

GENERAL NOTES:

- 1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 2%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT-OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ADJUSTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION FOR ACCURACY, AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL, SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES, THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE, ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER, AND ANY OTHER REQUIREMENT MADE BY CITY OF POOLER.
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH GA. D.O.T. STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
17. CONTRACTOR SHALL PROVIDE CRUSHED STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
18. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
19. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
20. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS, PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
21. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE, AND RE-PLACED AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
22. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHOULD CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED; THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
23. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
24. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
25. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
26. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
27. THE SUBGRADE SHOULD BE PROFFOLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
28. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
29. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
30. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AND APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
31. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
32. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-300 + 1" c.s. THREAD".
33. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
34. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH GATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
35. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45' BENDS BOTH DOWN AND UP.
36. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE. PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES. THE CONTRACTOR SHALL NOT ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THAT THE CONTRACTOR IS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
37. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING THE COURSE OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR(S) SHALL CALL UTILITY PROTECTION CENTER (1 800 282 7411) AT LEAST 3 DAYS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
38. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
39. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT. IT SHOULD BE LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. THE PIPE SHALL BE GREATER THAN 500' LONG. THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
40. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHOWN ON THE PLANS SHALL BE STAMPED ON THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKING TAPE. A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT, SERVICES SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
41. CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT. IT SHOULD BE LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CLOSURE STOPS ABOVE TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
42. WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHOWN ON THE PLANS SHALL BE STAMPED ON THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKING TAPE. A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT, SERVICES SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
43. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
44. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

- 45. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
46. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTIES LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
47. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
48. ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
49. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
50. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.
51. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHOTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATINGS SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS WEIGHTS SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURER'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATINGS, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER. DO NOT DUMP" OR SIMILAR VERBAGE THAT ACHIEVES THE SAME MEANING.

- 52. INTERNATIONAL FIRE CODE, 2012 EDITION:
SECTION 3310 ACCESS FOR FIRE FIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADINGS UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
SECTION 3312 WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
53. MAXIMUM BUILDING HEIGHT IS TO BE 45' PER APPENDIX A, ARTICLE III, SECTION 6 OF THE CITY OF POOLER CODIFIED ORDINANCES.
54. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

- ADA NOTES:
1. ACCESSIBLE ROUTE - EXTERIOR:
MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 6'x5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
A. 0 TO 1/4" - NO REQUIREMENTS
B. 1/4" TO 1/2" - BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" - CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
MAX RAMP SLOPE 8.33% (1:12)
RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
MAX RISE FOR ANY RAMP RUN IS 30" AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30'
MAX CROSS SLOPE OF RAMP 2% (1:50)
A. LANDINGS:
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'x5'.
ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
B. HANDRAILS:
HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP OFFS.
ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS:
MAX SLOPE OF CURB RAMP 8.33%
MAX SLOPE OF SIDE FLARES 10%
MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%
MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
DETECTABLE WARNING IS REQUIRED ON CURB RAMPS ON PUBLIC CROSSWAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNING SHALL BE LOCATED 5' FROM THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURBLINE.
5. PAVEMENT MARKINGS:
AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY, RECOMMENDED CURB WALL MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES:
MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
MINIMUM 5' WIDE ACCESS AISLE STANDARD SPACES.
MINIMUM 8' WIDE ACCESS AISLE FOR VAN ACCESSIBLE SPACES.
MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION.
7. SIGNAGE:
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF A WHEELCHAIR. THESE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" LOCATED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 5' ABOVE THE BOTTOM CURB). VAN ACCESSIBLE DESIGNATION, AND 7" MINIMUM TO THE BOTTOM OF ALL OTHER SIGN F.
8. SIGNAGE:
COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

WATER - SEWER NOTES:
1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
11. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

DEVELOPMENT REQUIREMENTS:
FRONT SETBACK: 60'
SIDE YARD SETBACKS: 10'
REAR YARD SETBACK: 10'
20% OPEN SPACE REQD: 0.53 AC.
OPEN SPACE PROVIDED: 0.60 AC. (25.2%)
*PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTAGES CANOPY SETBACK FROM R.O.W. 45.22'
BUILDING AREA = 13,028 S.F. (124 ROOMS)
PARKING REQUIRED = 1 PER ROOM + 1 PER EMPLOYEE = 128 SPACES
PARKING PROVIDED = 128 SPACES
SITE INFORMATION:
PARENT PIN: 5-0017A-01-113
ZONING DISTRICT: C-2
FLOOD ZONE: ZONE X SHADED
SIZE: 2.64 AC.
PROPOSED LAND USE: HOTEL

EROSION CONTROL NOTES:
1. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. 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".
2. NATURE DESCRIPTION:
LOCALITY: OUTLETS, TANGER SOUTH POOLER, GEORGIA
PINS: 5-0017A-01-113
NATURE OF WORK: SITE DEVELOPMENT
SIZE: TOTAL PROPERTY ACREAGE: 2.64 AC.
DISTURBED ACREAGE: 2.86 AC.
ZONING CLASSIFICATION: C-2
MAXIMUM BUILDING HEIGHT: 45 FEET
PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE: Cc CAPE FEAR SOILS, E1 ELLABELLE LOAMY SAND
7. THIS SITE IS CURRENTLY DEVELOPED AS VACANT COMMERCIAL OUT PARCEL
8. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".
9. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
10. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SILT REMOVAL, OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PLAN NO. 13051G0303H EFFECTIVE DATE: JULY 7, 2014.
15. CONTACT INFORMATION:
CIVIL ENGINEER: TRAVIS G. BURKE, PE COLEMAN COMPANY, INC. 17 PARK OF COMMERCE, SUITE 201 SAVANNAH, GA 31405 P: 912.200.3041 F: 912.200.3056
OWNER/REPRESENTATIVE CONTACT: EXTENDED STAY AMERICA ATTN: MR. PAUL FRASER, DIRECTOR 11525 NORTH COMMUNITY HOUSE RD. CHARLOTTE, NC 28277 P: 912.200.3041 F: 912.200.3056

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE PIPEMAKERS CANAL TRIBUTARY. FINAL RECEIVING WATERS ARE THE PIPE MAKERS CANAL.
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 12" THE FENCE HEIGHT.
19. ALL TEMPORARY BMP'S FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.
AREA IMPERVIOUS
PRE-DEVELOPMENT 0.00 AC. (0.00%)
POST-DEVELOPMENT 1.98 AC. (74.80%)

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NOT FOR CONSTRUCTION
GEORGIA PROFESSIONAL SEAL: Travis G. Burke, PE, No. 631219, Exp. 03/31/2016, State of Georgia

REVISIONS:
Table with 2 columns: Description, Date/By

CIVIL CONSTRUCTION PLANS FOR EXTENDED STAY HOTEL
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET

JOB NUMBER: 18-426
DATE: 8/23/18
DRAWN BY: JWR
CHECKED BY: TGB
SCALE: AS NOTED

CONSTRUCTION NOTES

SHEET: C1.0

