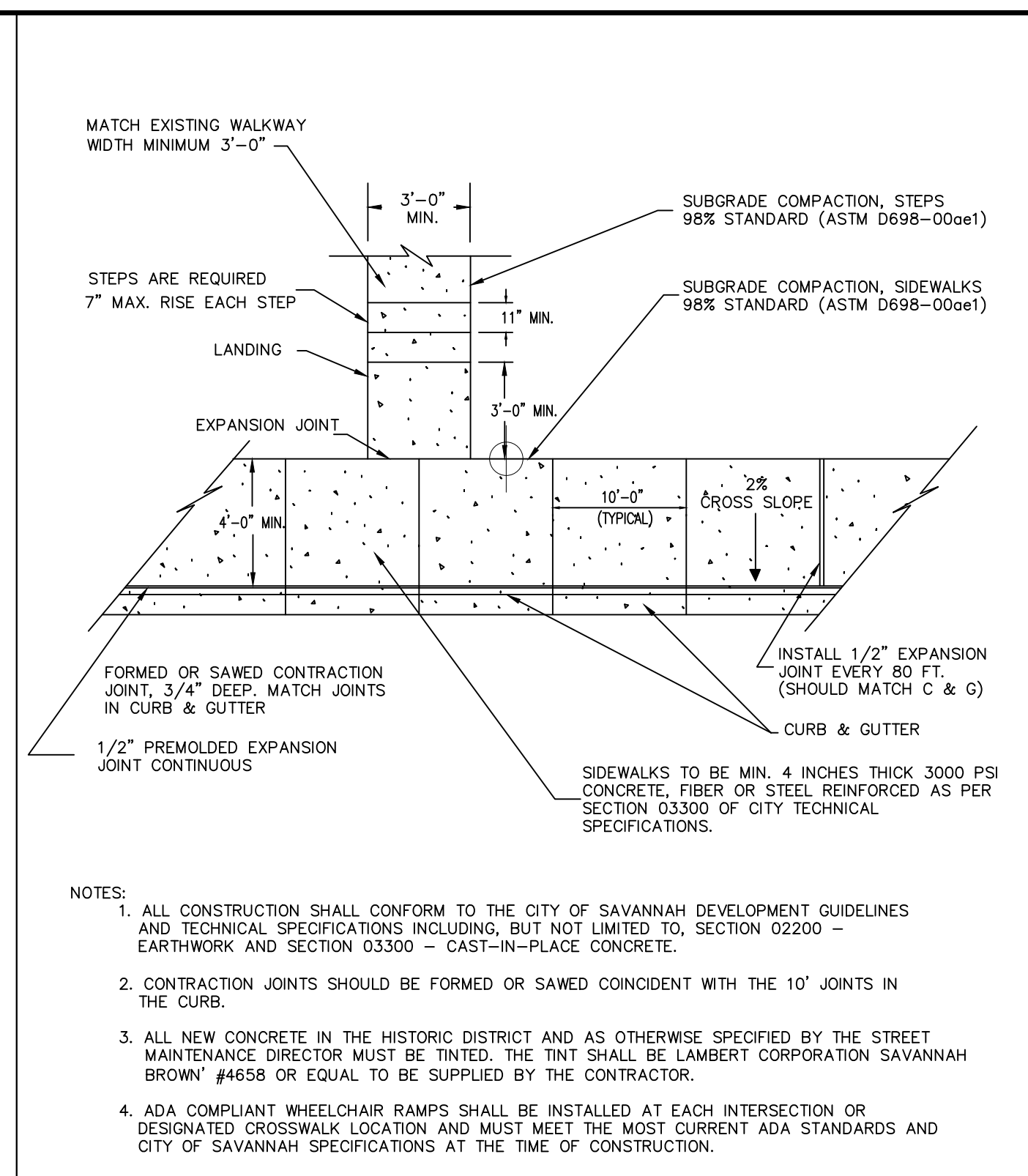
- GENERAL NOTES:
1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0154G, REVISED AUGUST 16, 2018, THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE. (ZONE "X").
  2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.
  3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
  4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
  5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
  6. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
  8. ALL LOTS TO HAVE A MINIMUM BUILDING SETBACK LINE AS DICTATED BY LOCAL JURISDICTIONAL AGENCIES AND MAY NOT BE SHOWN.
  9. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS/DEEDS OF RECORD NOT HAVE BEEN VERIFIED BY FIELD SURVEY.
  10. HORIZONTAL DATUM = GEORGIA STATE PLANE (EAST ZONE NAD83) - VERTICAL DATUM = NAVD88
  11. VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
  12. SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS OF THIS SURVEY.
  13. TOPOGRAPHIC SURVEY AS SHOWN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.



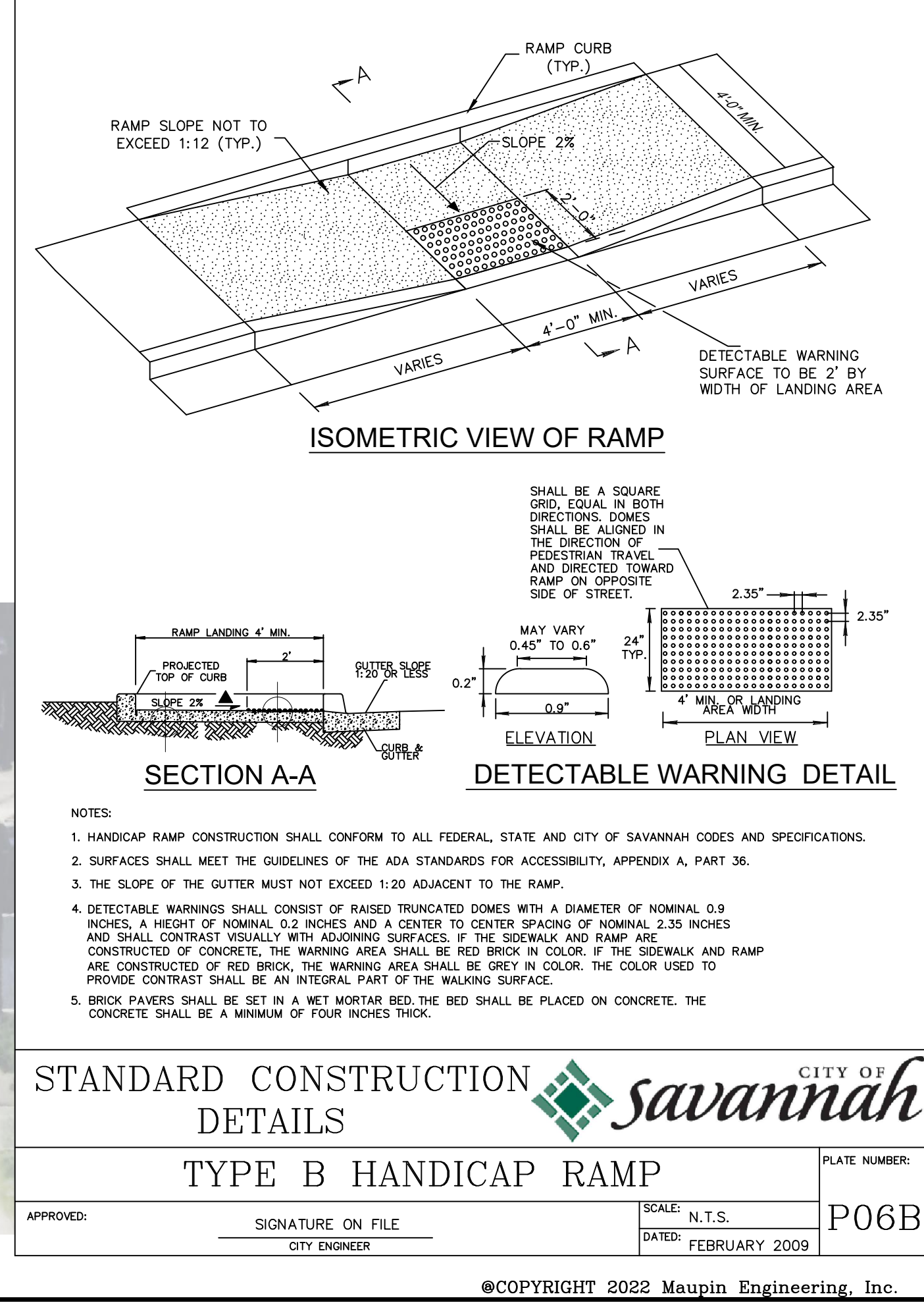
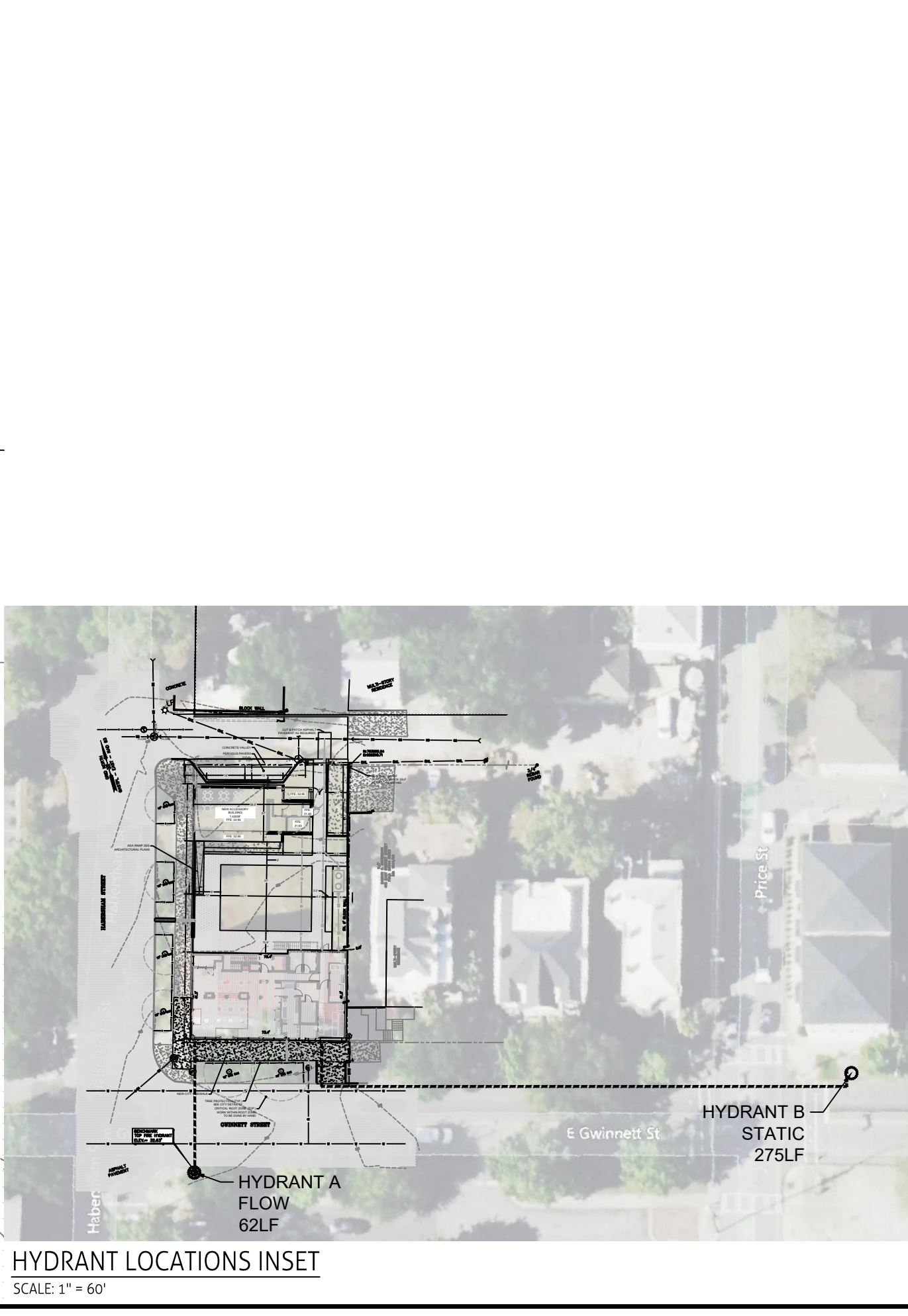




STANDARD CONSTRUCTION DETAILS		PLATE NUMBER: P07
BITUMINOUS PAVEMENT REPLACEMENT		SCALE: N.T.S. DATED: MARCH 2012
APPROVED: SIGNATURE ON FILE CITY ENGINEER		



STANDARD CONSTRUCTION DETAILS		PLATE NUMBER: P03
SIDEWALK AND WALKWAY DETAILS		SCALE: N.T.S. DATED: FEBRUARY 2009
APPROVED: SIGNATURE ON FILE CITY ENGINEER		



STANDARD CONSTRUCTION DETAILS		PLATE NUMBER: P06B
TYPE B HANDICAP RAMP		SCALE: N.T.S. DATED: FEBRUARY 2009
APPROVED: SIGNATURE ON FILE CITY ENGINEER		

REVISIONS NO. DATE DESCRIPTION

MAUPIN<sup>tm</sup> engineering

114 WEST 4TH STREET SAVANNAH, GA 31401  
OFFICE PHONE (912) 235-2915  
GENERAL@MAUPINENGINEERING.COM

STAKING PLAN  
720 HABERSHAM STREET

LEVEL II E&S  
REGISTERED PROFESSIONAL ENGINEER  
MAY A. MAUPIN  
CERT.#21051 EXP: 12/01/2024  
STATUS: RELEASED FOR PERMITTING  
DRWN: ADD 6-7-2022  
CHKD: JAM DATE

SCALE: 1" = 10'

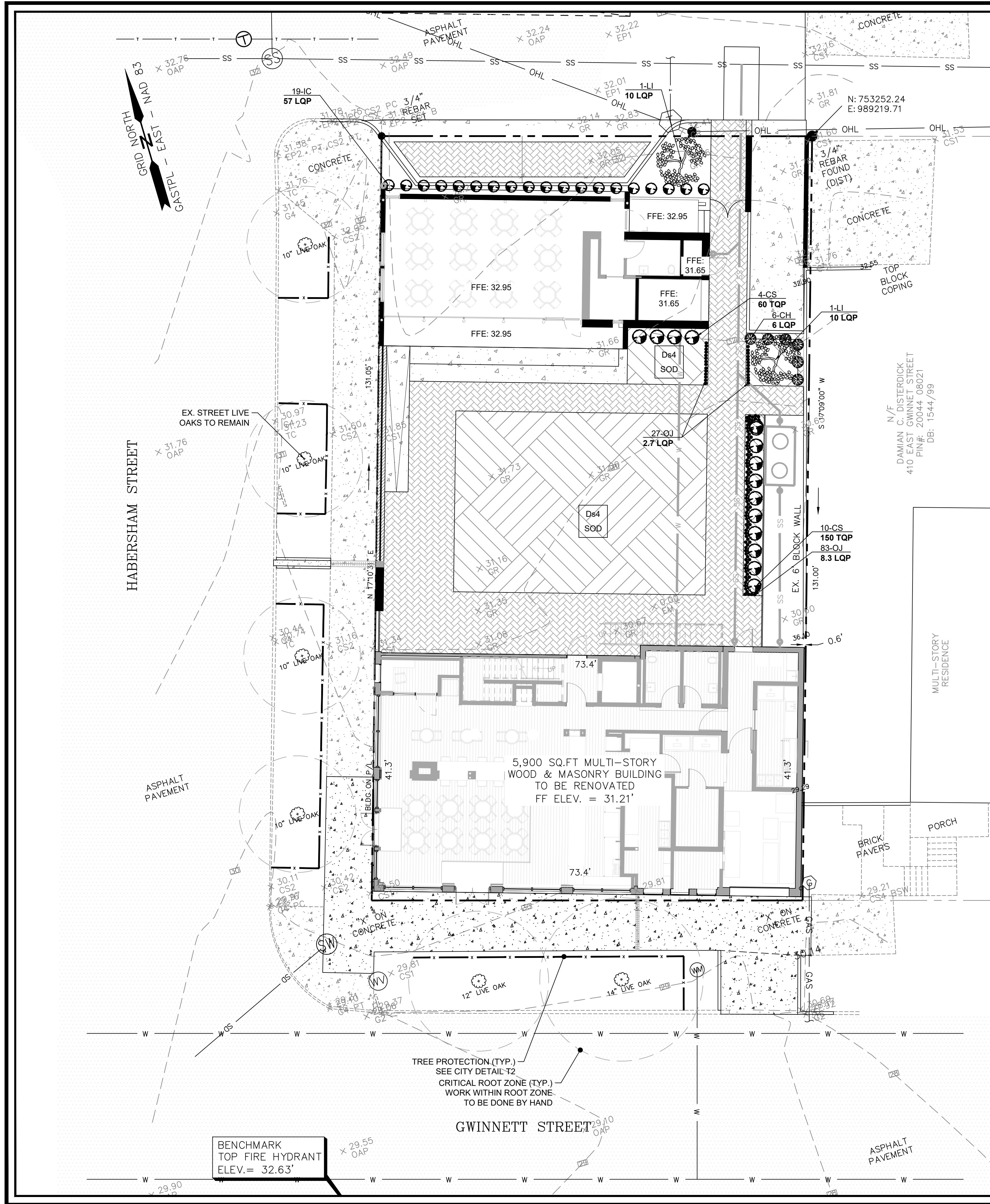
SHEET NO. C.3  
131-22-01

PROJECT NO.

©COPYRIGHT 2022 Maupin Engineering, Inc.

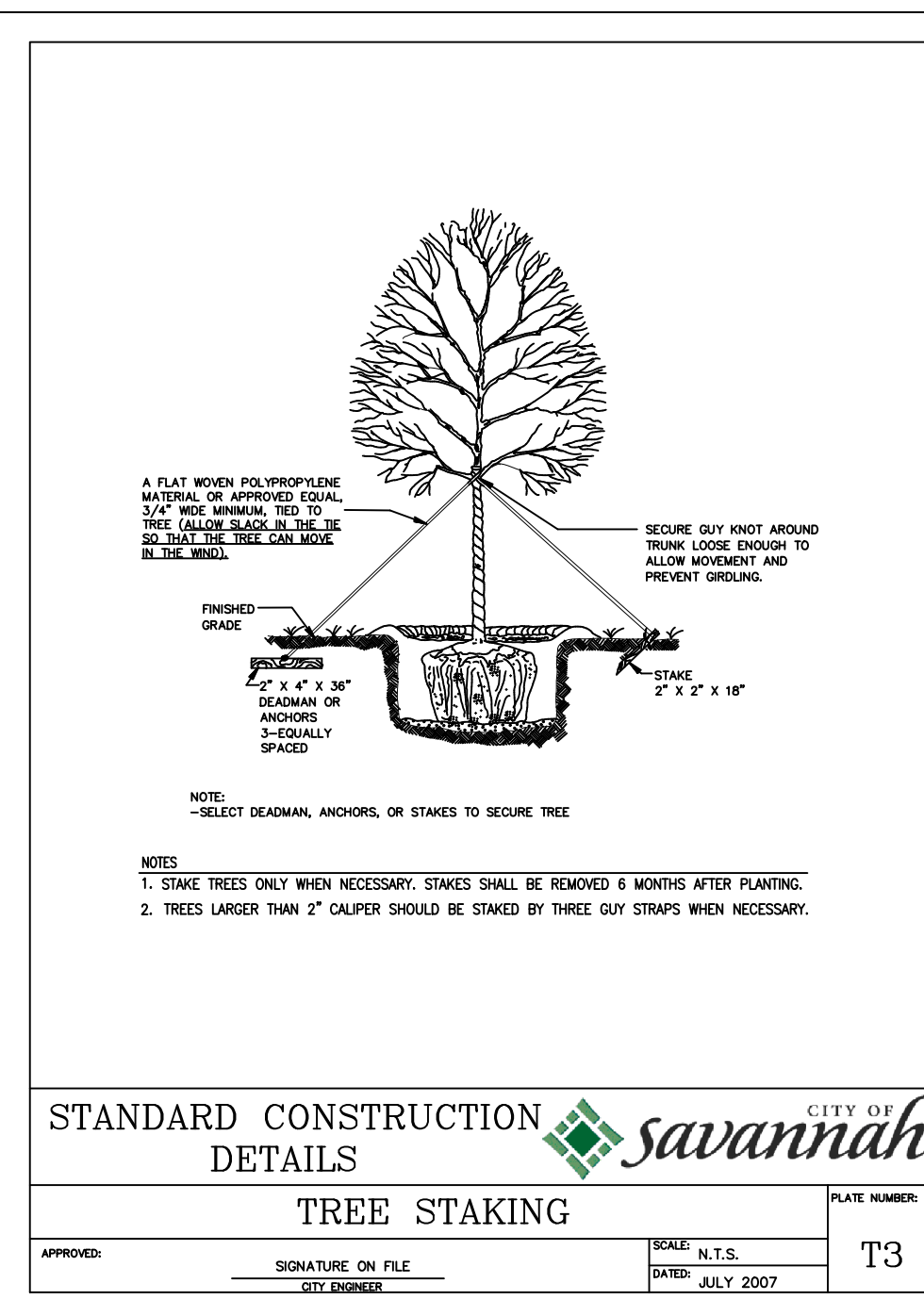
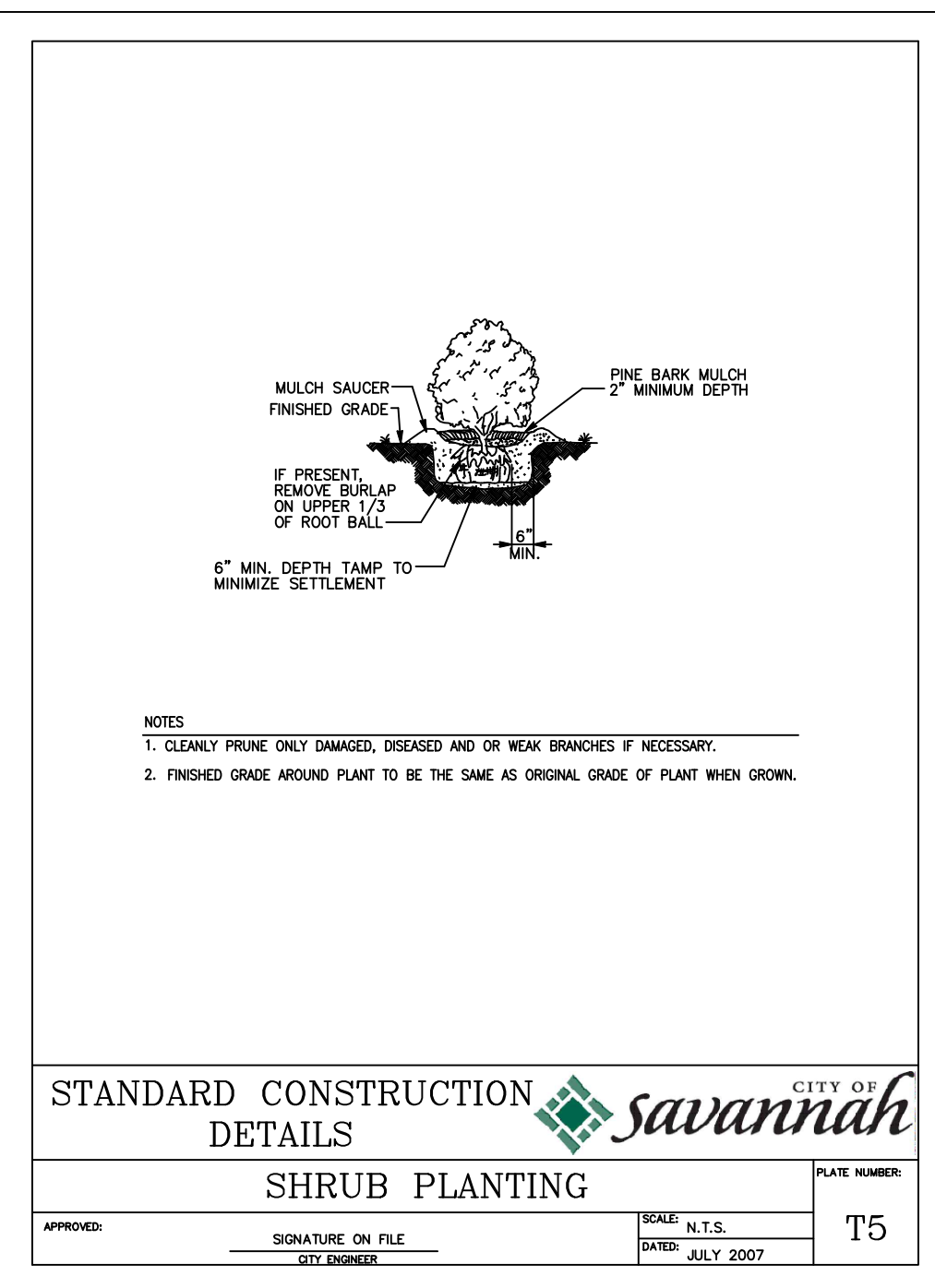
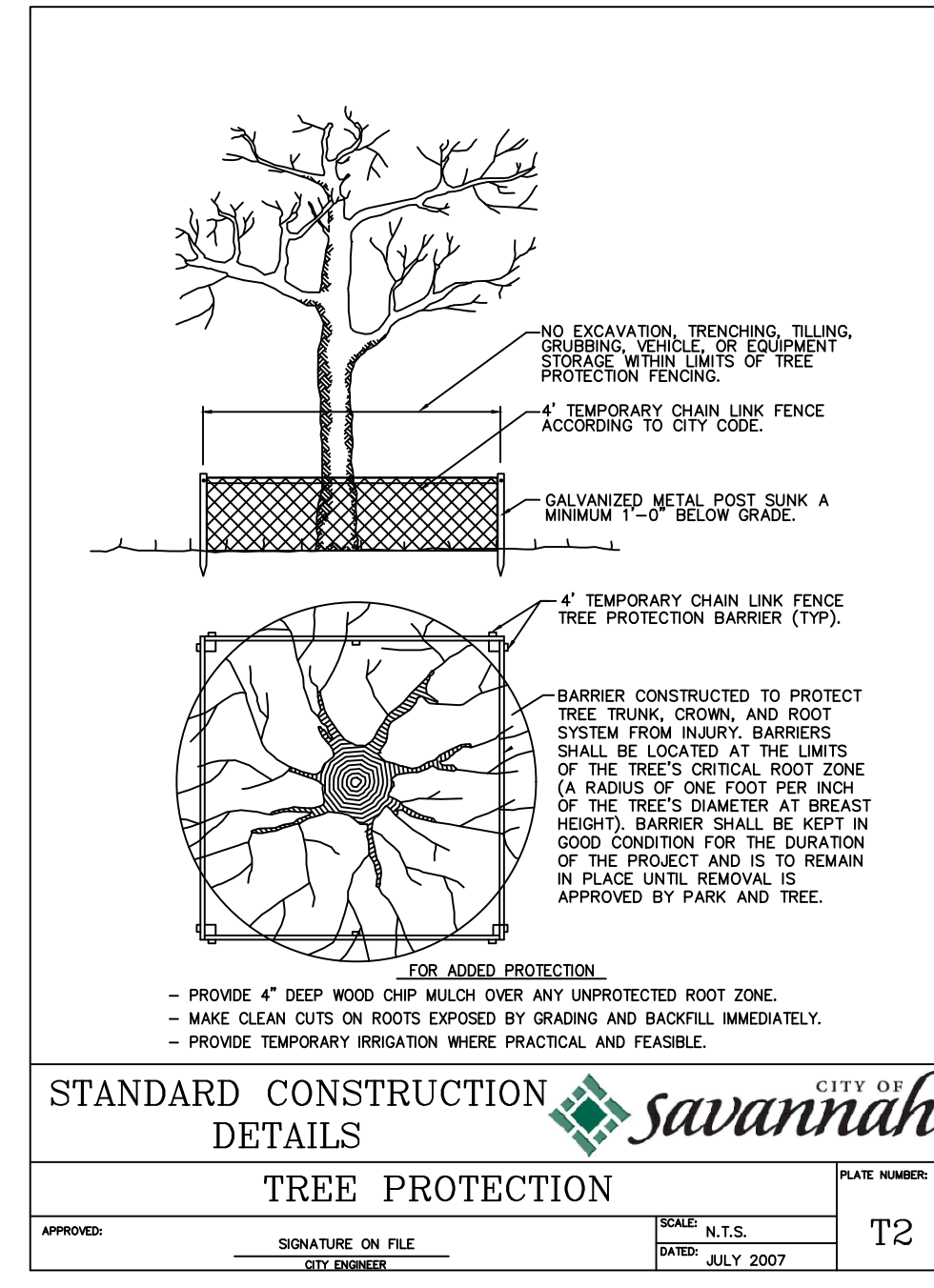






### LANDSCAPING REQUIREMENT CALCS

Total Parcel Area, TA	0.22	Acres
Greenscape	0.08 (38%)	Acres (%)
Building Coverage (4,482sf)	46.33%	%
Parking Area, PA	0.02	Acres
Easement Area, EA	0.00	Acres
Net Parcel Area, TA <sub>n</sub> (TA-EA)	0.22	Acres
TQP Required (TA <sub>n</sub> * 1,600)	352	TQP
Parking TQP Required (PA * 1,200)	24	TQP <sub>p</sub>
LQP Required (TA * 400)	88	LQP
TQP Total Preserved	0	TQP
LQP Total Preserved	0	LQP
TQP Total Planted	210	TQP
Parking TQP Provided	0	TQP <sub>p</sub>
LQP Total Provided	99	LQP
Unmet TQP, uTQP	142	TQP
TQP Tree Fund Req. (uTQP * \$5.84)	\$829.28	\$



### PLANTING SCHEDULE

ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	TQP	LQP
OJ	OPHIPOGON JAPONICUS	MONDO GRASS	110	1 GAL	1' O.C.	--	11.0
CH	CEPHALOTAXUS HARRINGTONIA WD	'PROSTRATA' PLUM YEW	11	3 GAL	3' O.C.	--	11
IC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	19	3 GAL	3' O.C.	--	57
LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2	1.0\"/>			
CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	14	2.0\"/>			
<b>TOTAL</b>						<b>210</b>	<b>99.0</b>

### Trees Preserved

Size (in.)	Common Name	Retention Factor TQP = in. <sup>2</sup> * RTF	TQP	LQP
10	Live Oak *	1.5	150	--
10	Live Oak *	1.5	150	--
10	Live Oak *	1.5	150	--
10	Live Oak *	1.5	150	--
12	Live Oak *	1.5	216	--
14	Live Oak *	1.5	294	--
<b>TOTALS</b>			<b>1,110</b>	<b>0</b>

\* denotes parking TQP<sub>p</sub>

REVISIONS  
NO. DATE DESCRIPTION

MAUPIN<sup>tm</sup>  
engineering

114 WEST 42<sup>ND</sup> STREET  
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915  
GENERAL@MAUPINENGINEERING.COM

LANDSCAPING PLAN  
720 HABERSHAM STREET

LEVEL II E&S  
REGISTERED  
ENGINEER  
MAUPIN  
CERT.#21051 EXP: 12/01/2024  
STATUS:

**RELEASED FOR PERMITTING**

DRWN: ADD 6-7-2022  
CHKD: JAM DATE

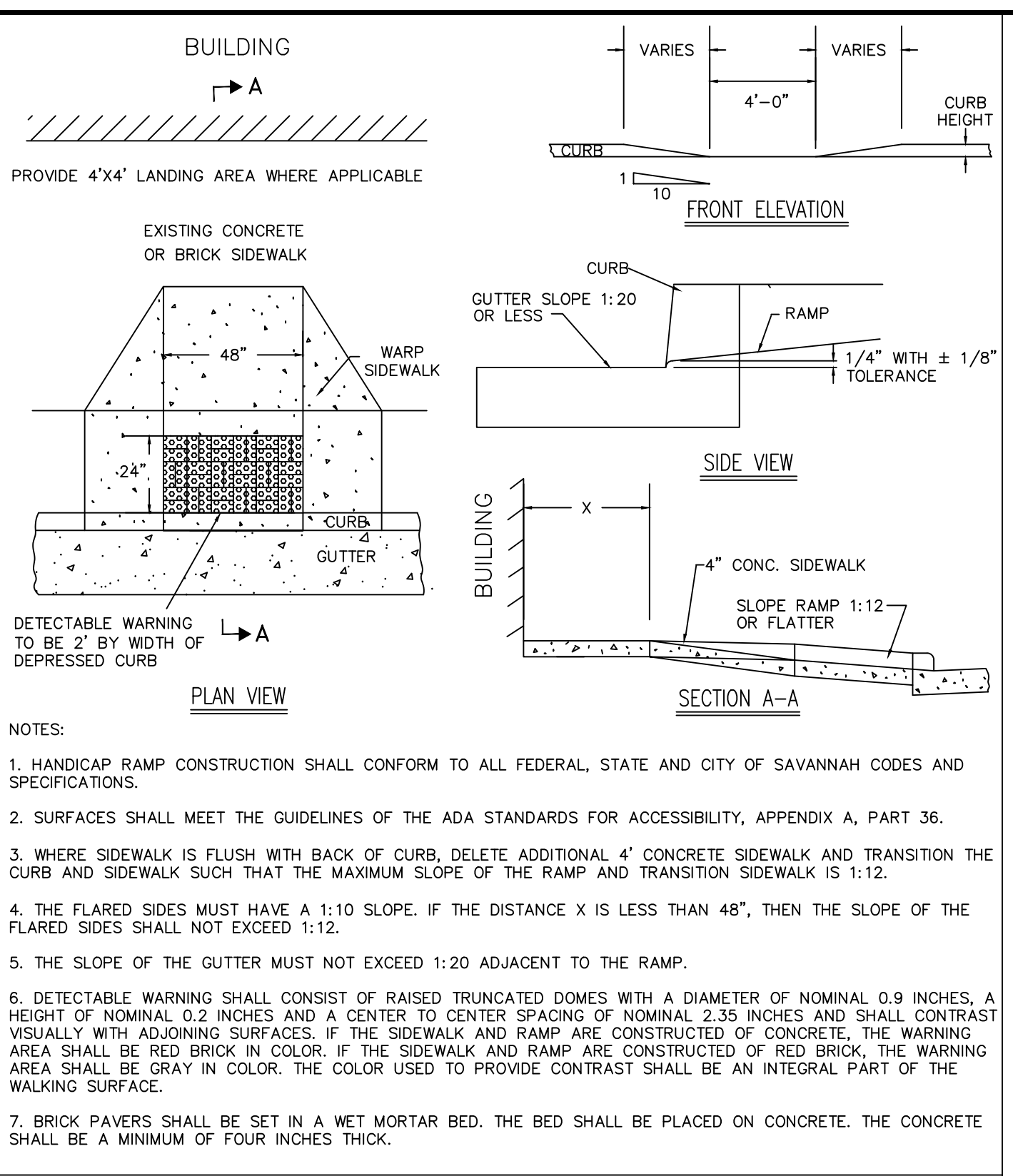
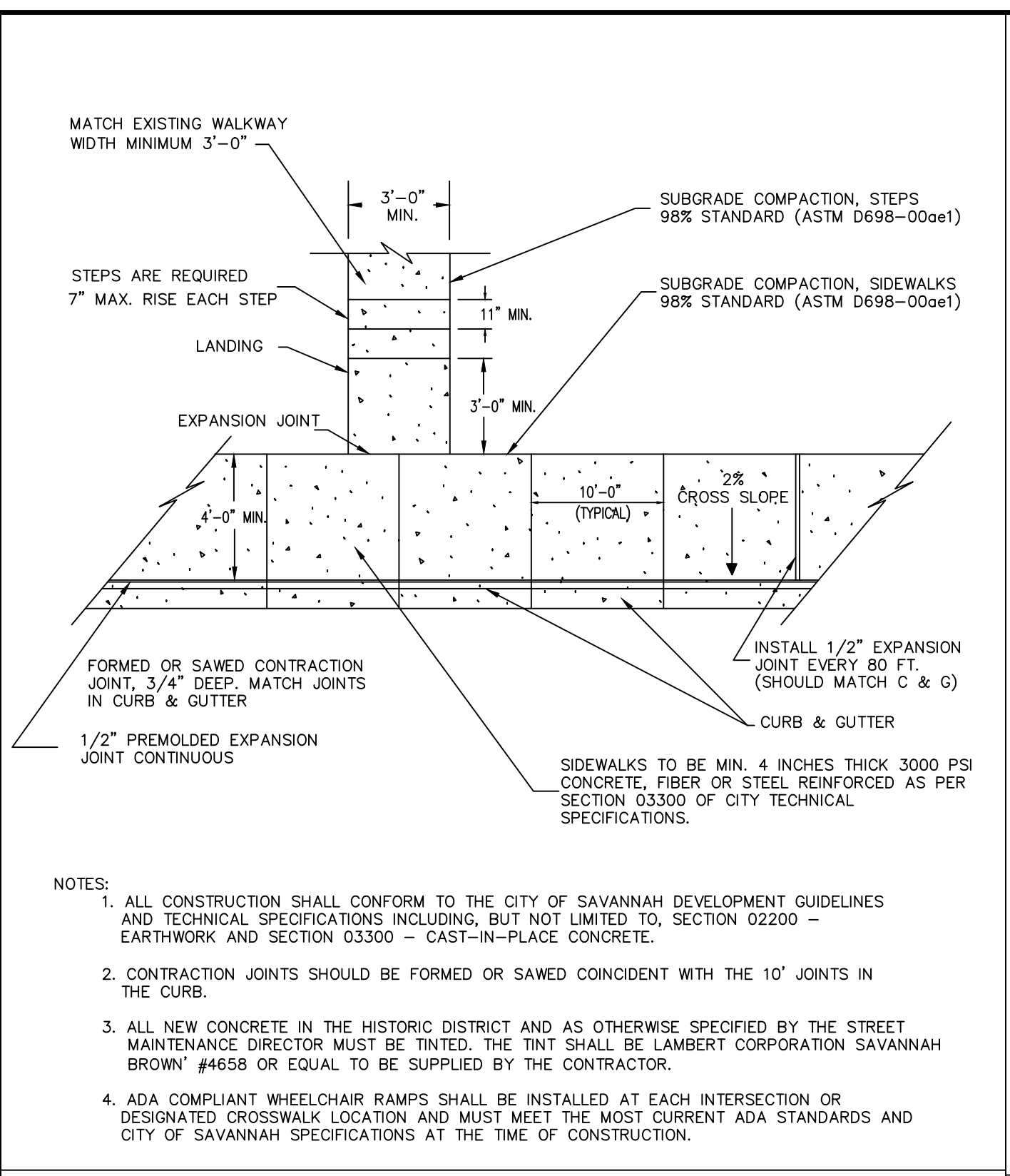
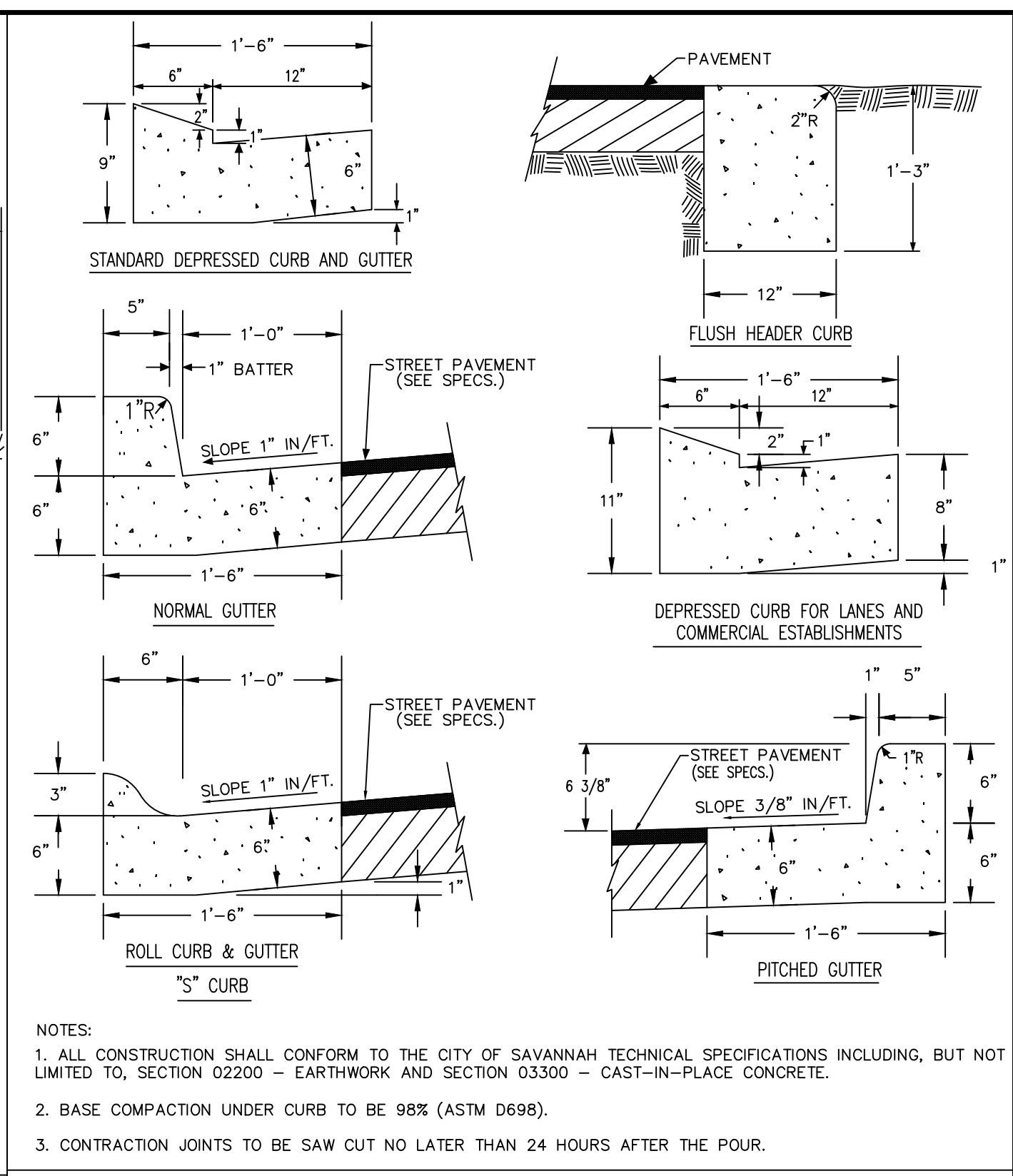
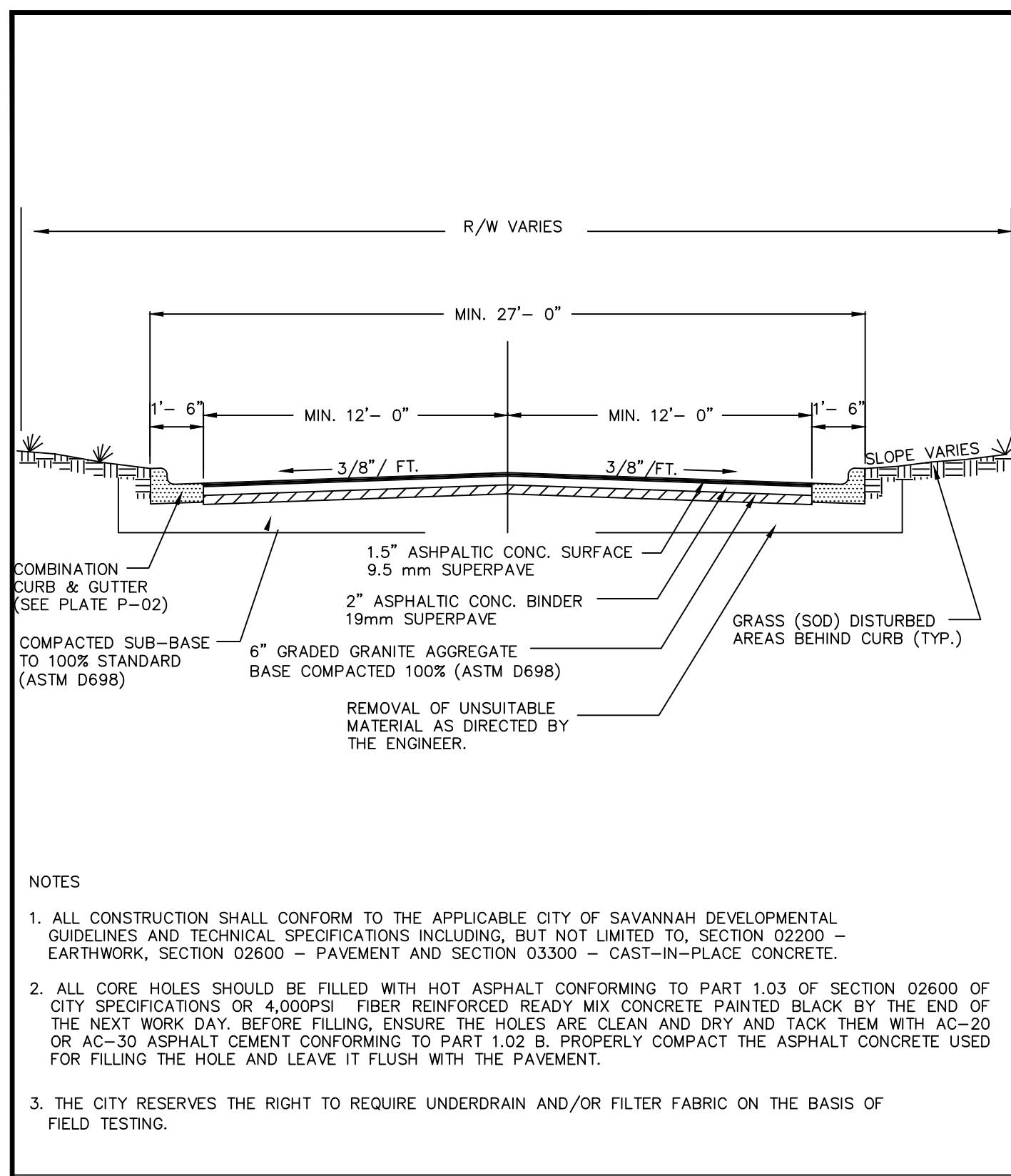
SHEET NO.

SHEET NO.

C.6  
131-22-01

PROJECT NO.

©COPYRIGHT 2022 Maupin Engineering, Inc.



STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

TYPICAL STREET PAVEMENT SECTION

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: JANUARY 2009

PLATE NUMBER: P01

STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

CURB AND GUTTER DETAILS

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: FEBRUARY 2009

PLATE NUMBER: P02

STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

SIDEWALK AND WALKWAY DETAILS

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: FEBRUARY 2009

PLATE NUMBER: P03

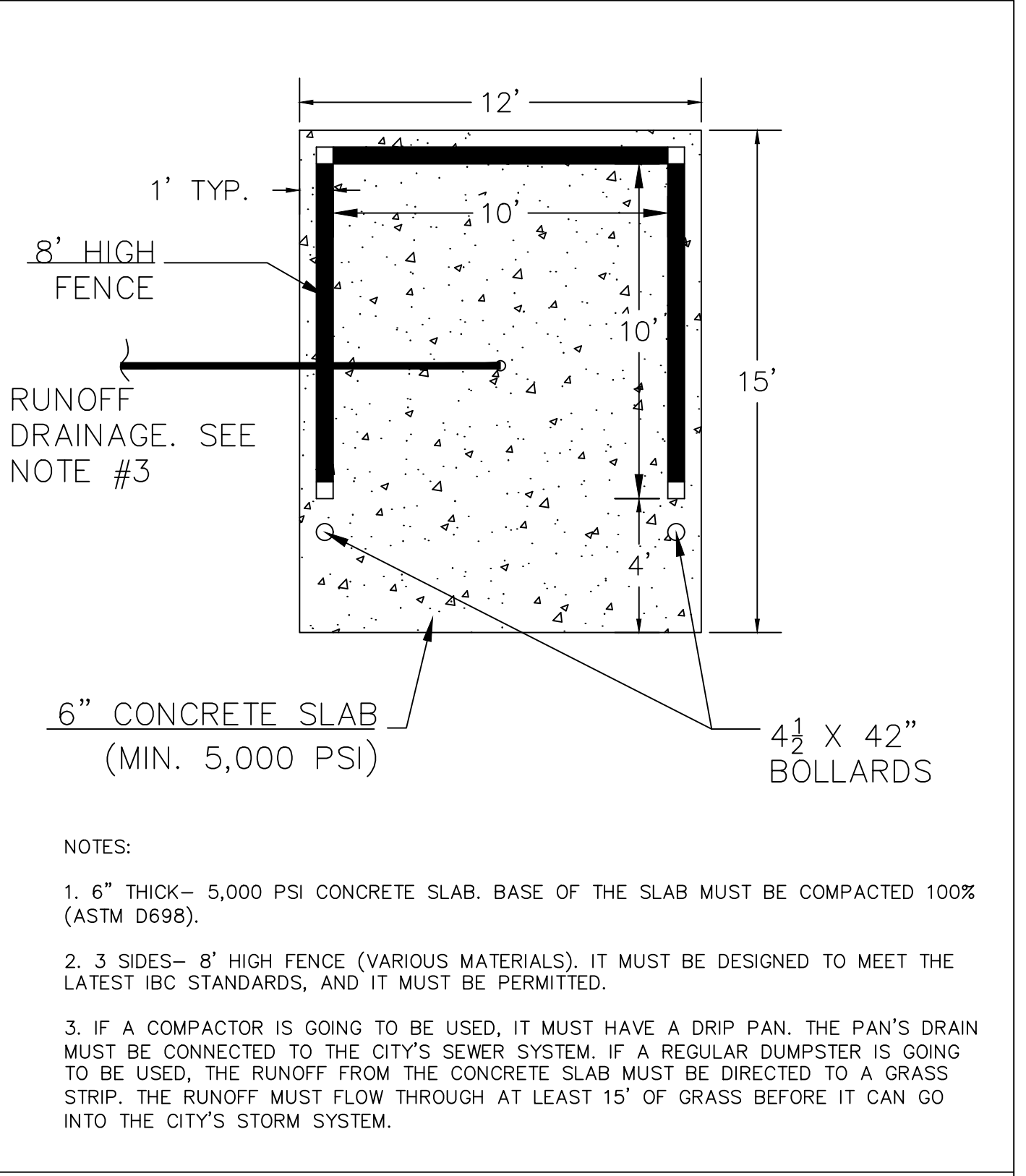
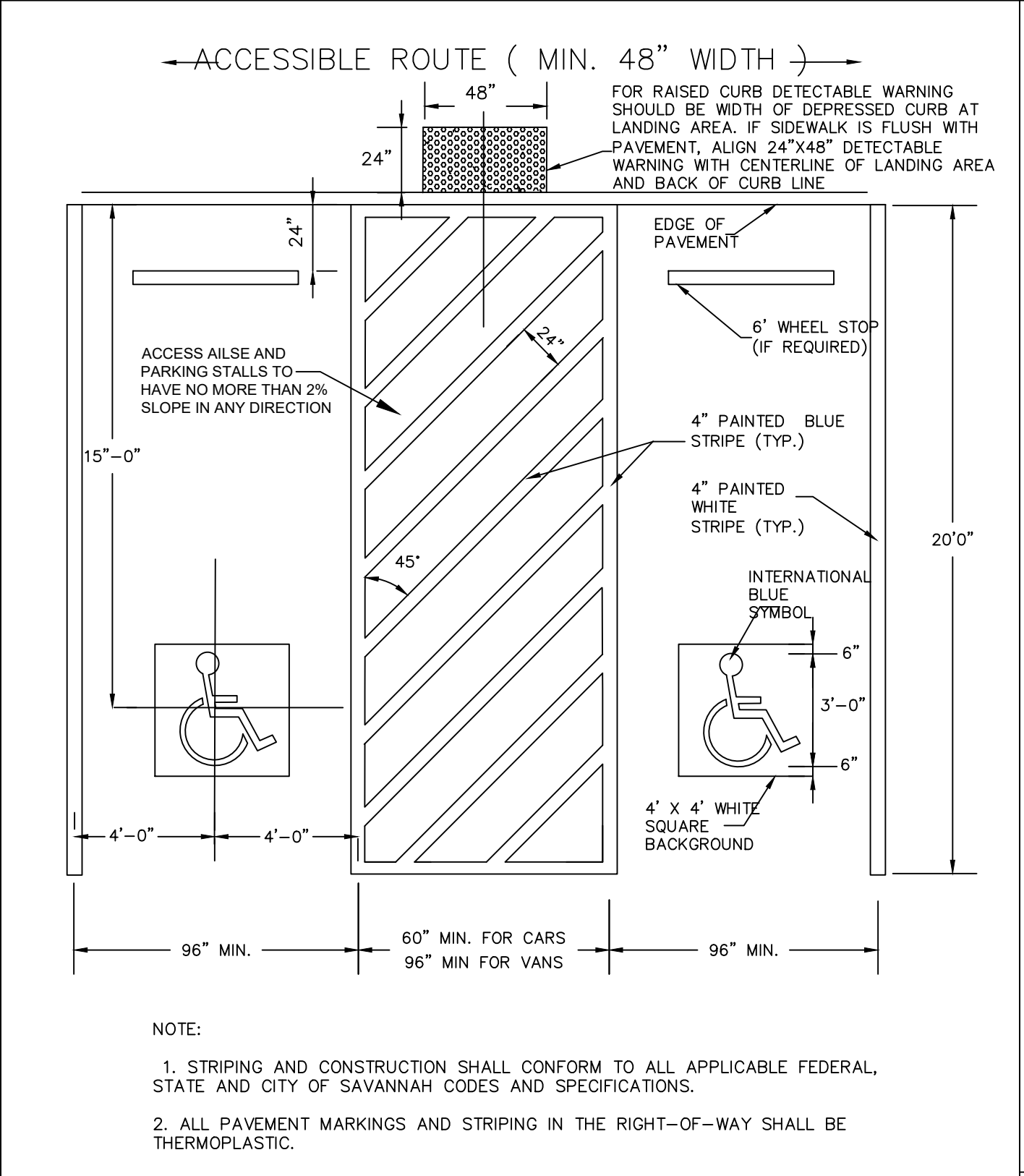
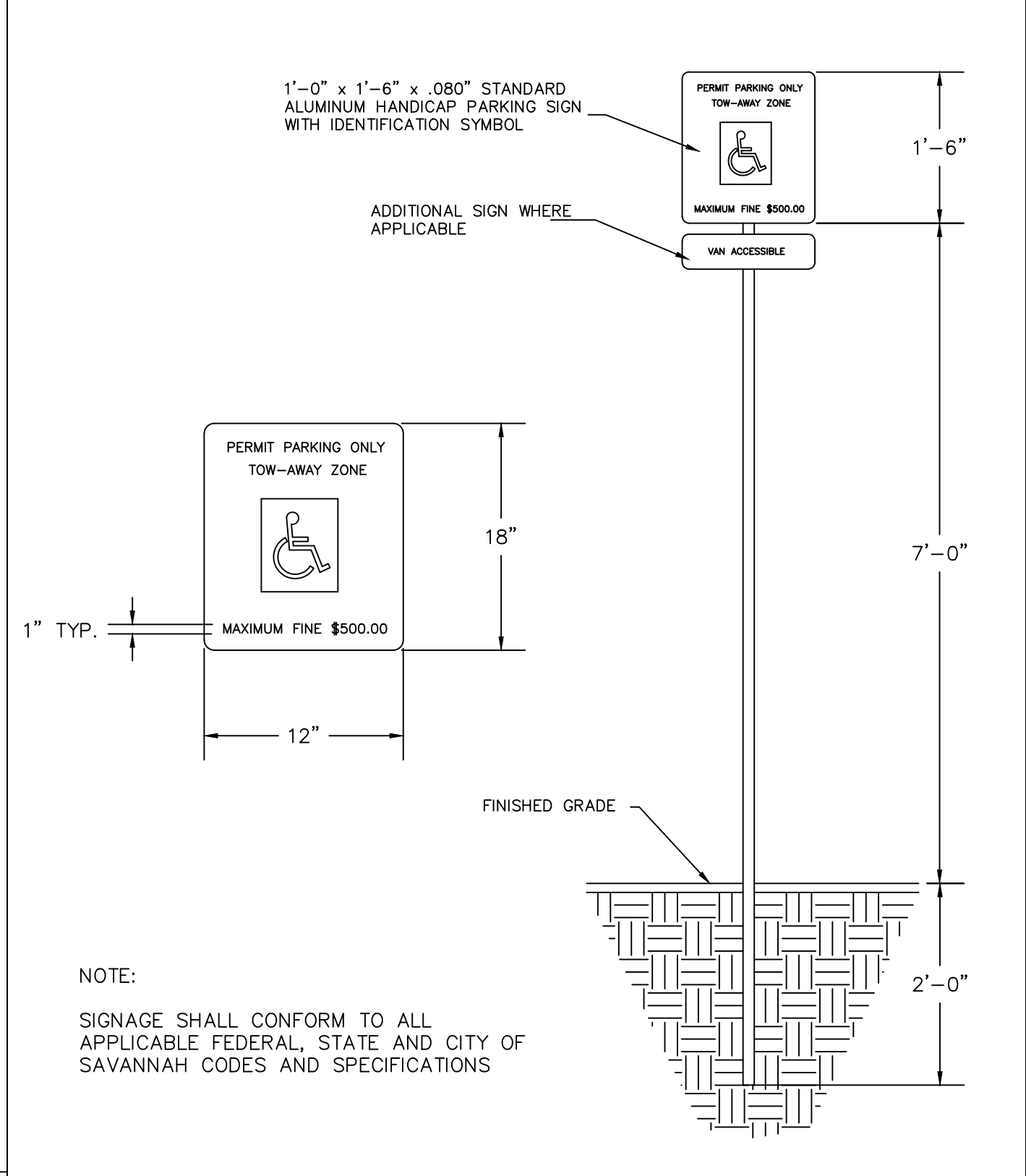
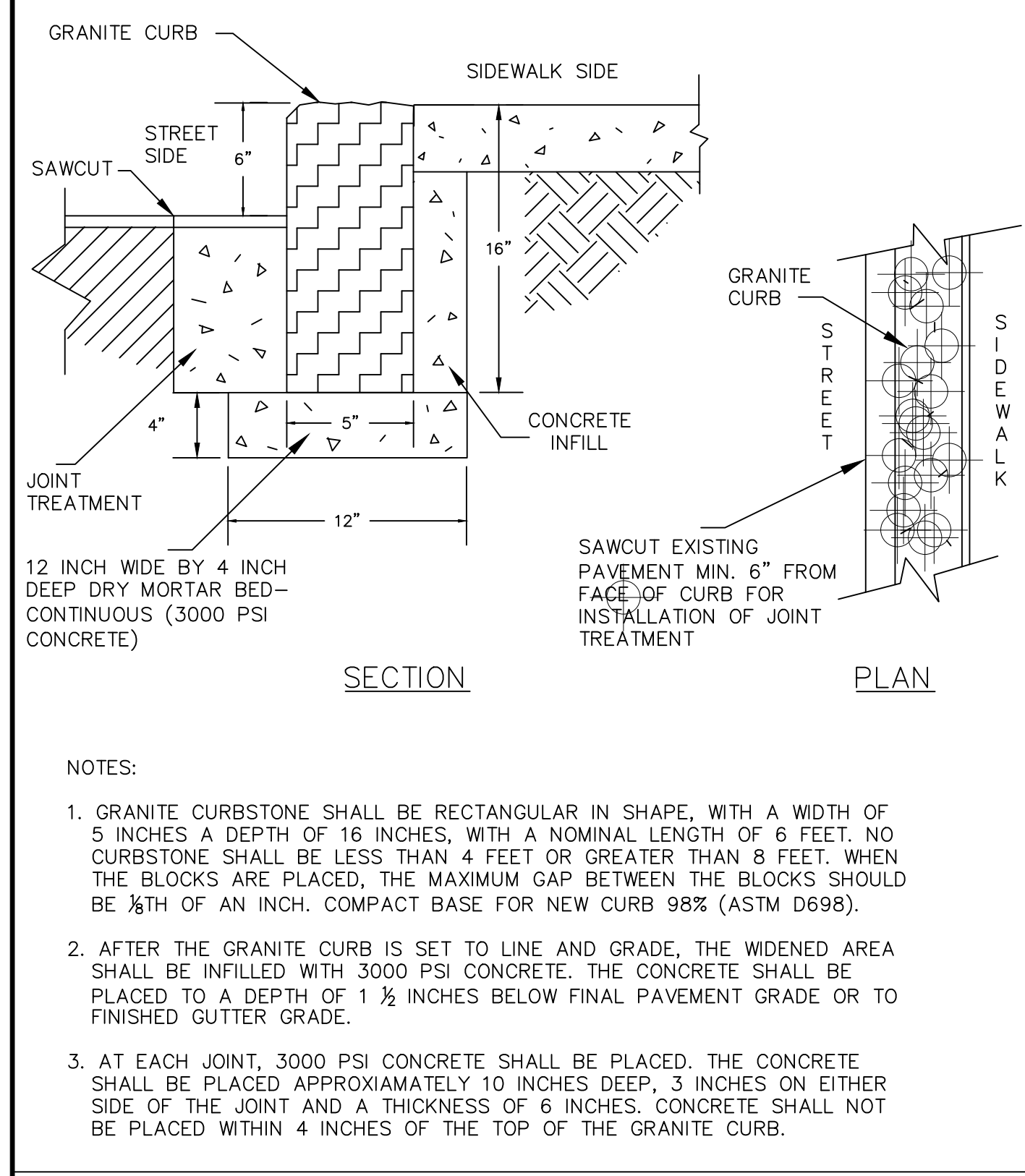
STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

HANDICAP RAMP

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: JANUARY 2009

PLATE NUMBER: P06



STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

GRANITE CURB DETAIL

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: FEBRUARY 2009

PLATE NUMBER: P10

STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

HANDICAP PARKING SIGN DETAIL

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: JANUARY 2009

PLATE NUMBER: P14

STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

ADA HANDICAP PARKING SPACE STRIPING DETAIL

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: FEBRUARY 2009

PLATE NUMBER: P15

STANDARD CONSTRUCTION DETAILS **savannah** CITY OF

DUMPSTER ENCLOSURE (3 SIDES)

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S. DATED: FEBRUARY 2009

PLATE NUMBER: SA-01

REVISIONS: NO. DATE DESCRIPTION

**MAUPIN** engineering

114 WEST 47TH STREET SAVANNAH, GA 31401

OFFICE PHONE (912) 735-7915

GENERAL@MAUPINENGINEERING.COM

PAVEMENT DETAILS

720 HABERSHAM STREET

GEORGIA REGISTERED ENGINEER

STATUS: RELEASED FOR PERMITTING

DRAWN: ADD 6-7-2022

CHKD: JAM DATE

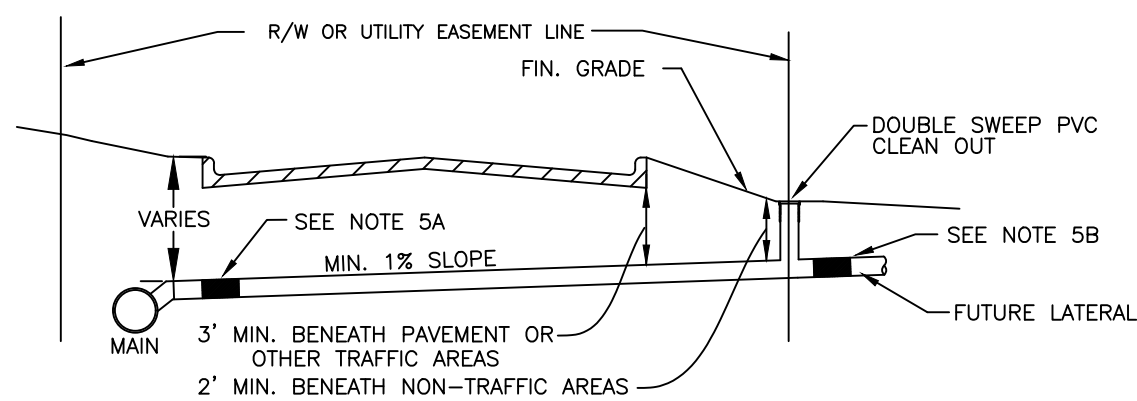
NOT TO SCALE

SHEET NO. **C.d1** 131-22-01

PROJECT NO.

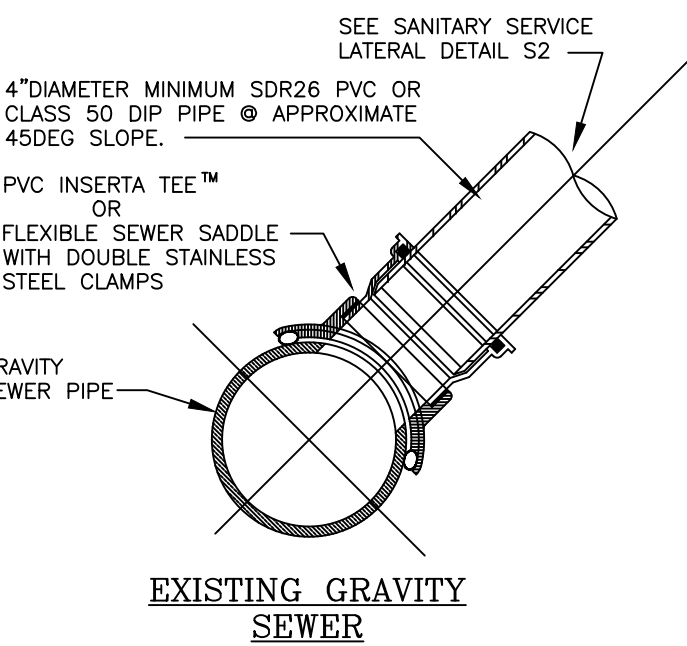
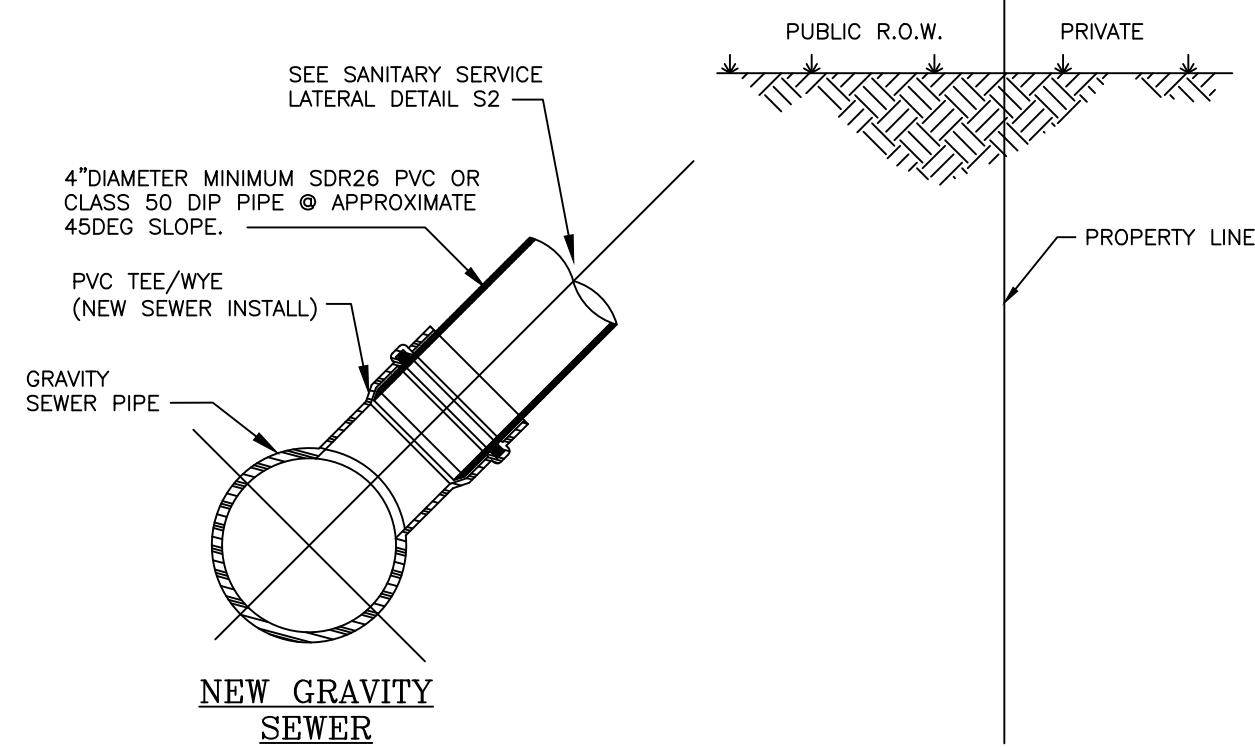
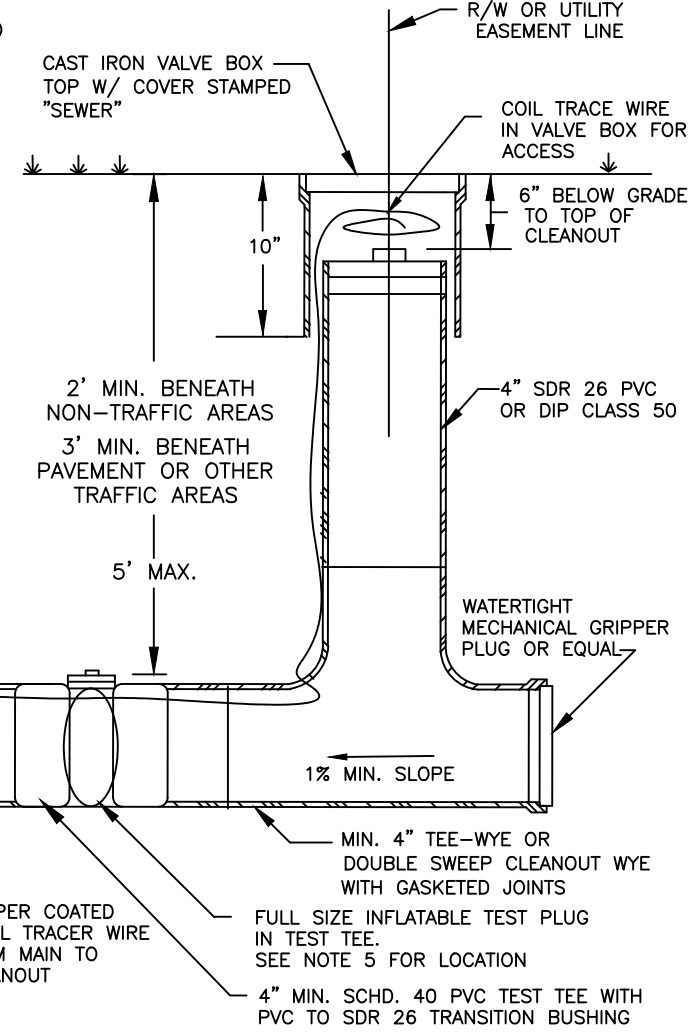
©COPYRIGHT 2022 Maupin Engineering, Inc.





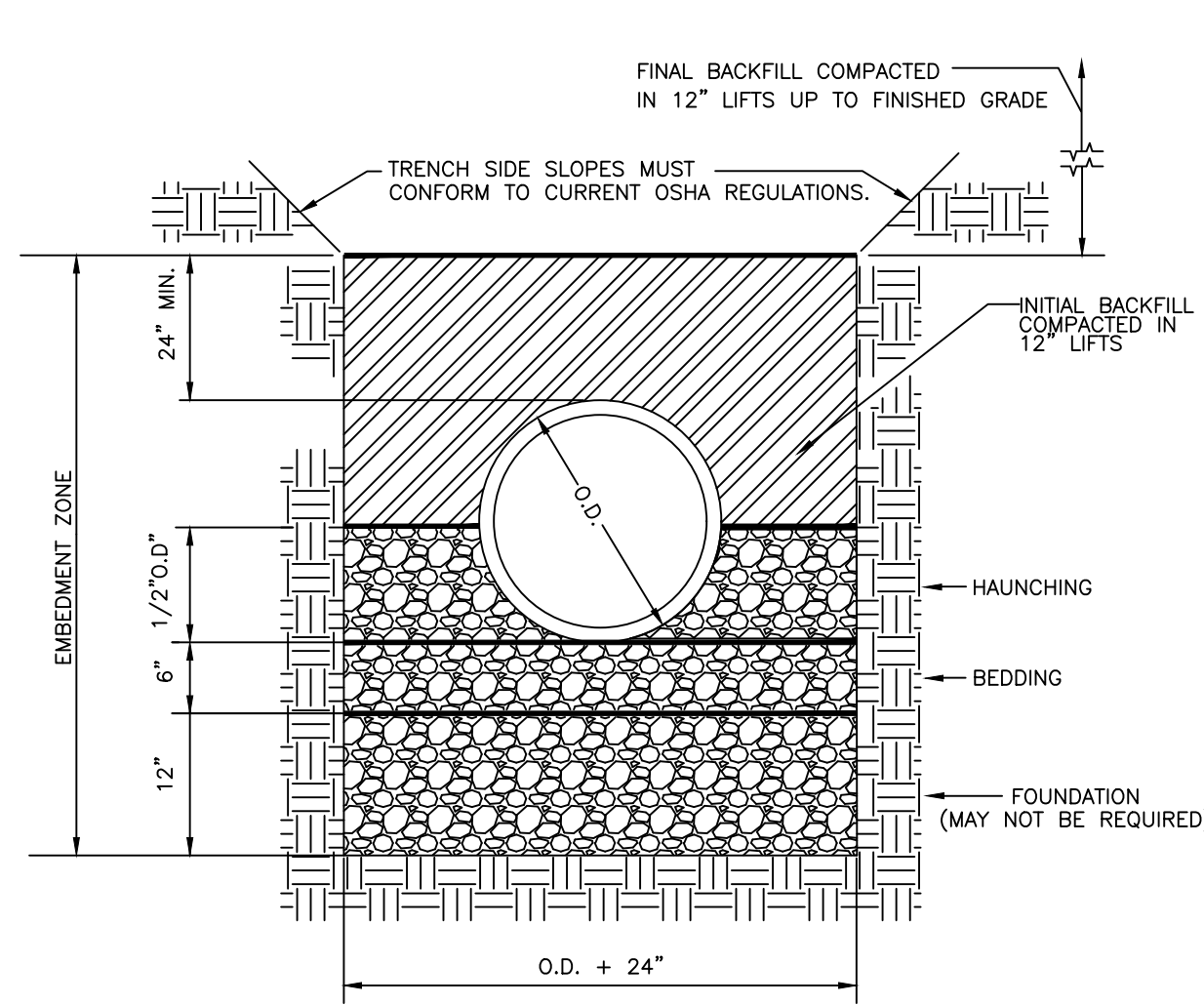
**NOTES:**

- IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATION OF LATERAL TO BE NOTED WITH "S" STAMPED ON FACE OF CURB (WHERE APPLICABLE).
- PROVIDE CONNECTIONS FOR EACH CUSTOMER (OR LOT), EXISTING AND FUTURE.
- SHOW CONNECTION AND CLEANOUT LOCATIONS ON RECORD DRAWINGS.
- ALL 4" FITTINGS TO BE PUSH ON TYPE (NO GLUED FITTINGS ALLOWED).
- THE LOCATION OF THE TEST PLUG SHALL BE AS FOLLOWS:
  - A: EXISTING SEWER CONNECTIONS: THE TEST PLUG SHALL BE LOCATED NEAR THE CONNECTION POINT.
  - B: NEW SEWER CONNECTIONS: THE TEST PLUG SHALL BE LOCATED AT THE RIGHT-OF-WAY OR EASEMENT LINE.
- INSTALL VALVE BOX TOP PER DETAIL W4.
- INSTALL LATERAL CONNECTION PER DETAIL S3.



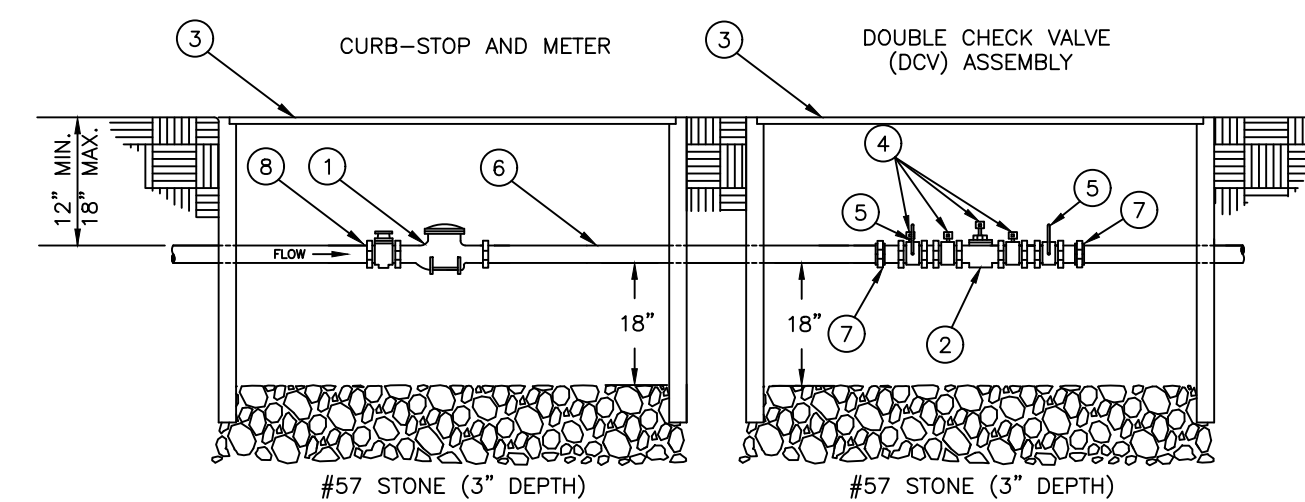
**NOTES:**

- THE TEE-WYE SHALL BE SET AT THE PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.
- CONNECT TRACER WIRE ON LATERAL TO TRACER WIRE ON MAIN WITH SPLICE CONNECTOR.
- CONTRACTOR SHALL NOTIFY CITY OF SAVANNAH WASTEWATER CONVEYANCE DEPARTMENT (912-351-3834) 24 HOURS PRIOR TO CONNECTION TO EXISTING GRAVITY SEWER PIPE. ALL CONNECTIONS TO THE EXISTING GRAVITY SEWER PIPE MUST BE INSPECTED BY THE CONVEYANCE DEPARTMENT PRIOR TO BACK FILLING.



**NOTES:**

- FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.
- INITIAL BACKFILL FOR GRAVITY SEWER SHALL BE CLASS II OR BETTER SELECT COMMON FILL.
- INITIAL BACKFILL FOR SANITARY FORCEMAIN SHALL BE CLASS III OR BETTER SELECT COMMON FILL.
- FINAL BACKFILL SHALL BE CLASS III OR BETTER COMMON FILL.
- SEE CITY OF SAVANNAH STANDARD SPECIFICATIONS SECTION 02554 PART 2.11 FOR MORE DETAILS.



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	WATER METER
2	1	DOUBLE CHECK VALVE ASSEMBLY *
3	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1-1/2" BFD ONLY)
4	4	TEST COCKS W/ NO-LEAD BRASS PLUGS
5	2	FULL PORT BALL VALVES
6		POLYETHYLENE, COPPER OR NO-LEAD BRASS CUT TO LENGTH
7	2	NO-LEAD BRASS UNION
8	1	CURB STOP

**INSTALLATION INSTRUCTIONS:**

- THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.
3. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCES SHALL THE TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.
4. WHEN INSTALLED WITHIN PEDESTRIAN TRAFFIC/SIDEWALK AREAS CAST IRON OR QUARTZITE SHALL BE USED.
- NOTES:**
- NEW METER INSTALLATIONS 5/8", 3/4", 1" & 1-1/2" TO BE INSTALLED BY CITY OF SAVANNAH'S WATER DISTRIBUTION DEPARTMENT
  - FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.

TYPICAL OUTSIDE INSTALLATION (5/8", 3/4", 1", & 1-1/2" SIZES)

SANITARY SERVICE LATERAL

SANITARY SERVICE LATERAL CONNECTION

STANDARD PIPE BEDDING

DOUBLE CHECK VALVE & METER ASSEMBLY FOR DOMESTIC SERVICE AT COMMERCIAL SITES

STANDARD CONSTRUCTION DETAILS



SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: S2

STANDARD CONSTRUCTION DETAILS



SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: S3

STANDARD CONSTRUCTION DETAILS

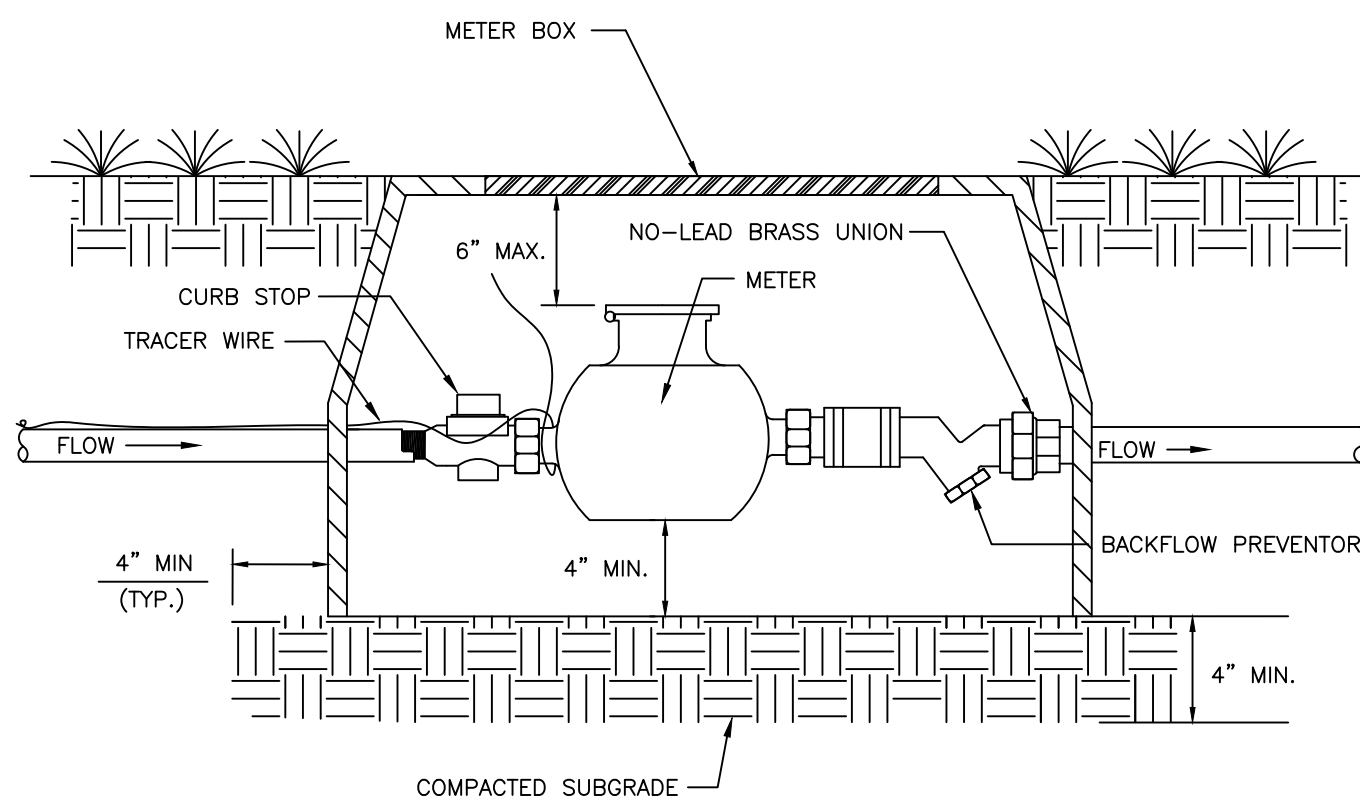


SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: S16

STANDARD CONSTRUCTION DETAILS



SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: W6



**NOTES:**

- APPLICABLE TO ALL NEW RESIDENTIAL SERVICES ONLY.
- APPLICABLE TO 5/8", 3/4" AND 1" ONLY.
- COPPER COATED STEEL TRACER WIRE.

RESIDENTIAL WATER METER W/BACKFLOW PREVENTER WITHIN GRASS OR LANDSCAPE AREAS

STANDARD CONSTRUCTION DETAILS

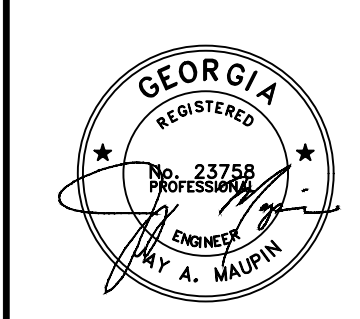


SCALE: N.T.S.  
DATED: JAN 2017  
PLATE NUMBER: W10

REVISIONS NO.	DATE	DESCRIPTION

**MAUPIN** engineering  
114 WEST 47TH STREET  
SAVANNAH, GA 31401  
OFFICE PHONE (912) 235-7915  
GENERAL@MAUPINENGINEERING.COM

SEWER DETAILS  
720 HABERSHAM STREET

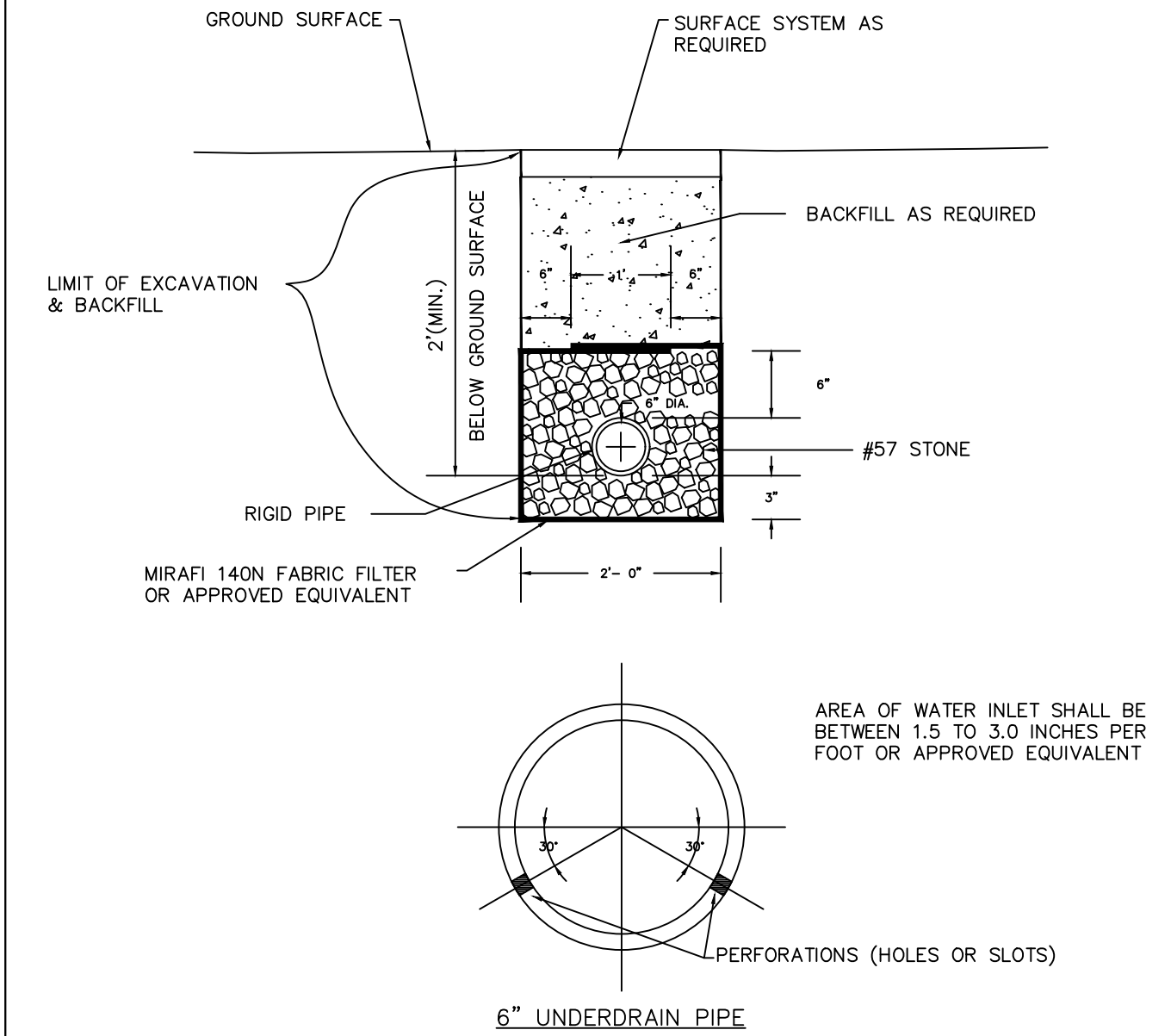
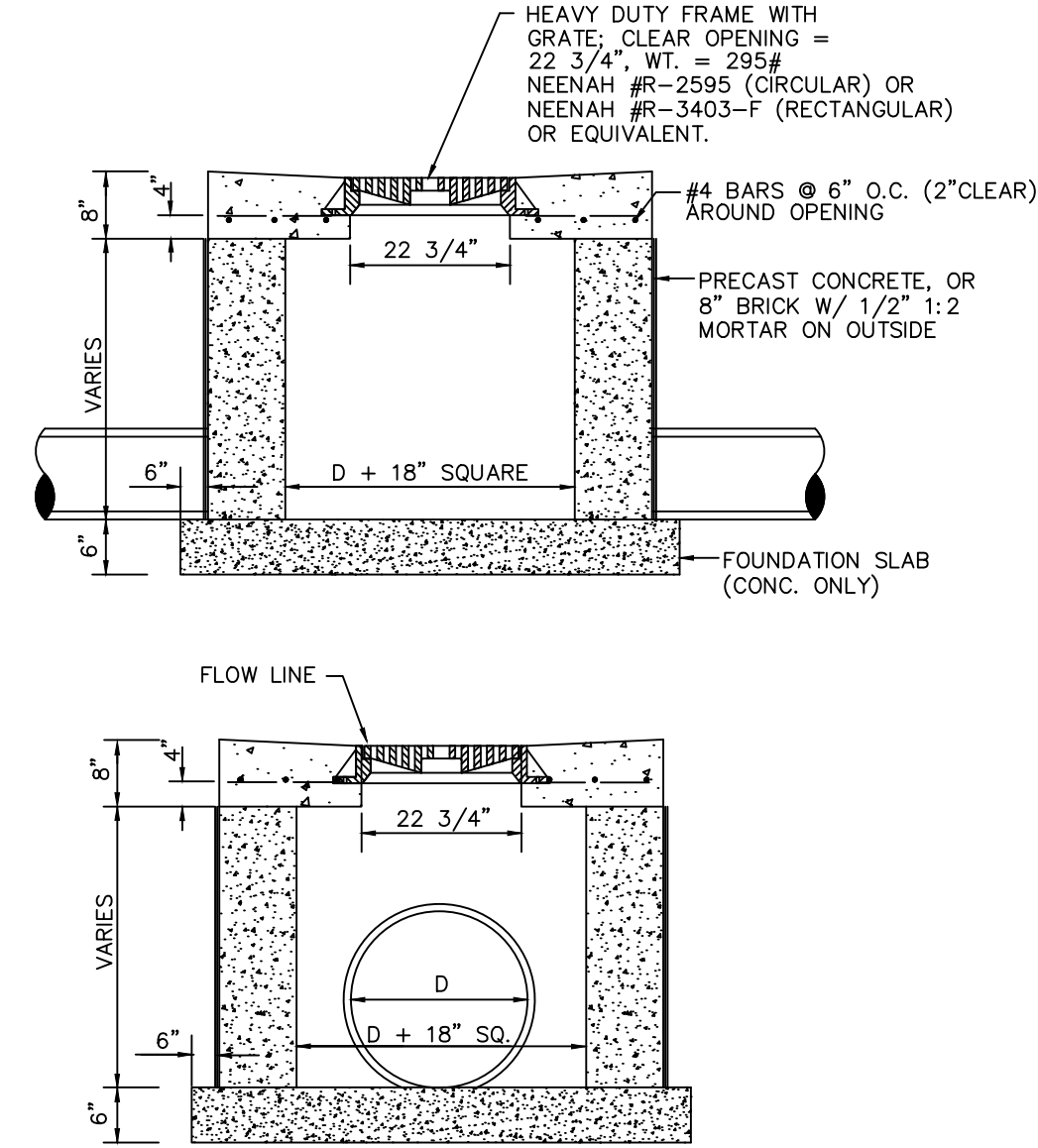
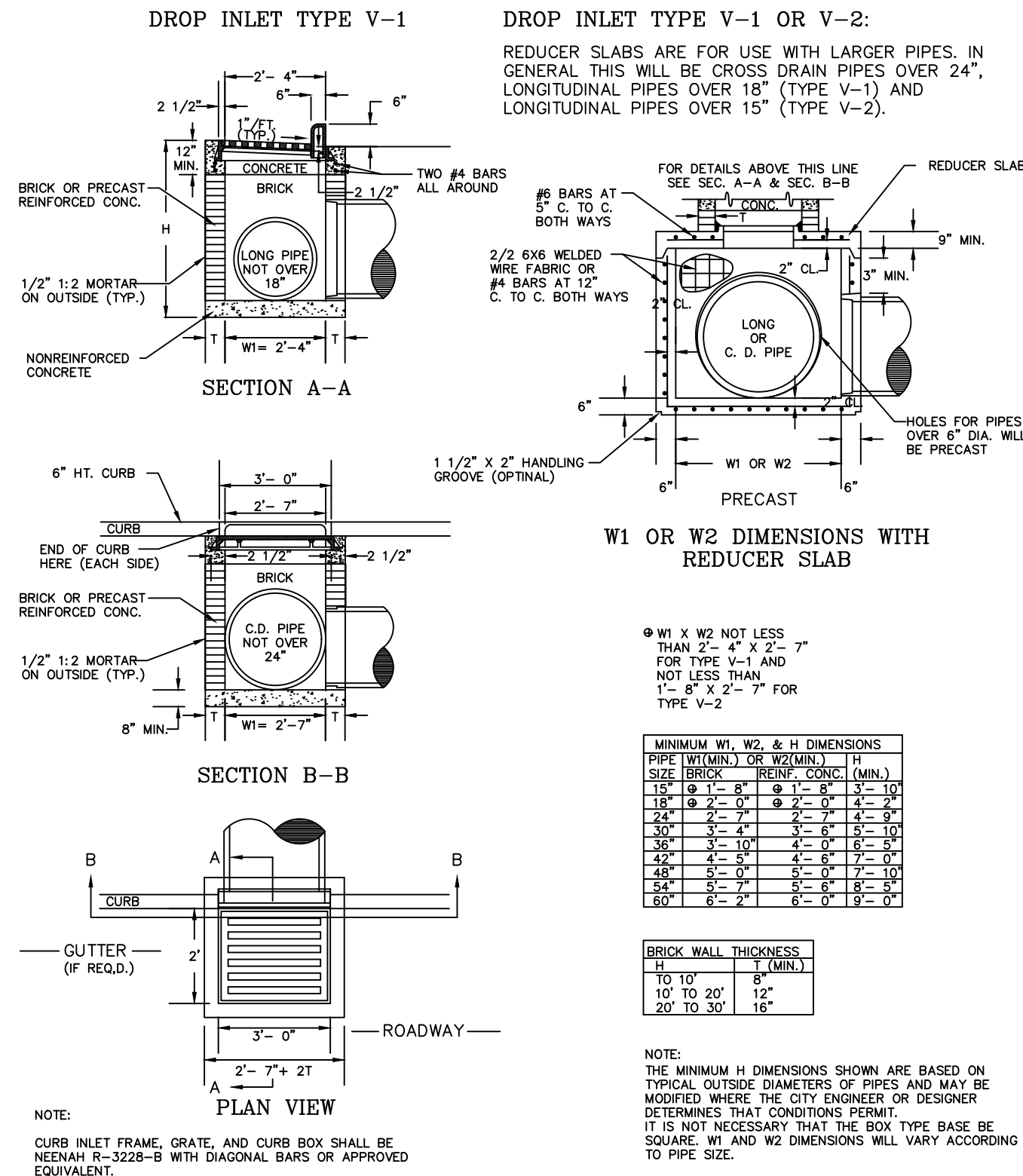
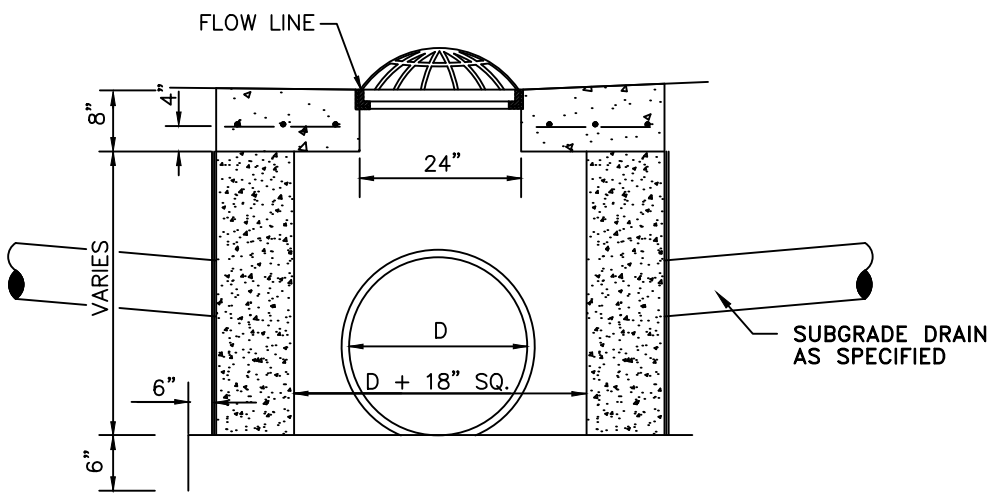
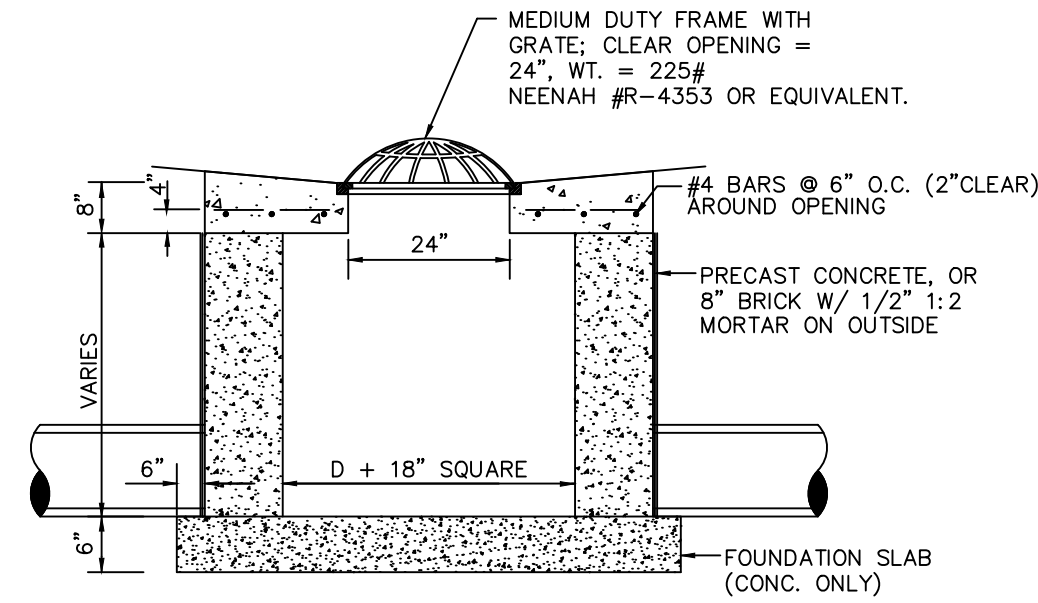


STATUS: RELEASED FOR PERMITTING

DRWN: ADD 6-7-2022  
CHKD: JAM DATE

NOT TO SCALE

SHEET NO. **C.d2**  
131-22-01



STANDARD CONSTRUCTION DETAILS

CITY OF savannah

DITCH INLET

APPROVED: *Quayle J. Fralich* CITY ENGINEER

SCALE: N.T.S.

DATED: JULY 1995

PLATE NUMBER: D7

STANDARD CONSTRUCTION DETAILS

CITY OF savannah

DROP INLET TYPE V-1 OR V-2

APPROVED: *Quayle J. Fralich* CITY ENGINEER

SCALE: N.T.S.

DATED: JULY 1995

PLATE NUMBER: D8

STANDARD CONSTRUCTION DETAILS

CITY OF savannah

GRATE INLET DETAIL

APPROVED: *Quayle J. Fralich* CITY ENGINEER

SCALE: N.T.S.

DATED: JULY 1995

PLATE NUMBER: D9

STANDARD CONSTRUCTION DETAILS

CITY OF savannah

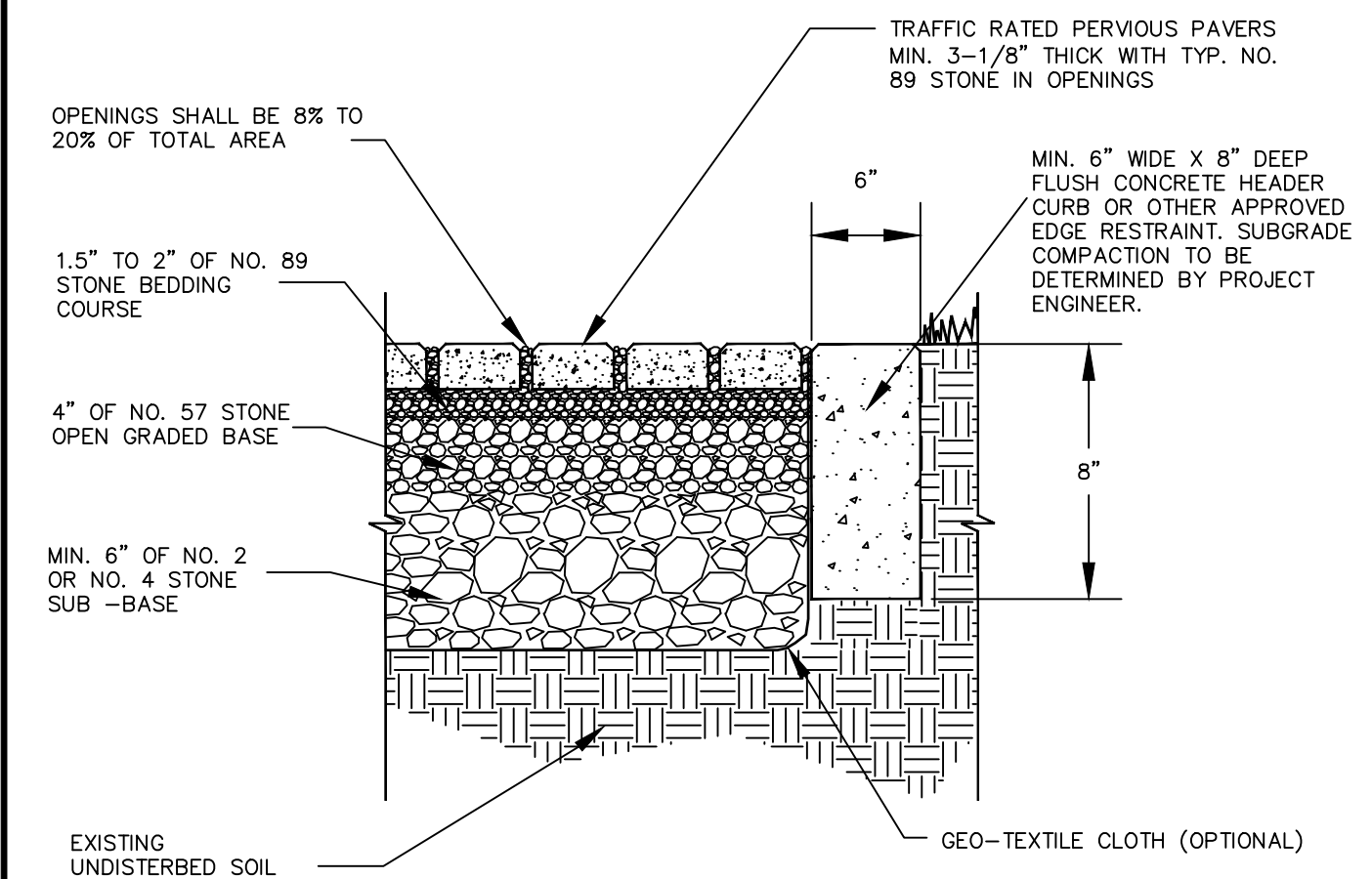
6" UNDERDRAIN PIPE

APPROVED: *Quayle J. Fralich* CITY ENGINEER

SCALE: N.T.S.

DATED: JULY 1995

PLATE NUMBER: D11



- NOTES:
- CROSS-SECTION FOR USE OUTSIDE THE ROW ON PRIVATE PROPERTY.
  - ALL WORK IN TREE PROTECTION ZONES SHALL BE DONE BY HAND OR WITH LIGHT EQUIPMENT.
  - THIS CROSS-SECTION SHALL NOT BE USED IN ANY CITY RIGHT OF WAY.

STANDARD CONSTRUCTION DETAILS

CITY OF savannah

PERVIOUS PAVERS FOR PARKING LOTS

APPROVED: SIGNATURE ON FILE CITY ENGINEER

SCALE: N.T.S.

DATED: NOVEMBER 2012

PLATE NUMBER: D18

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN<sup>™</sup> engineering

114 WEST 47TH STREET SAVANNAH, GA 31401

OFFICE PHONE (912) 235-7915

GENERAL@MAUPINENGINEERING.COM

STORMWATER DETAILS

720 HABERSHAM STREET



STATUS: RELEASED FOR PERMITTING

DRWN: ADD 6-7-2022

CHKD: JAM DATE

NOT TO SCALE

SHEET NO.

