

SITE DEVELOPMENT PLANS

FOR

GOLDEN ISLES VETERAN'S VILLAGE

PROJECT LOCATION

BRUNSWICK, GEORGIA

PREPARED FOR:

GOLDEN ISLES VETERANS VILLAGE INITIATIVE, INC

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OWNERSHIP STATEMENT

THIS PROJECT INCLUDES PUBLICLY OWNED WASTEWATER FACILITIES. ALL WASTEWATER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE JWSC DESIGN & CONSTRUCTION STANDARDS AND WILL BE DEDICATED TO THE BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION FOR OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITY.

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VICINITY MAP
(N.T.S.)

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DRAWING HISTORY

ISSUED FOR PERMIT ON 2021-06-02
ISSUED FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
	07-22-21	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS



DATE SEALED: 07-22-21

GENERAL PROJECT NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE REJECTED.
2. ALL CONSTRUCTION WORK AND MATERIALS SHALL CONFORM WITH CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES AND LAWS.
3. IF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL ALLOW ADEQUATE TIME FOR THE PROBLEM TO BE RESOLVED.
4. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS ARE OBTAINED.
5. THE APPROPRIATE MUNICIPAL OFFICES SHALL BE GIVEN ADEQUATE NOTICE PRIOR TO BEGINNING ANY CONSTRUCTION.
6. SITE CONSTRUCTION SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION THAT IS UNDERWAY ON THE SITE, INCLUDING ALL UTILITY CONSTRUCTION (POWER, TELEPHONE, GAS, CABLE, ETC.) AND OTHER WORK WHICH MAY BE SPECIFIC OR INCIDENTAL TO THE PROJECT.
7. ALL INFORMATION REGARDING THE REPUTED PRESENCE, LOCATION, AND SIZE OF EXISTING UTILITIES SHOWN ON THESE PLANS WAS OBTAINED FROM THE BEST AVAILABLE SOURCES. THIS INFORMATION MAY INACCURATE OR INCOMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION AND TO PROVIDE ADEQUATE NOTIFICATION AND PROPERLY COORDINATE THE LOCATION, RELOCATION, AND TIE-IN TO PUBLIC UTILITIES. AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER (UPC) AT "1-800-282-7411" TO REQUEST UNDERGROUND UTILITY LOCATE SERVICE. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE JWSC, THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ANY CLAIMS OR ACTIONS FOR DAMAGE TO ANY EXISTING UTILITY OR ANY LIABILITY WHICH MAY ARISE FROM A FAILURE TO FOLLOW THIS PROCESS.
8. ALL UNSUITABLE MATERIALS FROM CLEARING, GRUBBING, AND OTHER ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.
9. THE PLANS WERE PREPARED IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING DESIGN. THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CONSTRUCTION SITE SAFETY

- 1. THE CONTRACTOR SHALL MEET ALL APPLICABLE REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
2. OPEN TRENCHES, MATERIALS, OR EQUIPMENT WITHIN THE WORKING LIMITS ARE TO BE PROTECTED BY THE USE OF ADEQUATE BARRICADES.
3. ALL WORK SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS FOR CONSTRUCTION (CODE OF FEDERAL REGULATIONS, TITLE 29, PART 1926)
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S WORK IS NOT INTENDED TO INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES EITHER IN, ON, OR NEAR THE CONSTRUCTION SITE.

EROSION CONTROL

- 1. 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 MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
2. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO CLEARING AS SHOWN ON THE APPROVED SOIL EROSION, SEDIMENT, AND POLLUTION CONTROL (ESPC) PLAN AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL CONDITIONS OF THE APPROVED PLAN SHALL BE FOLLOWED.
3. AREAS TO BE DISTURBED ARE SHOWN ON THE APPROVED ESPC PLAN. CLEAR ONLY THOSE AREAS REQUIRED FOR CONSTRUCTION AND, WHERE POSSIBLE, MAINTAIN A VEGETATIVE BUFFER ALONG THE PERIMETER OF THE DISTURBED AREA.
4. ALL WATERS OF THE STATE DENOTED ON THE PLANS SHALL HAVE A 25 FOOT VEGETATED BUFFER ZONE, AS REQUIRED AND DEFINED BY THE GEORGIA EROSION AND SEDIMENT CONTROL ACT OF 1975 (O.C.G.A. 12-7-1).
5. DISTURBED AREAS OR CONSTRUCTED EMBANKMENTS WITH GRADIENT EXCEEDING 30% SHALL BE STABILIZED IMMEDIATELY.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN PROPER CONDITION, SO THAT THEY WILL PERFORM THE FUNCTIONS FOR WHICH THEY WERE PROVIDED. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO CORRECT ANY IMPAIRMENT TO FACILITIES.
7. ALL EXCAVATION SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND ROUTED THROUGH HAY FILTERS OR SILTATION BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CONTROL, AND ABATEMENT OF SOIL EROSION AND WATER POLLUTION.
8. ALL DISTURBED AREAS WHICH ARE NOT SODDED SHALL RECEIVE GRASS SEED, FERTILIZER AND MULCH.
9. REFER TO THE ESPC PLANS, NOTES, AND CONSTRUCTION DETAILS FOR ADDITIONAL REQUIREMENTS.

EARTHWORK

- 1. SEE SOIL AND EROSION CONTROL PLAN FOR SOILS CLASSIFICATION.
2. THE SUBSURFACE CONDITIONS HAVE NOT BEEN INVESTIGATED.
3. ALL UNSUITABLE MATERIAL IN PAVEMENT AREAS SHALL BE REMOVED TO A DEPTH OF 3.0 FEET BELOW THE PAVEMENT SUBGRADE ELEVATION AND BACKFILLED WITH SUITABLE MATERIAL IN ACCORDANCE WITH THESE SPECIFICATIONS.
4. UNSUITABLE MATERIALS IN BUILDING PAD AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE ENGINEER.
5. AFTER THE COMPLETION OF THE CLEARING & GRUBBING OPERATIONS, AND AFTER THE REPLACEMENT OF ANY UNSUITABLE SOILS, PAVEMENT AND BUILDING AREAS SHALL BE BROUGHT TO THE GRADES SPECIFIED ON THE PLANS. IF STRUCTURAL FILL IS REQUIRED TO BRING THE SITE TO GRADE, THE FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND SHALL BE COMPACTED TO DENSITIES EQUIVALENT TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY WEIGHT DENSITY (ASTM D1557), AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. STRUCTURAL FILL IS DEFINED AS NON-PLASTIC, INORGANIC (CONTAINING LESS THAN 4.0% ORGANICS), GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE 200 MESH SIEVE (I.E. RELATIVELY CLEAN SAND). COMPACTION SHALL BE TESTED IN EACH LIFT AND RESULTS SUBMITTED TO THE ENGINEER FOR REVIEW.
6. BENEATH ALL PAVED AREAS OF THE SITE, A STABILIZED SUBGRADE SHALL BE CONSTRUCTED. THIS STABILIZED SUBGRADE SHALL CONSIST OF THE UPPER ONE FOOT OF MATERIAL BELOW THE PAVEMENT BASE COURSE AND SHALL BE COMPACTED TO DENSITIES OF AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY WEIGHT DENSITY (ASTM D1557). THE STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40. IF AN LBR OF 40 CANNOT BE ACHIEVED, ADDITIONAL BASE MATERIAL MAY BE REQUIRED TO COMPENSATE FOR THE SUBGRADE DEFICIENCY.
7. IF THE EXISTING SOILS IN THE STABILIZED SUBGRADE HAVE THE SPECIFIED MINIMUM BEARING VALUE, NO ADDITIONAL STABILIZING MATERIAL WILL BE REQUIRED. THE STABILIZING MATERIAL, IF REQUIRED, SHALL BE HIGH-BEARING VALUE SOIL, SAND-CLAY, LIMEROCK OR OTHER MATERIAL APPROVED BY THE ENGINEER. MATERIALS USED IN THE CONSTRUCTION OF THE STABILIZED SUBGRADE SHALL CONFORM TO THE D.O.T. STANDARD SPECIFICATIONS, CURRENT EDITION.
8. THE CONTRACTOR SHALL PROVIDE CERTIFIED TEST RESULTS OF THE SUBGRADE COMPACTION AND BEARING VALUES FROM AN INDEPENDENT, QUALIFIED TEST LABORATORY. ALL BUILDING PAD AND PAVEMENT AREAS SHALL BE PROOF ROLLED PRIOR TO ACCEPTANCE BY ENGINEER.
9. TESTS FOR THE STABILIZED SUBGRADE BEARING CAPACITY AND COMPACTION SHALL BE LOCATED NO MORE THAN 300 FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND CENTERLINE OF ROADWAYS AND DRIVEWAYS. PARKING AREAS SHALL HAVE AT LEAST ONE TEST FOR EACH 10,000 SF OF PAVED AREA.
10. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

PAVING

- 1. ALL ELEVATIONS SHOWN ARE IN FEET AND ARE BASED ON DATUM INDICATED ON THE PLANS.
2. THE PAVEMENT SECTION SHALL BE CONSTRUCTED USING THE MATERIALS SHOWN IN THE CONSTRUCTION DETAILS AND/OR TYPICAL SECTIONS AND SHALL CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION.
3. METHODS OF PAVEMENT CONSTRUCTION SHALL CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION.
4. UNLESS WAIVED BY THE ENGINEER, ALL BASES SHALL BE PRIMED IN ACCORDANCE WITH THE D.O.T. STANDARD SPECIFICATIONS, CURRENT EDITION. TACK COAT SHALL NOT BE REQUIRED ON PRIMED BASES EXCEPT ON AREAS WHICH HAVE BECOME EXCESSIVELY DIRTY AND CANNOT BE CLEANED, OR, IN AREAS WHERE THE PRIME HAS CURED AND LOST ALL BONDING EFFECT. TACK COAT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO D.O.T. STANDARD SPECIFICATIONS, CURRENT EDITION.
5. TESTS FOR BASE THICKNESS AND COMPACTION SHALL BE LOCATED NO MORE THAN 300 FEET APART AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND CENTER OF THE ROADWAY. IF TESTS INDICATE THICKNESS LESS THAN THOSE ALLOWED BY D.O.T. SPECIFICATIONS, THE CONTRACTOR MAY EITHER INCREASE THE THICKNESS, RECOMPACT AND RETEST TO MEET SPECIFIED VALUES, OR SUBSTITUTE 1/2 INCH ADDITIONAL SURFACE COURSE FOR EACH INCH OR FRACTION THEREOF OF THE BASE COURSE WHICH DOES NOT MEET THE SPECIFIED THICKNESS. IF A SUBSTITUTION SOLUTION IS REQUIRED, IT IS AT THE ENGINEER'S DISCRETION & APPROVAL OF SUBSTITUTION SOLUTION. SUBSTITUTION SOLUTION SHALL BE APPROVED PRIOR TO EXECUTION OF SUBSTITUTION.
6. ALL PAVEMENT SECTION ELEMENTS SHALL BE TESTED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.

CONCRETE

- 1. ALL CONCRETE FOR THIS WORK SHALL BE FURNISHED BY A CONCRETE MIXING PLANT. CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II. FINE AGGREGATE SHALL BE CRUSHED STONE OR GRAVEL HAVING HARD DURABLE UNCOATED PARTICLES RANGING IN SIZE FROM 1" DOWN TO 1/4". ALL CONCRETE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPREHENSIVE STRENGTH OF 3000 PSI AT TWENTY EIGHT (28) DAYS. SLUMP SHALL NOT EXCEED 4".
2. RUB, CURE AND PROTECT CONCRETE STRUCTURES, CURBS AND/OR CURB AND GUTTER. PROVIDE EXPANSION AND CONTRACTION JOINTS AT A MAXIMUM OF 20' O.C.
3. EXPANSION JOINTS SHALL BE 1/2" THICK ASPHALT-SATURATED CELOTEX EXPANSION JOINT MATERIAL.

STORM DRAINAGE

- 1. UNLESS NOTED OTHERWISE, STORM WATER COLLECTION SYSTEM DESIGN IS BASED ON THE 25 YEAR RETURN FREQUENCY STORM (RATIONAL METHOD).
2. ALL STORM SEWER PIPES MUST BE JOINED IN ACCORDANCE WITH GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS OR MANUFACTURERS REQUIREMENTS. MINIMUM COVER SHALL BE 12" FOR RCP PIPE AND 18" FOR HDPE PIPE, UNLESS OTHERWISE APPROVED.
3. STORM DRAINAGE PIPE MATERIAL SHALL MEET THE REQUIREMENTS OF GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
4. ALL CIRCULAR RCP SHALL BE CLASS III, WALL B, UNLESS NOTED OTHERWISE.
5. ALL HDPE PIPE SHALL BE ADS N-12 PROLINK ULTRA AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL AND SHALL MEET THE REQUIREMENTS OF AASHTO M294.
6. ALL RCP JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
7. WATERTIGHT JOINTS FOR HDPE PIPE WILL BE SHOWN ON THE PLANS IF REQUIRED.
8. PIPE END TREATMENT SHALL BE AS SPECIFIED ON THE PLANS.
9. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE, UNLESS NOTED OTHERWISE. SHOP DRAWINGS OF ALL STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
10. SUBGRADE DRAINAGE SYSTEMS MAY BE REQUIRED ON THIS PROJECT EVEN IF THOSE SYSTEMS ARE NOT SHOWN ON THE PLANS. AFTER PREPARATION OF THE PAVEMENT SUBGRADE AND PRIOR TO CONSTRUCTION OF THE PAVEMENT BASE COURSE, THE ENGINEER SHALL INSPECT THE SITE TO DETERMINE THE NEED FOR THESE SYSTEMS. IF REQUIRED, SUBGRADE DRAINAGE DESIGN AND MATERIAL SPECIFICATIONS SHALL BE PROVIDED BY THE ENGINEER AND INSTALLED BY THE CONTRACTOR PRIOR TO BASE CONSTRUCTION.
11. IF EXISTING STRUCTURES OR UTILITIES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR PAY FOR ALL DAMAGES.
12. ALL PIPE LENGTHS SHOWN ON THE PLAN ARE MEASURED TO THE FACE OF THE CONCRETE FOR HEADWALLS AND SIMILAR STRUCTURES, TO THE SOCKET END OF FLARED AND PRECAST MITERED END SECTIONS, AND TO CENTER OF MANHOLES AND SIMILAR STRUCTURES.

SANITARY SEWER

- 1. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - EACH LENGTH SHALL BE CLEARLY MARKED WITH THE NAME OF THE MANUFACTURER, LOCATION OF THE PLANT, PRESSURE RATING, NOMINAL PIPE DIAMETER AND LENGTH. ALL PVC SANITARY SEWER PIPE SHALL BE GREEN. STORAGE AND HANDLING OF PVC PIPE SHALL BE IN ACCORDANCE WITH CHAPTER 6 OF AWWA MANUAL M23
2. PVC 1120, CLASS 160, SDR 26 PIPE SHALL CONFORM TO ASTM D3034 FOR SIZES FOUR (4) INCH THRU FIFTEEN (15) INCH DIAMETER PIPE AND ASTM F679 FOR 18 INCH THROUGH 36 INCH DIAMETER PIPE.
3. THE PIPE MATERIAL SHALL BE CLEAN, VIRGIN, NATIONAL SANITATION FOUNDATION APPROVED, CLASS 12454-B PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784 WITH WALL THICKNESS T-1. PIPE SHALL HAVE A BELL TYPE COUPLING WITH A THICKENED WALL SECTION INTEGRAL WITH THE PIPE BARREL IN ACCORDANCE WITH ASTM D3212. ELASTOMERIC SEALS SHALL MEET ASTM F477 OR ASTM F913. THE PIPE SHALL BE DESIGNED TO PASS WITHOUT FAILURE A SUSTAINED PRESSURE TEST OF 340 PSI IN CONFORMANCE WITH ASTM D1598 AND A QUICK BURST TEST OF 400 PSI IN CONFORMANCE WITH ASTM D1599.
4. FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND ASTM F1336 FOR SIZES FOUR (4) INCH THROUGH FIFTEEN (15) INCH IN DIAMETER AND ASTM F679 AND ASTM F1336 FOR EIGHTEEN (18) INCH THROUGH THIRTY SIX (36) INCH IN DIAMETER WITH MINIMUM WALL THICKNESS OF SDR 26. FITTINGS SHALL BE GASKET JOINT TYPE MEETING THE REQUIREMENTS OF ASTM D3212. ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F477 OR ASTM F913. PVC MATERIAL SHALL HAVE A CELL CLASSIFICATION OF 12454-B IN ACCORDANCE WITH ASTM D1784.
5. PVC 1120, PRESSURE CLASS (PC) 235 OF DR-18 FOR TWENTY-FOUR (24) INCH DIAMETER OR LESS AND DR-21 FOR GREATER THAN TWENTY-FOUR (24) INCH DIAMETER PIPE (USED AS CASING PIPE FOR EASEMENTS AND ALLOWED RIGHTS-OF-WAY) SHALL CONFORM TO AWWA STANDARD C900 OR C905, AS APPROPRIATE FOR PIPE DIAMETER. ALL PIPES SHALL BE HYDROSTATICALLY PROOF TESTED AT THE FACTORY IN CONFORMANCE WITH UNI-B-11 STANDARDS. IN CASE OF CONFLICT BETWEEN STANDARDS SPECIFIED HEREIN, THE REQUIREMENTS OF AWWA STANDARD C900 AND C905 SHALL PREVAIL. PIPE IS TO BE MANUFACTURED TO DUCTILE IRON PIPE EQUIVALENT OUTSIDE DIAMETERS. THE PIPE MATERIAL SHALL BE CLEAN, VIRGIN, NATIONAL SANITATION FOUNDATION APPROVED, CLASS 12454-B PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784.
6. PIPE SHALL HAVE A BELL TYPE COUPLING WITH A THICKENED WALL SECTION INTEGRAL WITH THE PIPE BARREL IN ACCORDANCE WITH ASTM D3139. ELASTOMERIC SEALS SHALL MEET ASTM F477. THE PIPE SHALL BE DESIGNED TO PASS WITHOUT FAILURE A SUSTAINED PRESSURE TEST OF 500 PSI IN CONFORMANCE WITH ASTM D1598 AND A QUICK BURST TEST OF 755 PSI IN CONFORMANCE WITH ASTM D1599.
7. PRECAST CONCRETE MANHOLES OR CALCIUM ALUMINATE CEMENT CONCRETE MANHOLES USED SHALL CONFORM TO ALL REQUIREMENTS OF ASTM DESIGNATION C478 AT MINIMUM AND BE PROVIDED WITH "O" RING GASKET TYPE JOINTS, CONFORMING TO ASTM DESIGNATION C443-77, OR FLEXIBLE JOINT SEALANT ROPING OF BUTYL RUBBER CONFORMING TO FEDERAL SPECIFICATION SS-S-210A, AASHTO M-198, TYPE B-BUTYL RUBBER WITH A MINIMUM CROSS SECTION OF 1 1/4 INCHES, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JWSC SPECIFICATIONS.
8. ALL MANHOLES WILL BE CONSTRUCTED WITH PRECAST INVERTS
9. SHOP DRAWINGS FOR ALL PRECAST STRUCTURES SHALL BE PROVIDED FOR APPROVAL BY THE ENGINEER AND THE JWSC PRIOR TO CONSTRUCTION.
10. ALL GRAVITY SEWER SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH JWSC REQUIREMENTS.
11. MANHOLES SHALL BE SET FLUSH IN PAVEMENT AND A MINIMUM OF 3 INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.

Professional Engineer Seal for Fred C. Amos, No. 21692, State of Georgia. Project Title: GOLDEN ISLES VETERAN'S VILLAGE. Project Location: BRUNSWICK, GEORGIA. Prepared For: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC. Notes and Specifications. Sheet 2.1. Includes revision table and drawing metadata.

WATER SYSTEM

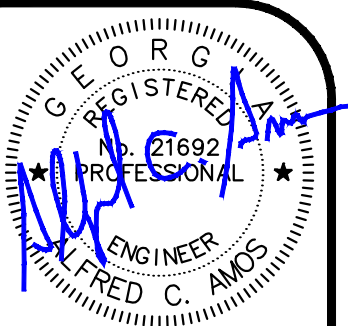
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JOINT WATER & SEWER COMMISSION, IN THE EVENT OF A DISCREPANCY BETWEEN THESE CONSTRUCTION PLANS AND THE AFOREMENTIONED STANDARDS AND SPECIFICATIONS, THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS THE DEVIATION HAS BEEN APPROVED IN WRITING BY THE JWSC.
2. THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND STORM DRAINS SHALL CONFORM TO THE LATEST GEORGIA EPD REQUIREMENTS.
3. ALL WATER LINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS.
4. A MINIMUM DISTANCE OF 20' OR TWO TIMES THE DEPTH OF THE MAIN, WHICHEVER IS GREATER, SHALL BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS AND THE TOP OF BANK OF ALL PONDS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED IN WRITING BY THE JWSC.
5. PRESSURE AND LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
6. DISINFECTION OF WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
7. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE VIRGIN POLYVINYL CHLORIDE (PVC) PIPE FOR POTABLE WATER AND SHALL HAVE A BELL TYPE COUPLING WITH A THICKENED WALL SECTION INTEGRAL WITH THE PIPE BARREL IN ACCORDANCE WITH ASTM D3139. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH FLEXIBLE RING GASKETS MADE OF RUBBER OR OTHER SUITABLE MATERIAL. ELASTOMERIC SEALS SHALL MEET ASTM F477.
8. PVC WATER PIPE FOUR (4) INCHES THROUGH TWELVE (12) INCHES IN DIAMETER SHALL CONFORM TO AWWA C900 PRESSURE CLASS (PC) 235 DR-18.
9. PVC WATER PIPE FOURTEEN (14) INCHES AND LARGER SHALL CONFORM TO AWWA C905 PRESSURE CLASS (PC) 235 DR-18. PIPE IS TO BE MANUFACTURED TO DUCTILE IRON PIPE EQUIVALENT OUTSIDE DIAMETERS. PIPE FOR WATER MAINS SHALL BE BLUE IN COLOR WITH EACH LENGTH MARKED WITH NAME OF THE MANUFACTURER, PRESSURE RATING, NOMINAL PIPE DIAMETER AND THE SEAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
10. PVC WATER PIPE TWO (2) INCHES IN DIAMETER AND SMALLER SHALL CONFORM TO ASTM D2241, PRESSURE RATING (PR) 200 SDR-21 WITH PUSH-ON TYPE JOINTING. GLUED OR SOLVENT WELD JOINTS SHALL NOT BE USED.
11. PIPE FOR WATER MAINS SHALL BE BLUE IN COLOR (PREFERRED) WITH EACH LENGTH MARKED WITH NAME OF THE MANUFACTURER, PRESSURE RATING, NOMINAL PIPE DIAMETER AND THE SEAL OF THE NATIONAL SANITATION FOUNDATION (NSF). IF BLUE IS NOT AVAILABLE, WHITE MAY BE USED.
12. ALL WATER SERVICES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE POLYETHYLENE TUBING MANUFACTURED OF PE 3408, HIGH DENSITY POLYETHYLENE IN ACCORDANCE WITH AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737 AND ASTM D3350. TUBING SHALL HAVE A MINIMUM WORKING PRESSURE OF 200 PSI, SHALL BE COPPER TUBE SIZE SDR-9 AND SHALL BE BLUE IN COLOR. COUPLINGS SHALL BE MADE OF BRONZE WITH COMPRESSION FITTINGS ON BOTH ENDS SUITABLE FOR CONNECTION TO POLYETHYLENE TUBING WITH INSERTS. TUBING SHALL BE APPROVED FOR USE WITH POTABLE WATER BY THE NATIONAL SANITATION FOUNDATION AND SHALL BE CONTINUOUSLY MARKED AT INTERVALS OF NOT MORE THAN FOUR (4) FEET WITH THE NOMINAL SIZE, PRESSURE RATING, NSF SEAL, MANUFACTURER'S NAME, STANDARD DIMENSION RATIO AND ASTM SPECIFICATION.
13. STEEL CASING PIPE SHALL CONFORM TO EITHER ASTM A139 FOR ELECTRIC FUSION (ARC) WELDED STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI OR API-5LX, GRADE X-42. WALL THICKNESSES SHALL MEET THE REQUIREMENTS OF THE AMERICAN RAILWAY ENGINEERING ASSOCIATION MANUAL OF RECOMMENDED PRACTICE OR THE GEORGIA (GDOT) STANDARD SPECIFICATIONS. FOR STREET OR HIGHWAY CROSSINGS WHICH ARE NOT UNDER RAILROAD OR GDOT JURISDICTION, THE GDOT STANDARDS SHALL BE USED. PIPE INSIDE DIAMETER SHALL BE IN ACCORDANCE THE JWSC STANDARD WATER CONSTRUCTION DETAILS. PIPE LENGTHS SHORTER THAN EIGHT (8) FEET LONG MAY NOT BE USED UNLESS APPROVED BY THE JWSC.
14. FITTINGS FOR PVC AND DUCTILE IRON PIPE 4-INCHES IN DIAMETER AND LARGER SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS FOR BELOW GROUND APPLICATIONS AND FLANGED JOINTS FOR ABOVE GROUND INSTALLATIONS.
15. FITTINGS FOR PVC AND DUCTILE IRON PIPE 4-INCHES IN DIAMETER AND LARGER SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS FOR BELOW GROUND APPLICATIONS AND FLANGED JOINTS FOR ABOVE GROUND INSTALLATIONS. FITTINGS FOR PVC PIPING TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE PUSH-ON BELL TYPE.
16. DUCTILE IRON FITTINGS CONFORM TO ANSI A21.10 (AWWA C110), ANSI A21.11 (AWWA C111), A21.15 (AWWA C115), AND/OR A21.53 (AWWA C153). COMPACT FITTINGS SHALL NORMALLY BE USED BUT THIS DOES NOT PRECLUDE THE USE OF STANDARD OR LONG BODY FITTINGS WHERE SHOWN ON THE PLANS OR AT THE DIRECTION OF THE JWSC. ALL DUCTILE IRON FITTINGS SHALL BE EXTERNALLY COATED AND INTERNALLY LINED AS SPECIFIED IN PARAGRAPH 2.4.1.1 OF THIS SECTION. FITTINGS SHALL HAVE CAST ON THEM THE PRESSURE RATING, NOMINAL DIAMETER, MANUFACTURER'S NAME, FOUNDRY LOCATION AND TYPE OF FITTING (DEGREES OR FRACTION OF A CIRCLE). CAST LETTERS AND FIGURES SHALL BE ON THE OUTSIDE BODY OF THE FITTING. FITTINGS SHALL HAVE A MINIMUM WORKING PRESSURE OF 250 PSI.
17. PVC FITTINGS - PVC 1120, SDR-21 FITTINGS SHALL BE INJECTION MOLDED, PUSH-ON BELL TYPE WITH ELASTOMERIC RUBBER SEALS IN ACCORDANCE WITH ASTM D3139. SEALS SHALL CONFORM TO ASTM F477.
18. JOINTS AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH THE JWSC SPECIFICATIONS AND WITH THE CONSTRUCTION DETAILS.
19. WATER VALVES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE APPROVED CONSTRUCTION PLANS. ALL VALVES SHALL OPEN BY TURNING LEFT OR "COUNTERCLOCKWISE". EXTENSION STEMS ON BURIED VALVES WILL BE USED ONLY AT THE DIRECTION OF THE JWSC.

WATER SYSTEM (CONT.)

20. GATE VALVES TWO (2) INCHES TO THREE (3) INCHES IN DIAMETER SHALL BE NONRISING STEM, RESILIENT SEAT WEDGE TYPE WITH EPOXY COATED IRON BODY AND TWO (2) INCH SQUARE OPERATING NUT. VALVE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AWWA C509 AND ASTM A126 CLASS B WITH THREADED ENDS AND DESIGNED FOR 200 PSI WORKING PRESSURE.
21. FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, CLOSING WITH LINE PRESSURE, AND CONFORMING TO AWWA C502. FIRE HYDRANTS SHALL HAVE A MINIMUM VALVE OPENING OF FIVE AND ONE-FOURTH (5 ¼) INCHES WITH TWO AND ONE-HALF (2 ½) INCH HOSE NOZZLES AND ONE FOUR AND ONE-HALF (4 ½) INCH PUMPER NOZZLE.
22. HYDRANTS SHALL OPEN LEFT OR COUNTERCLOCKWISE. THE NOZZLE CAPS SHALL BE SECURELY CHAINED TO THE HYDRANT BARREL AND BE CONSTRUCTED OF HEAVY DUTY CORROSION RESISTANT MATERIAL.
23. FIRE HYDRANTS SHALL BE FULLY BRONZE MOUNTED. ALL NUTS AND BOLTS SHALL BE 304 STAINLESS STEEL. ALL WORKING PARTS, INCLUDING THE VALVE SEAT RING, SHALL BE REMOVABLE THROUGH THE TOP OF THE HYDRANT WITHOUT DISTURBING THE BARREL. THE OPERATING THREADS SHALL BE TOTALLY ENCLOSED IN AN OPERATING CHAMBER SEPARATED FROM THE HYDRANT BARREL BY A RUBBER O-RING STEM SEAL AND LUBRICATED BY A GREASE OR OIL RESERVOIR. THE HYDRANT OPERATING NUT SHALL BE PENTAGON SHAPED (5-SIDED) MEASURING ONE AND ONE-HALF (1 ½) INCHES FROM POINT TO FLAT. THE INLET CONNECTION SHALL BE SIX (6) INCH MECHANICAL JOINT TYPE.
24. FIRE HYDRANTS SHALL BE TRAFFIC TYPE SUCH THAT THE BARREL WILL BREAK AWAY FROM THE STANDPIPE AT A POINT ABOVE GRADE TO PREVENT DAMAGE TO THE BARREL AND STEM. FIRE HYDRANTS SHALL BE OF A NON-FREEZING TYPE DESIGN AND SHALL BE PROVIDED WITH A SIMPLE AND POSITIVE AUTOMATIC DRAIN WHICH WILL BE FULLY CLOSED WHENEVER THE MAIN VALVE IS OPENED. THE ENTIRE OUTSIDE SURFACES OF THE FIRE HYDRANT BARREL ABOVE GRADE SHALL BE FACTORY PRIMED AND THEN PAINTED WITH KOPPERS GLAMORTEX 501 RED ENAMEL PAINT. THE BASE SHOE SHALL BE PAINTED WITH A MINIMUM 4 MILS THICK EPOXY AND THE LOWER BARREL SHALL BE ASPHALTIC OR EPOXY COATED.
25. VALVE BOXES SHALL BE CAST IRON, HEAVY DUTY ROADWAY, SCREW TYPE ADJUSTABLE TO SIX (6) INCHES UP AND DOWN FROM THE NOMINAL REQUIRED COVER OVER THE PIPE. SIX (6) INCH PVC C900 PIPE SHALL BE USED TO EXTEND VALVE BOXES TO GRADE. CAST IRON CASTINGS SHALL BE MANUFACTURED OF CLEAN, EVEN GRAIN, GRAY CAST IRON CONFORMING TO ASTM A48, CLASS 20B. VALVE BOXES SHALL HAVE CAST IRON DROP COVERS WITH THE WORD "WATER" STAMPED ON IT.
26. TAPPING SLEEVES SHALL BE USED FOR LIVE TAP APPLICATIONS OR WHERE DIRECTED BY THE JWSC. TAPPING SLEEVES SHALL BE STAINLESS STEEL WRAP AROUND TYPE CONFORMING TO ASTM A126 AND SHALL ACCOMMODATE THE FULL WORKING PRESSURE OF THE SYSTEM.
27. TAPPING VALVES SHALL MEET THE REQUIREMENTS OF PARAGRAPH 2.4.4.1 OF THIS SECTION. TAPPING VALVES SHALL BE FLANGED ON ONE END FOR CONNECTION TO THE TAPPING SADDLE AND MECHANICAL JOINT ON THE OTHER END. MJ TAPPING SADDLES AND VALVES SHALL BE USED WHERE THE MAIN TO BE TAPPED IS NOT LEVEL SO THAT THE VALVE OPERATOR MAY BE INSTALLED IN A VERTICAL POSITION.
28. CORPORATION STOPS SHALL BE MADE OF BRASS CONFORMING TO AWWA C800, ASTM B62 AND/OR ASTM B584 AND SHALL ACCOMMODATE THE FULL WORKING PRESSURE OF THE SYSTEM. THE INLET CONNECTION SHALL BE AWWA STANDARD IRON PIPE (IPT) THREAD. THE OUTLET CONNECTION SHALL BE COMPRESSION TYPE FOR POLYETHYLENE TUBING.
29. CURB STOPS SHALL BE BALL VALVE TYPE CONFORMING TO AWWA C800. CURB STOPS SHALL BE MADE OF BRASS CONFORMING TO AWWA C800, ASTM B62 AND/OR ASTM B584 AND SHALL ACCOMMODATE THE FULL WORKING PRESSURE OF THE SYSTEM. SERVICE LINE CONNECTIONS SHALL BE COMPRESSION TYPE FOR POLYETHYLENE TUBING.
30. DOUBLE STRAPPED TAPPING SADDLES SHALL BE EPOXY COATED DUCTILE IRON BODY TYPE WITH NPT SERVICE OUTLET. THE SADDLES SHALL HAVE A SELF ENERGIZING O-RING RUBBER GASKET, TWO ALLOY STEEL STRAPS, AND A FEMALE IRON PIPE TAP CONFORMING TO AWWA C800.]
31. METER BOXES FOR RESIDENTIAL SERVICES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/DEVELOPER. BOXES SHALL BE OVAL IN SHAPE, OF CAST IRON CONSTRUCTION WITH MINIMUM DIMENSIONS OF 20" L X 10¼" W X 9¾" D SUITABLE FOR A ONE (1) INCH METER SET.
32. METER BOXES FOR ONE AND ONE-HALF (1½) INCH TO TWO (2) INCH METERS SHALL BE RECTANGLE IN SHAPE. BOXES SHALL BE CONSTRUCTED OF A LIGHT WEIGHT PLASTIC COMPOSITE MATERIAL WITH A MINIMUM TENSILE STRENGTH OF 3400 PSI. DIMENSIONS SHALL BE SUITABLE FOR THE METER INSTALLED.
33. DOUBLE CHECK VALVE (DCV) ASSEMBLIES SHALL FEATURE MODULAR CHECK ASSEMBLIES WITH CENTER STEM GUIDING. EACH CHECK MODULE SHALL HAVE A CAPTURED SPRING AND BE ACCESSIBLE THROUGH A BOLTED COVER PLATE. SEATS SHALL BE REPLACEABLE WITHOUT SPECIAL TOOLS. THE DEVICE SHALL BE COMPLETELY FACTORY ASSEMBLED AND INCLUDE, IN ADDITION TO THE CHECK MODULES, TIGHT CLOSING RESILIENT SEATED SHUT OFF VALVES, TEST COCKS AND STRAINER. THE ASSEMBLY SHALL MEET THE REQUIREMENTS OF USC MANUAL 8TH EDITION, ASSE NO. 1015, AWWA C510, CSA B64.5, IAPMO PA31 AND UL CLASSIFIED FILE NO. EX3185.

WATER SYSTEM (CONT.)

34. REDUCED PRESSURE ZONE (RPZ) ASSEMBLIES SHALL CONSIST OF AN INTERNAL PRESSURE DIFFERENTIAL RELIEF VALVE LOCATED IN A ZONE BETWEEN TWO POSITIVE SEATING CHECK MODULES WITH CAPTURED SPRINGS AND SILICONE SEAT DISCS. SEATS AND SEAT DISCS SHALL BE REPLACEABLE IN BOTH CHECK MODULES AND THE RELIEF VALVE. THERE SHALL BE NO THREADS OR SCREWS IN THE WATERWAY EXPOSED TO LINE FLUIDS. SERVICE OF ALL INTERNAL COMPONENTS SHALL BE THROUGH A SINGLE ACCESS COVER SECURED WITH STAINLESS STEEL BOLTS. THE ASSEMBLY SHALL ALSO INCLUDE TWO RESILIENT SEATED ISOLATION VALVES, FOUR RESILIENT SEATED TEST COCKS AND AN AIR GAP DRAIN FITTING. THE ASSEMBLY SHALL MEET THE REQUIREMENTS OF USC MANUAL 8TH EDITION, ASSE STD. 1013, AWWA C511, IAPMO FILE NO. 1563 AND CSA B64.4.
35. DETECTION TAPE SHALL BE COMPOSED OF A SOLID ALUMINUM FOIL ENCASED IN A PROTECTIVE PLASTIC JACKET. THE TAPE SHALL BE SAFETY BLUE IN COLOR, SHALL BE AT LEAST TWO AND HALF (2-1/2) INCHES WIDE AND WILL BEAR THE PRINTED IDENTIFICATION "CAUTION: BURIED WATER LINE BELOW".
36. WATER PIPE TRACER WIRE SHALL BE AWG 12/1, SINGLE CONDUCTOR SOLID COPPER WITH BLUE JACKET, UL RATED SUITABLE FOR DIRECT BURIAL, TEMPERATURE RANGE -20' C TO 60' C, 600 VOLTS RMS.
37. CASING SPACERS SHALL BE A TWO PIECE SHELL PER CARRIER PIPE AND MADE FROM T-304 STAINLESS STEEL OF A MINIMUM 14 GAUGE THICKNESS. EACH SHELL SECTION SHALL BE LINED WITH A 0.090" THICK, RIBBED PVC EXTRUSION WITH A RETAINING SECTION THAT OVERLAPS THE EDGES OF THE SHELL AND PREVENTS SLIPPAGE. BEARING SURFACES (RUNNERS) SHALL BE ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE TO PROVIDE ABRASION RESISTANCE AND A LOW COEFFICIENT OF FRICTION. THE RUNNERS SHALL BE ATTACHED TO SUPPORT STRUCTURES (RISERS) AT APPROPRIATE POSITIONS TO PROPERLY SUPPORT THE CARRIER PIPE WITHIN THE CASING PIPE. THE RUNNERS SHALL BE MECHANICALLY BOLTED TO THE RISER. RISERS SHALL BE MADE OF T-304 STAINLESS STEEL OF A MINIMUM 10 GAUGE. ALL RISERS SHALL BE MIG WELDED TO THE SHELL. BOTTOM RISERS SIX (6) INCHES AND OVER IN HEIGHT SHALL BE REINFORCED. ALL REINFORCING PLATES SHALL BE 10 GAUGE T-304 STAINLESS STEEL AND SHALL BE MIG WELDED TO MATING PARTS. ALL NUTS, BOLTS AND WASHERS SHALL BE 304 STAINLESS STEEL.



DATE SEALED: 07-22-21

NO.	REVISIONS	BY	DATE
	ADDED FIRE L&N AND ADDRESSED REVIEW COMMENTS	ACA	07-22-21

CSEC INC
Civil & Site Design
Engineering Consultants
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PH 912.265.8851
info@csecinc.com

GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC

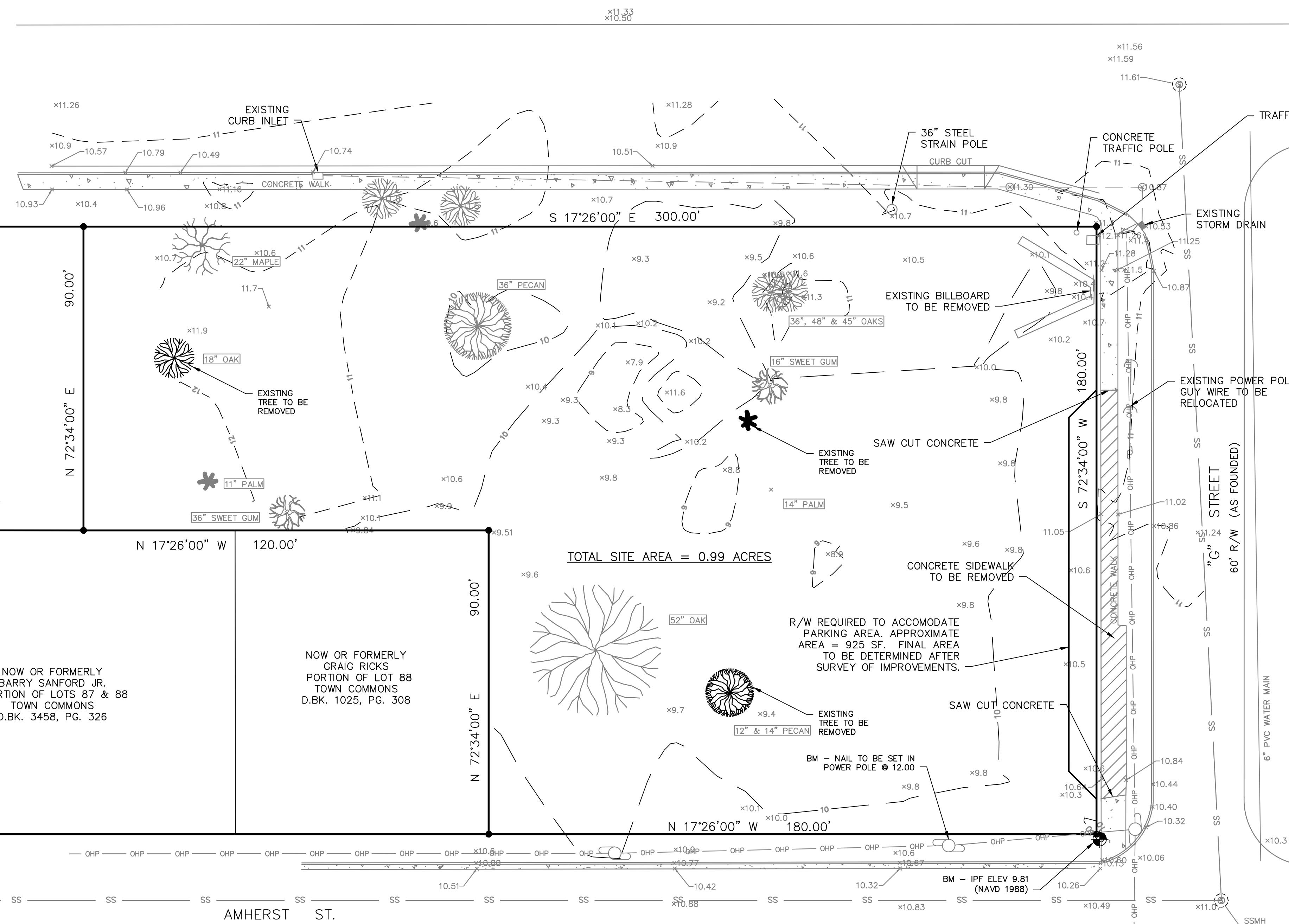
NOTES AND SPECIFICATIONS

DRAWN BY :	RES
CHECKED BY :	ACA
APPROVED BY :	ACA
SCALE :	NTS
PROJ. NO. :	2021-5002
DATE :	07-22-21

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.



MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)

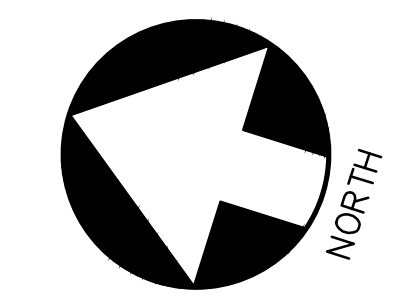


1. BEARINGS SHOWN HEREON REFER TO THE BEARING OF S17°26'00"E FOR THE WLY R/W LINE OF M.L.K. AVE ACCORDING TO THE MAPS OF THE CITY OF BRUNSWICK.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR THE RESULTS OF TITLE SEARCH BEING FURNISHED. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF GLYNN COUNTY.
 3. PLEASE REFER TO THE CITY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
 4. SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X"(UNSHADED) AS PER F.I.R. MAP No. 13191C0238H, COMMUNITY No. 130092, PANEL 0238, SUFFIX H, DATED JAN. 05, 2018.
 5. P B COPELAND AND ASSOCIATES, AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOSE NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN
 6. EXCEPT AS SHOWN, UNDERGROUND FEATURES WERE NOT LOCATED. WHEN UNDERGROUND FEATURES ARE SHOWN, OTHERS MAY BE PRESENT BUT NOT SHOWN. UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
 7. THE SURVEY INFORMATION SHOWN HEREON, ARE BASED ON THE MONUMENTATION FOUND IN THE FIELD, AT THE TIME OF THE SURVEY.
- EQUIPMENT USED: TRIMBLE 5600 & 200' TAPE
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF 1/10000 FEET.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SSMH
RIM = 11.51
INV = 5.76

AMHERST ST.
45' R/W (AS FOUNDED)

SSMH
RIM = 10.94
INV = 2.36



NO.	REVISIONS	BY	DATE
	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS	ACA	07-22-21

Civil & Site Design
Engineering Consultants
CSEC INC
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
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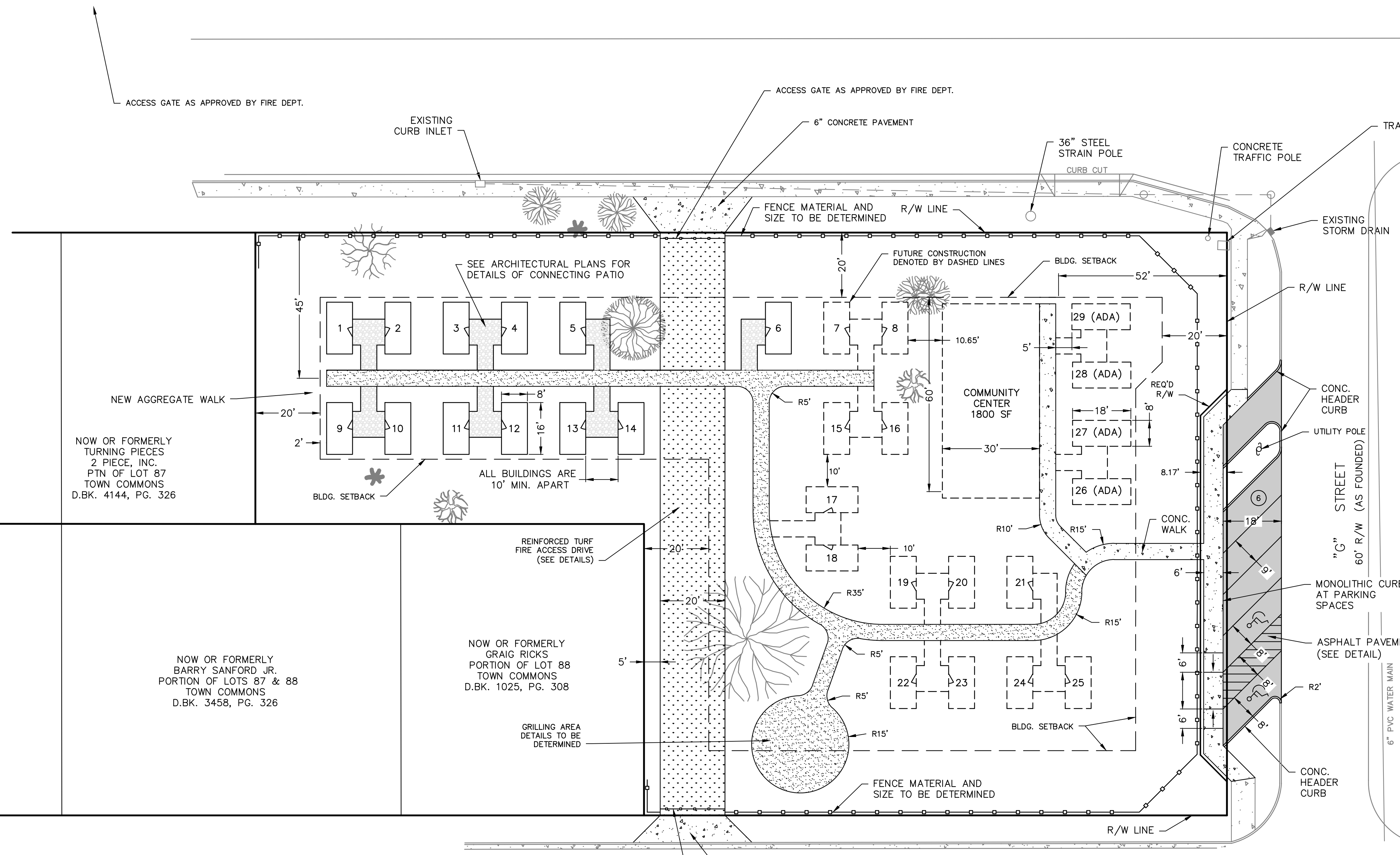
GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ. NO.:	2021-5002
DATE:	06-01-21

SHEET
3.1



MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)



NOW OR FORMERLY
TURNING PIECES
2 PIECE, INC.
PTN OF LOT 87
TOWN COMMONS
D.BK. 4144, PG. 326

NOW OR FORMERLY
BARRY SANFORD JR.
PORTION OF LOTS 87 & 88
TOWN COMMONS
D.BK. 3458, PG. 326

NOW OR FORMERLY
GRAIG RICKS
PORTION OF LOT 88
TOWN COMMONS
D.BK. 1025, PG. 308

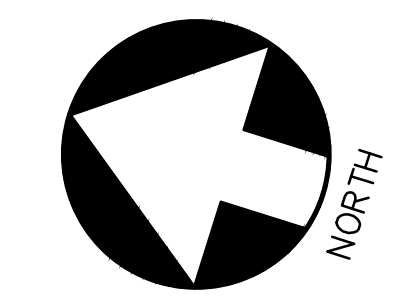
AMHERST ST.
45' R/W (AS FOUNDED)

SITE DATA

TOTAL SITE AREA - 43,200 SF
TOTAL NUMBER OF DWELLING UNITS - 30
ADA ACCESSIBLE DWELLING UNITS - 12
DENSITY -

NOTES

1. ALL DIMENSIONS SHOWN ARE TYPICAL
2. FINISHED FLOOR ELEVATIONS WILL BE SHOWN ON THE GRADING AND DRAINAGE PLAN.
3. ACCORDING TO FEMA FIRM PANEL 13127C0238H, DATED 2018-01-05, THIS SITE LIES WITH THE X-SHADED ZONE (0.2% ANNUAL FLOOD HAZARD) WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
4. WATER AND SEWER WILL BE EXTENDED TO THE SITE FROM EXISTING PUBLIC UTILITIES.
5. STORMWATER MANAGEMENT WILL CONSIST OF SHEET FLOW FROM THE SITE TO THE ABUTTING STREET RIGHTS-OF-WAY.



DATE SEALED:	07-22-21
DATE	07-22-21
BY	ACA
REVISIONS	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS
NO.	

Civil & Site Design
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BRUNSWICK, GEORGIA 31520
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GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
STAKING PLAN

DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ. NO.:	2021-5002
DATE:	06-01-21

SHEET
3.2



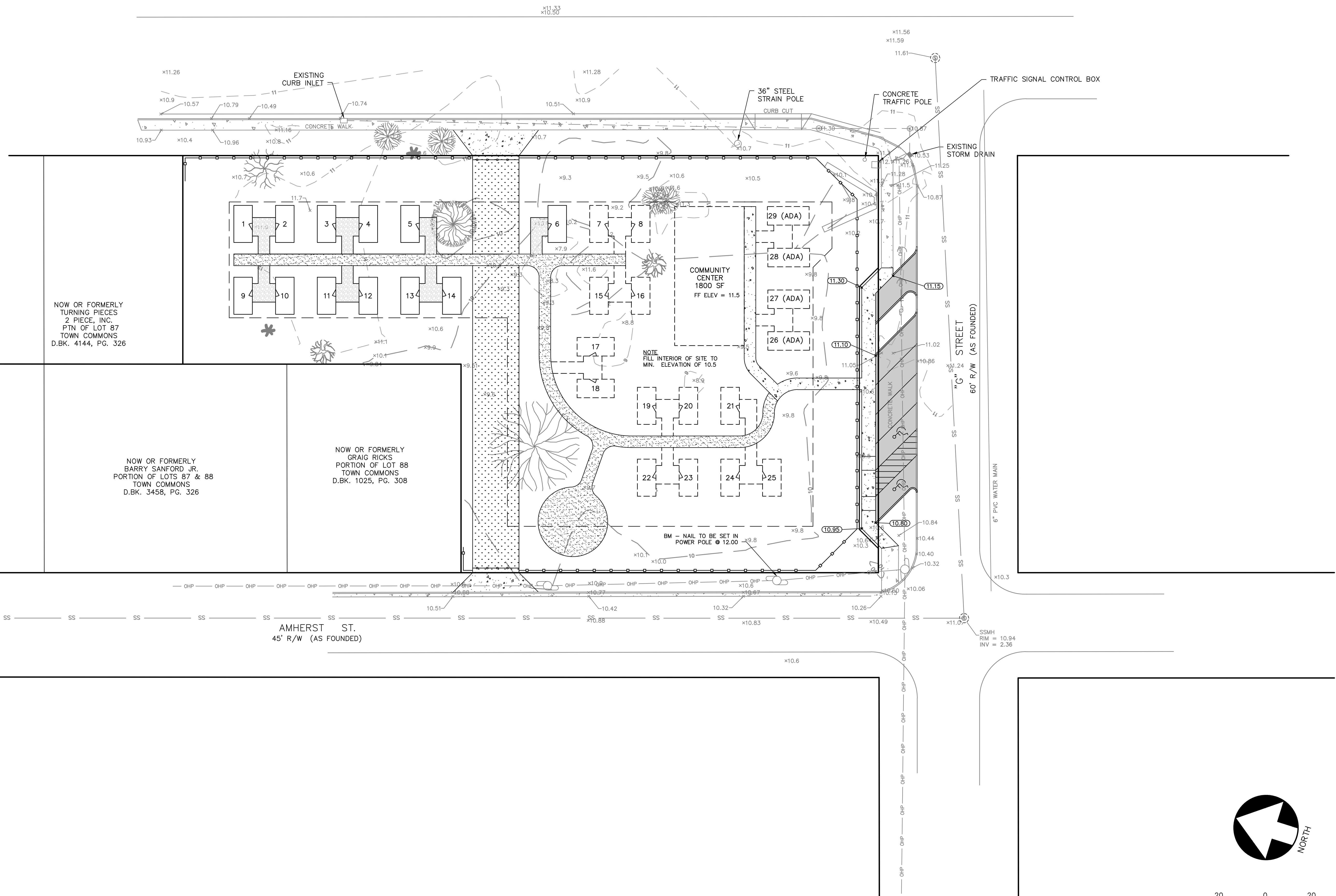
MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)

STR. NO	ELEV
1	12.5
2	12.5
3	12.0
4	12.0
5	11.5
6	11.0
7	11.0
8	11.0
9	12.5
10	12.5
11	12.0
12	12.0
13	11.5
14	11.5
15	11.0
16	11.0
17	11.0
18	11.0
19	11.0
20	11.0
21	11.0
22	11.0
23	11.0
24	11.0
25	11.0
26	11.5
27	11.5
28	11.5
29	11.5

NOW OR FORMERLY
TURNING PIECES
2 PIECE, INC.
PTN OF LOT 87
TOWN COMMONS
D.BK. 4144, PG. 326

NOW OR FORMERLY
BARRY SANFORD JR.
PORTION OF LOTS 87 & 88
TOWN COMMONS
D.BK. 3458, PG. 326

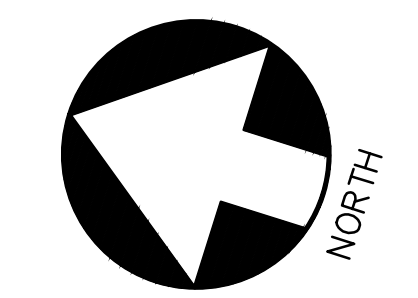
NOW OR FORMERLY
GRAIG RICKS
PORTION OF LOT 88
TOWN COMMONS
D.BK. 1025, PG. 308



SSMH
RIM = 11.51
INV = 5.76

AMHERST ST.
45' R/W (AS FOUNDED)

SSMH
RIM = 10.94
INV = 2.36



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Civil & Site Design
Engineering Consultants
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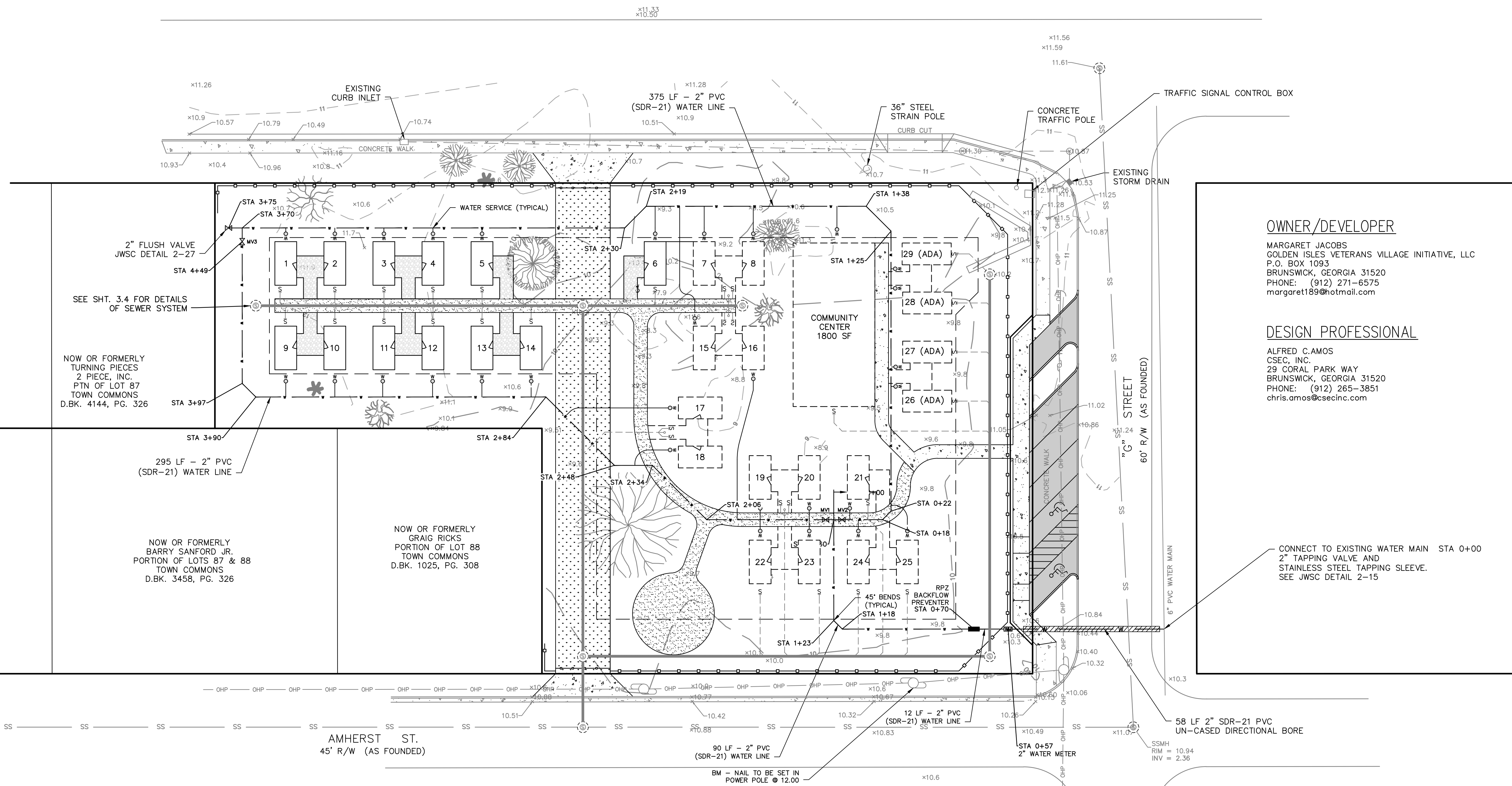
GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
GRADING PLAN

DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ NO.:	2021-5002
DATE:	06-01-21

SHEET
3.3



MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)



OWNER/DEVELOPER
MARGARET JACOBS
GOLDEN ISLES VETERANS VILLAGE INITIATIVE, LLC
P.O. BOX 1093
BRUNSWICK, GEORGIA 31520
PHONE: (912) 271-6575
margaret189@hotmail.com

DESIGN PROFESSIONAL
ALFRED C. AMOS
CSEC, INC.
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PHONE: (912) 265-3851
chris.amos@csecinc.com

2" FLUSH VALVE
JWSC DETAIL 2-27
STA 4+49

SEE SHT. 3.4 FOR DETAILS
OF SEWER SYSTEM

NOW OR FORMERLY
TURNING PIECES
2 PIECE, INC.
PTN OF LOT 87
TOWN COMMONS
D.B.K. 4144, PG. 326

295 LF - 2" PVC
(SDR-21) WATER LINE

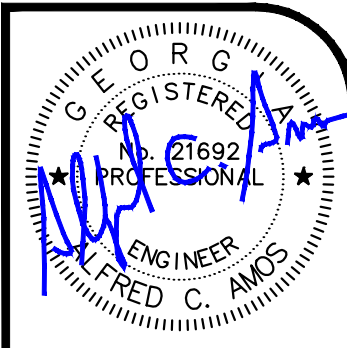
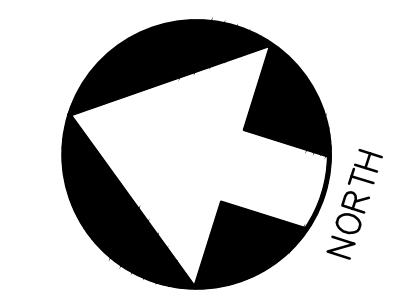
NOW OR FORMERLY
BARRY SANFORD JR.
PORTION OF LOTS 87 & 88
TOWN COMMONS
D.B.K. 3458, PG. 326

NOW OR FORMERLY
GRAIG RICKS
PORTION OF LOT 88
TOWN COMMONS
D.B.K. 1025, PG. 308

CONNECT TO EXISTING WATER MAIN STA 0+00
2" TAPPING VALVE AND
STAINLESS STEEL TAPPING SLEEVE.
SEE JWSC DETAIL 2-15

BGJWSC GENERAL NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JOINT WATER & SEWER COMMISSION. IN THE EVENT OF A DISCREPANCY BETWEEN THESE CONSTRUCTION PLANS AND THE AFOREMENTIONED STANDARDS AND SPECIFICATIONS, THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS THE DEVIATION HAS BEEN APPROVED IN WRITING BY THE JWSC.
2. THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND STORM DRAINS SHALL CONFORM TO THE LATEST GEORGIA EPD REQUIREMENTS.
3. A MINIMUM DISTANCE OF 20' OR TWO TIMES THE DEPTH OF THE MAIN, WHICHEVER IS GREATER, SHALL BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS AND THE TOP OF BANK OF ALL PONDS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED IN WRITING BY THE JWSC.
4. PRESSURE AND LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
5. DISINFECTION OF WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
6. AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 TO REQUEST UNDERGROUND UTILITY LOCATE SERVICE.



DATE SEALED:	07-22-21
DATE	07-22-21
BY	ACA
REVISIONS	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS
NO.	

**Civil & Site Design
Engineering Consultants**
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INC
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BRUNSWICK, GEORGIA 31520
PH (912) 265-3851
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GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC

DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ NO.:	2021-5002
DATE:	06-01-21

SHEET
3.4

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.



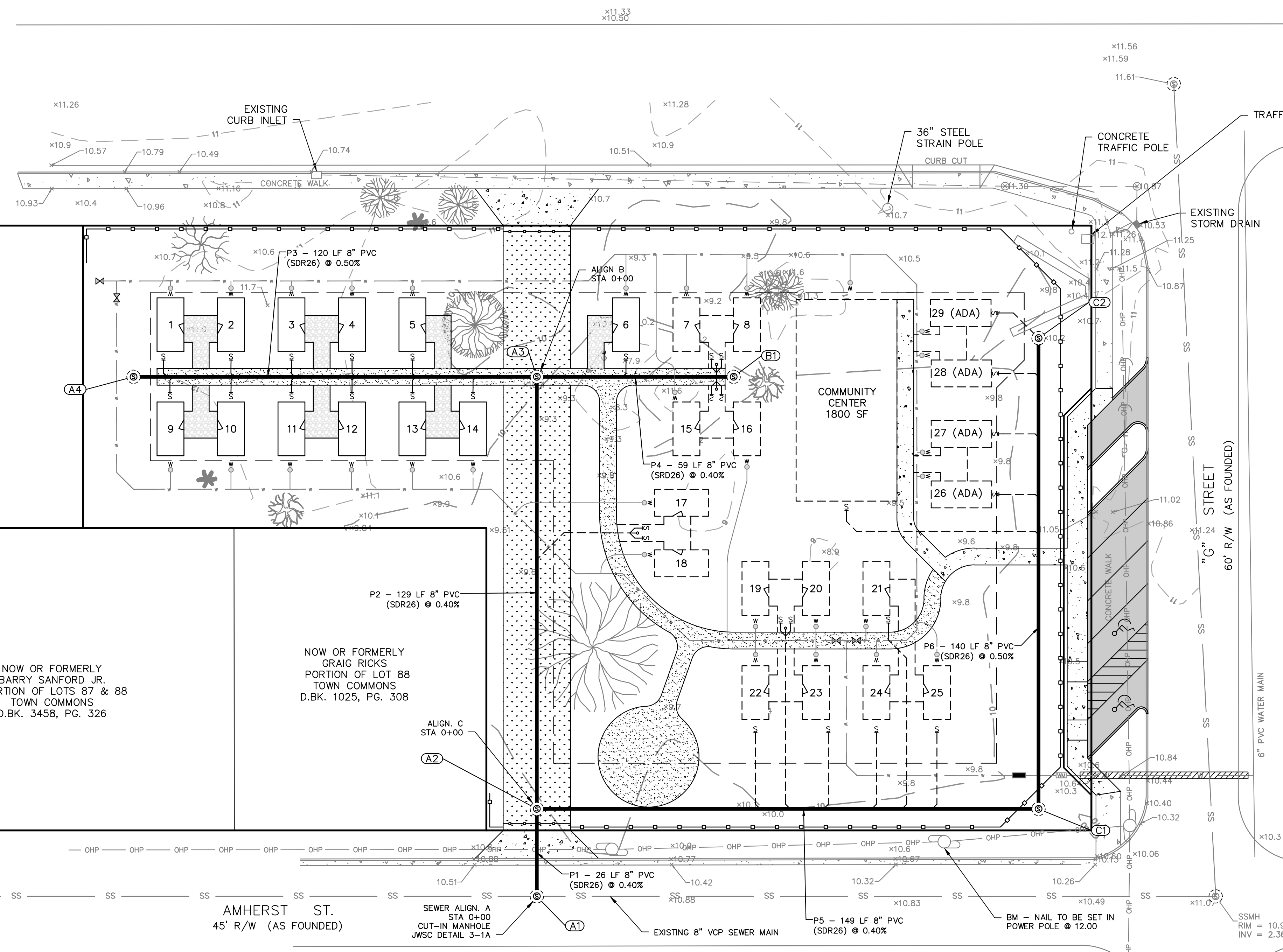
MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)

STRUCTURE	ELEVATIONS
A1 MANHOLE SEWER ALIN. A STA 0+00	RIM = 10.65 INV IN = 3.84 (P1)
A2 MANHOLE SEWER ALIN. A STA 0+26	RIM = 10.50 INV IN = 4.04 (P2) INV OUT = 3.94 (P1)
A3 MANHOLE SEWER ALIN. A STA 1+55	RIM = 10.50 INV IN = 4.65 (P3) INV IN = 5.16 (P4) INV OUT = 4.55 (P2)
A4 MANHOLE SEWER ALIN. A STA 2+75	RIM = 11.81 INV OUT = 5.25 (P3)
B1 MANHOLE SEWER ALIN. B STA 0+59	RIM = 10.06 INV OUT = 5.39 (P4)
C1 MANHOLE SEWER ALIN. C STA 1+49	RIM = 10.50 INV IN = 4.74 (P6) INV OUT = 4.84 (P5)
C2 MANHOLE SEWER ALIN. C STA 2+89	RIM = 10.50 INV OUT = 5.44 (P6)

NOW OR FORMERLY
TURNING PIECES
2 PIECE, INC.
PTN OF LOT 87
TOWN COMMONS
D.BK. 4144, PG. 326

NOW OR FORMERLY
BARRY SANFORD JR.
PORTION OF LOTS 87 & 88
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NOW OR FORMERLY
GRAIG RICKS
PORTION OF LOT 88
TOWN COMMONS
D.BK. 1025, PG. 308



OWNER/DEVELOPER
 MARGARET JACOBS
 GOLDEN ISLES VETERANS VILLAGE INITIATIVE, LLC
 P.O. BOX 1093
 BRUNSWICK, GEORGIA 31520
 PHONE: (912) 271-6575
 margaret189@hotmail.com

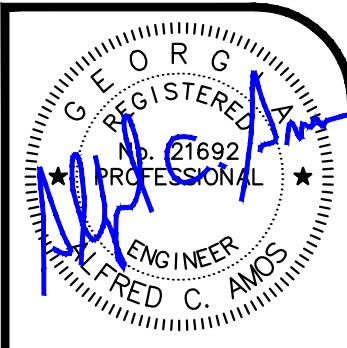
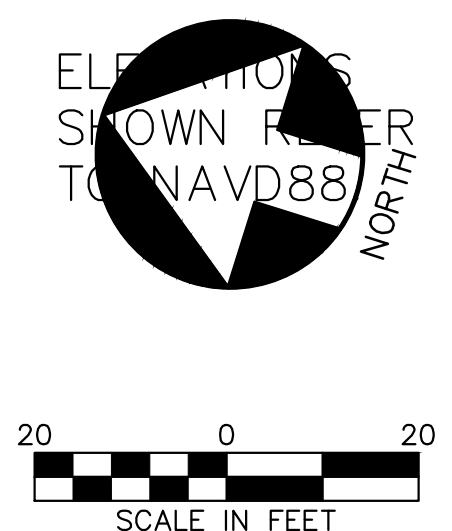
DESIGN PROFESSIONAL
 ALFRED C. AMOS
 CSEC, INC.
 29 CORAL PARK WAY
 BRUNSWICK, GEORGIA 31520
 PHONE: (912) 265-3851
 chris.amos@csecinc.com

OWNERSHIP STATEMENT

THIS PROJECT INCLUDES PUBLICLY OWNED WASTEWATER FACILITIES. ALL WASTEWATER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE JWSC DESIGN & CONSTRUCTION STANDARDS AND WILL BE DEDICATED TO THE BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION FOR OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITY.

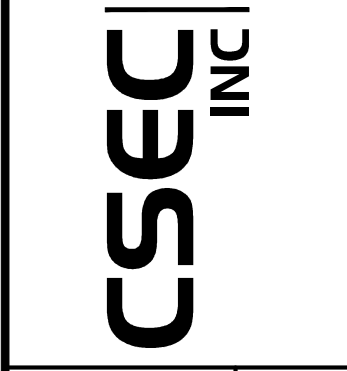
BGJWSC GENERAL NOTES

- ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JOINT WATER & SEWER COMMISSION. IN THE EVENT OF A DISCREPANCY BETWEEN THESE CONSTRUCTION PLANS AND THE AFOREMENTIONED STANDARDS AND SPECIFICATIONS, THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS THE DEVIATION HAS BEEN APPROVED IN WRITING BY THE JWSC.
- THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND STORM DRAINS SHALL CONFORM TO THE LATEST GEORGIA EPD REQUIREMENTS.
- A MINIMUM DISTANCE OF 20' OR TWO TIMES THE DEPTH OF THE MAIN, WHICHEVER IS GREATER, SHALL BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS AND THE TOP OF BANK OF ALL PONDS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED IN WRITING BY THE JWSC.
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM COVER OF FORTY TWO (42) INCHES IN PAVED AREAS AND THIRTY SIX (36) INCHES IN UNPAVED AREAS WITH AN ALLOWABLE MAXIMUM OF SIXTY (60) INCHES.
- PRESSURE AND LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
- DISINFECTATION OF WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.
- AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 TO REQUEST UNDERGROUND UTILITY LOCATE SERVICE.



NO.	REVISIONS	DATE	BY
1	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS	07-22-21	ACA

**Civil & Site Design
Engineering Consultants**
 CSEC, INC.
 29 CORAL PARK WAY
 BRUNSWICK, GEORGIA 31520
 PH (912) 265-3851
 info@csecinc.com

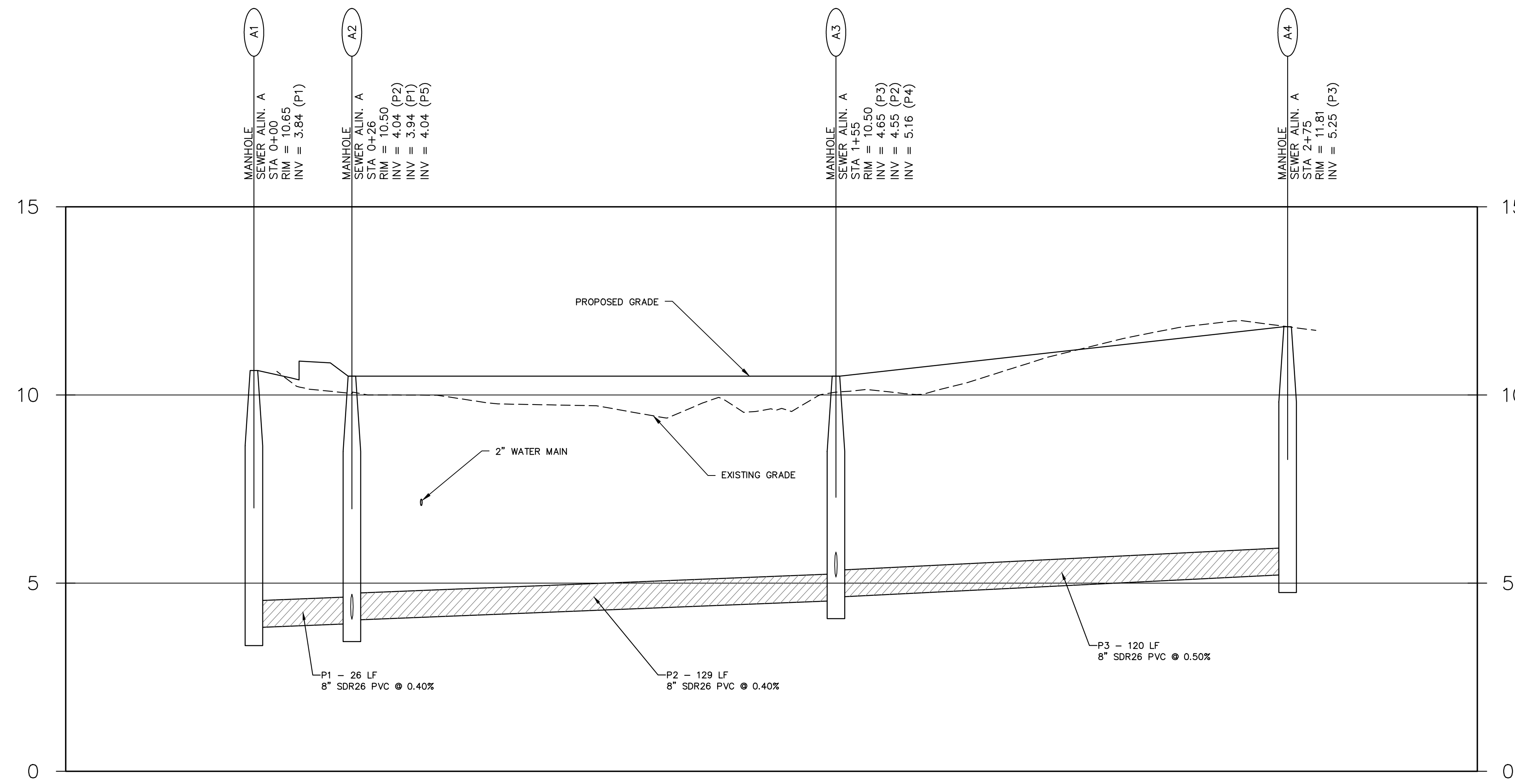


GOLDEN ISLES VETERAN'S VILLAGE
 PROJECT LOCATION: BRUNSWICK, GEORGIA
 PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
SEWER SYSTEM PLAN

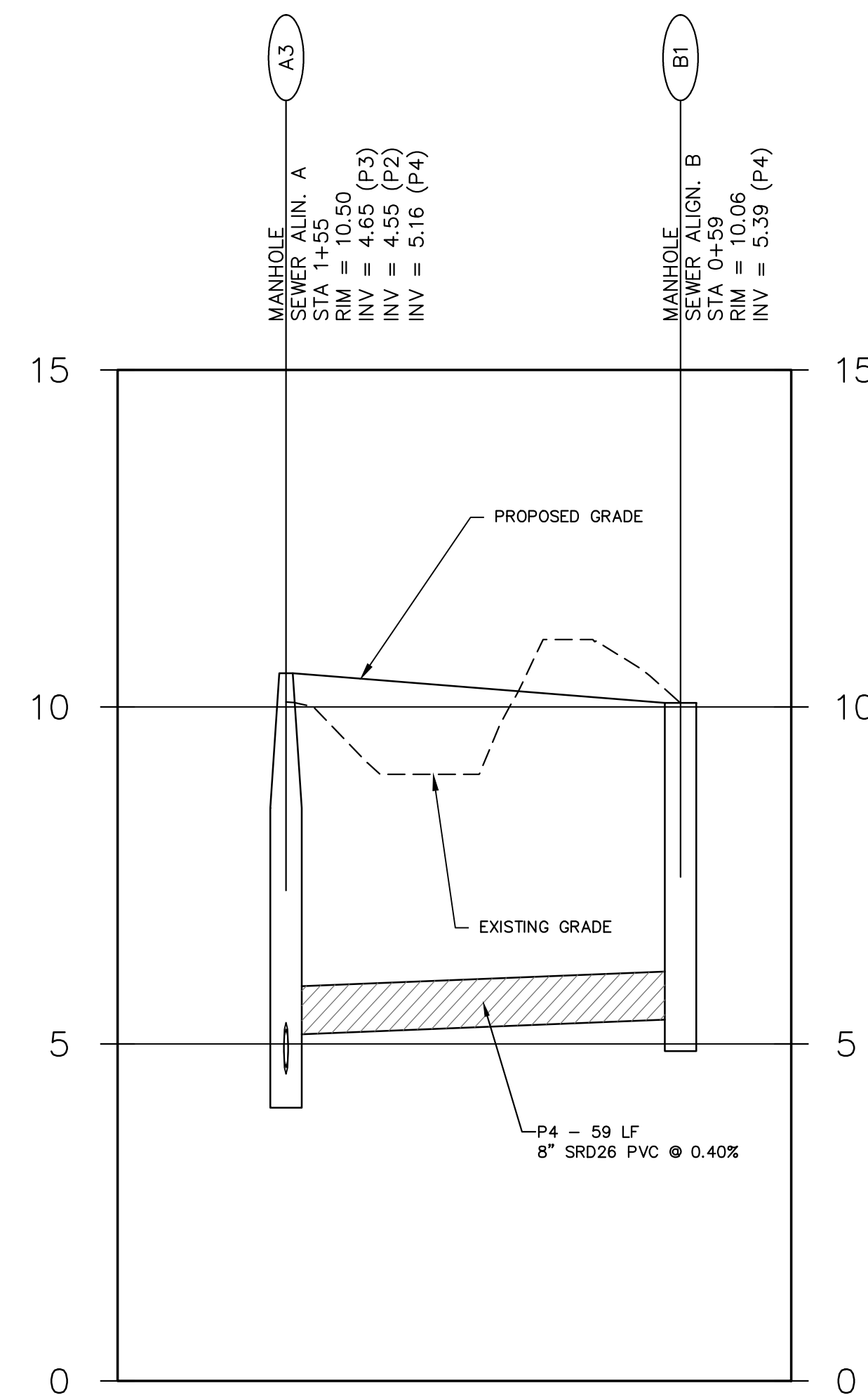
DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ. NO.:	2021-5002
DATE:	06-01-21

SHEET
3.5

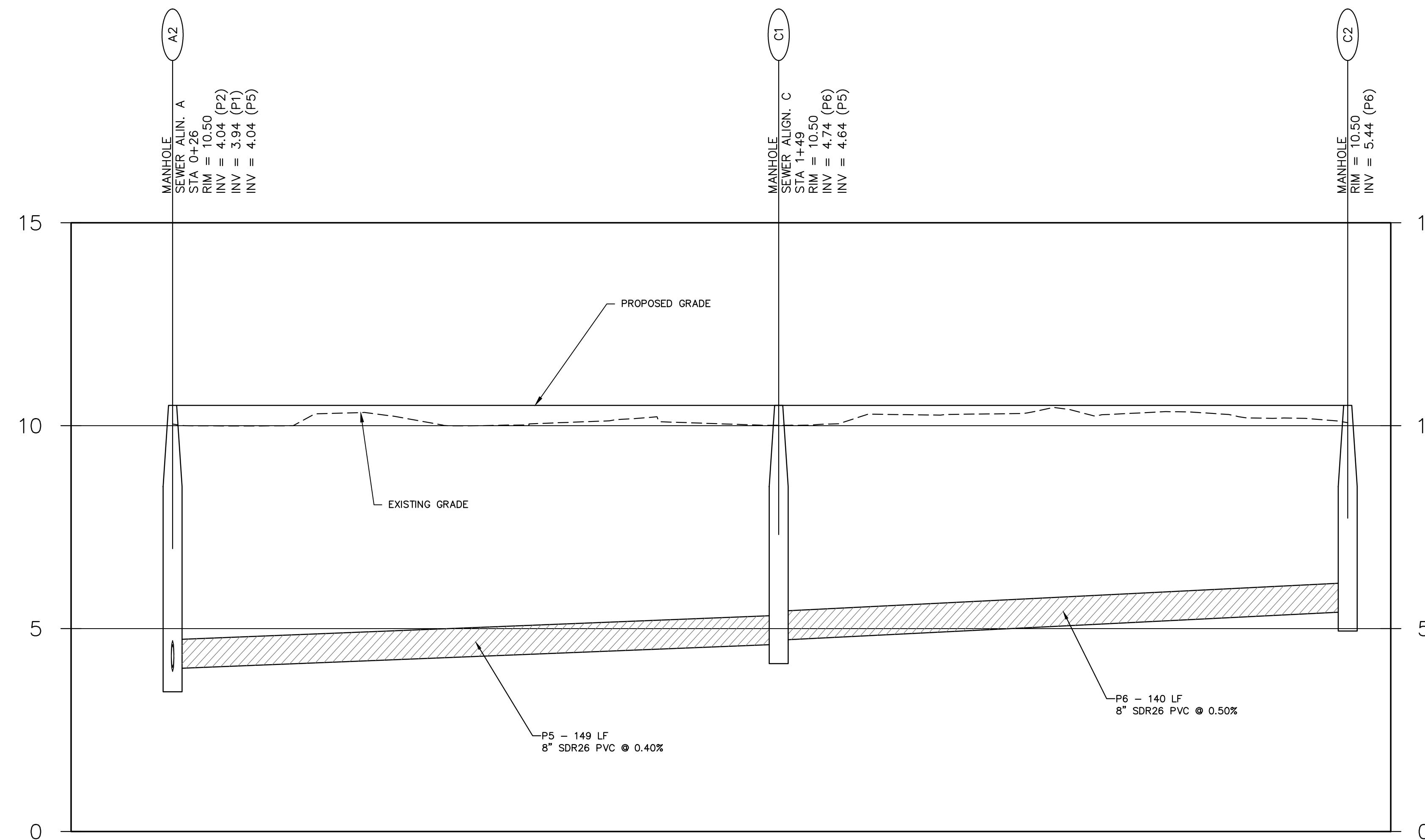
NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.



SEWER LINE A

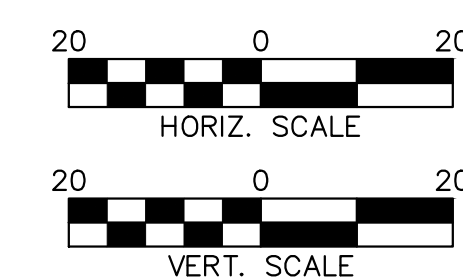


SEWER LINE B



SEWER LINE C

ELEVATIONS SHOWN REFER TO NAVD88.



OWNERSHIP STATEMENT

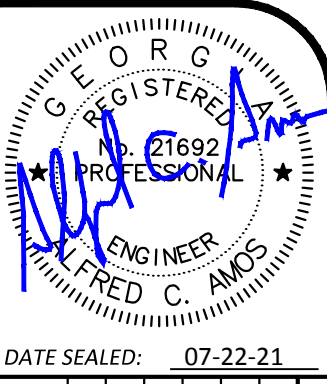
THIS PROJECT INCLUDES PUBLICLY OWNED WASTEWATER FACILITIES. ALL WASTEWATER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE JWSC DESIGN & CONSTRUCTION STANDARDS AND WILL BE DEDICATED TO THE BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION FOR OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITY.

OWNER/DEVELOPER

MARGARET JACOBS
GOLDEN ISLES VETERANS VILLAGE INITIATIVE, LLC
P.O. BOX 1093
BRUNSWICK, GEORGIA 31520
PHONE: (912) 271-6575
margaret189@hotmail.com

DESIGN PROFESSIONAL

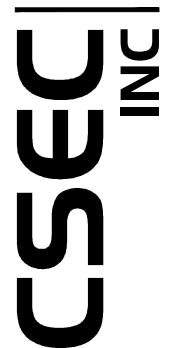
ALFRED C. AMOS
CSEC, INC.
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PHONE: (912) 265-3851
chris.amos@csecinc.com



DATE SEALED: 07-22-21

NO.	REVISIONS	BY	DATE
	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS	ACA	07-22-21

Civil & Site Design
Engineering Consultants
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PH (912) 265-3851
info@csecinc.com



GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
SEWER PROFILES

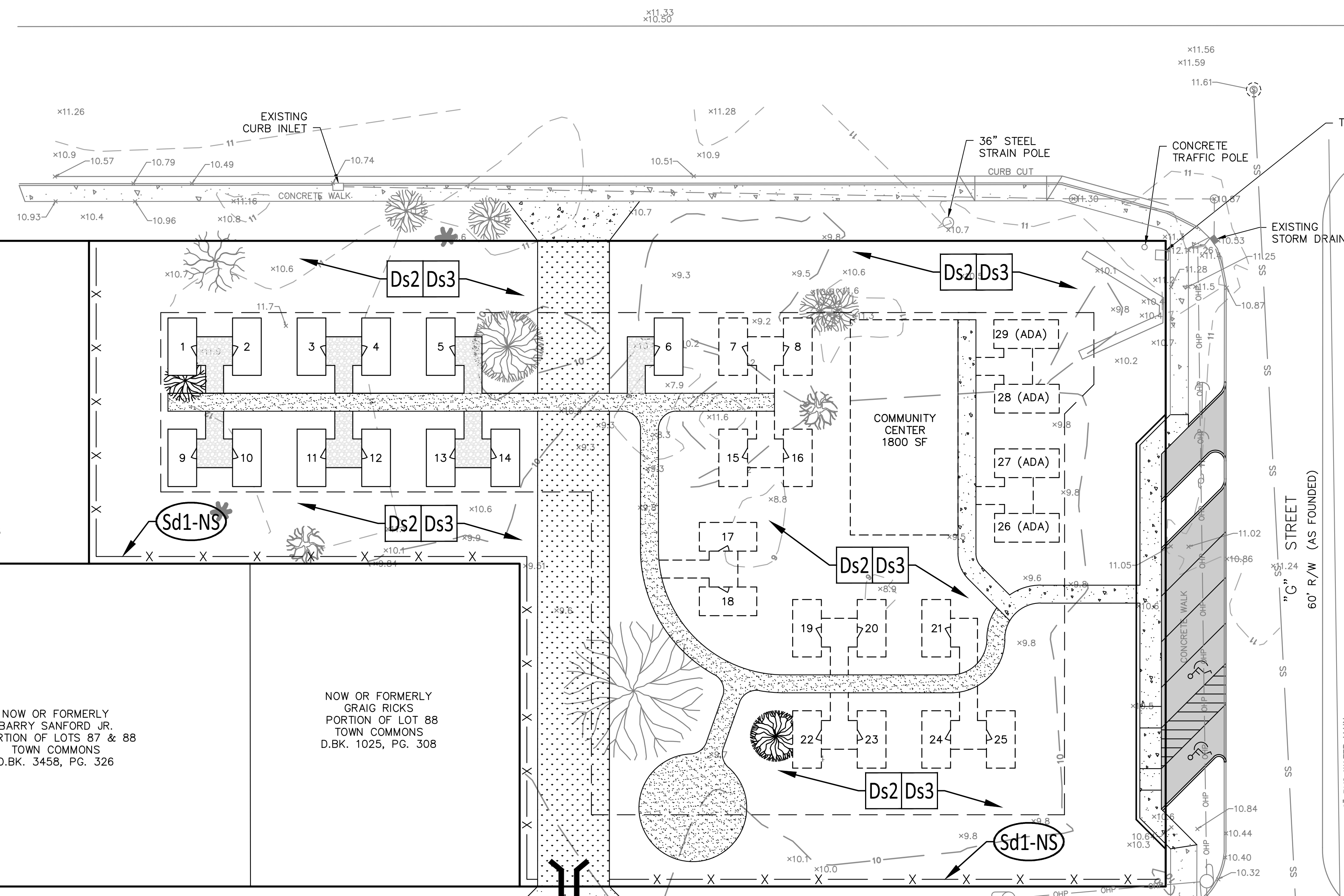
DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	AS NOTED
PROJ. NO.:	2021-5002
DATE:	06-01-21

SHEET
4.1

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.



MARTIN LUTHER KING JR. BLVD
150' R/W (AS FOUNDED)



NOW OR FORMERLY
TURNING PIECES
2 PIECE, INC.
PTN OF LOT 87
TOWN COMMONS
D.BK. 4144, PG. 326

NOW OR FORMERLY
BARRY SANFORD JR.
PORTION OF LOTS 87 & 88
TOWN COMMONS
D.BK. 3458, PG. 326

NOW OR FORMERLY
GRAIG RICKS
PORTION OF LOT 88
TOWN COMMONS
D.BK. 1025, PG. 308

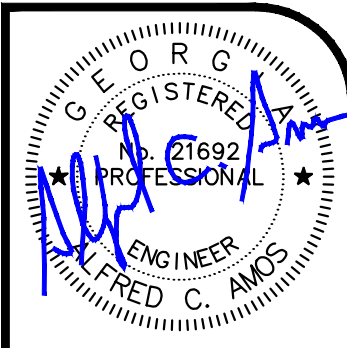
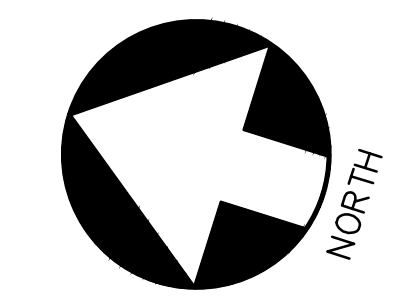
OWNER/DEVELOPER
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P.O. BOX 1093
BRUNSWICK, GEORGIA 31520
PHONE: (912) 271-6575
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DESIGN PROFESSIONAL
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BRUNSWICK, GEORGIA 31520
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chris.amos@csecinc.com

SSMH
RIM = 11.51
INV = 5.76

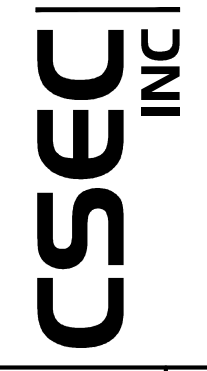
AMHERST ST.
45' R/W (AS FOUNDED)

SSMH
RIM = 10.94
INV = 2.36



DATE SEALED:	07-22-21
DATE	07-22-21
BY	ACA
REVISIONS	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS
NO.	

Civil & Site Design
Engineering Consultants
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PH (912) 265-3851
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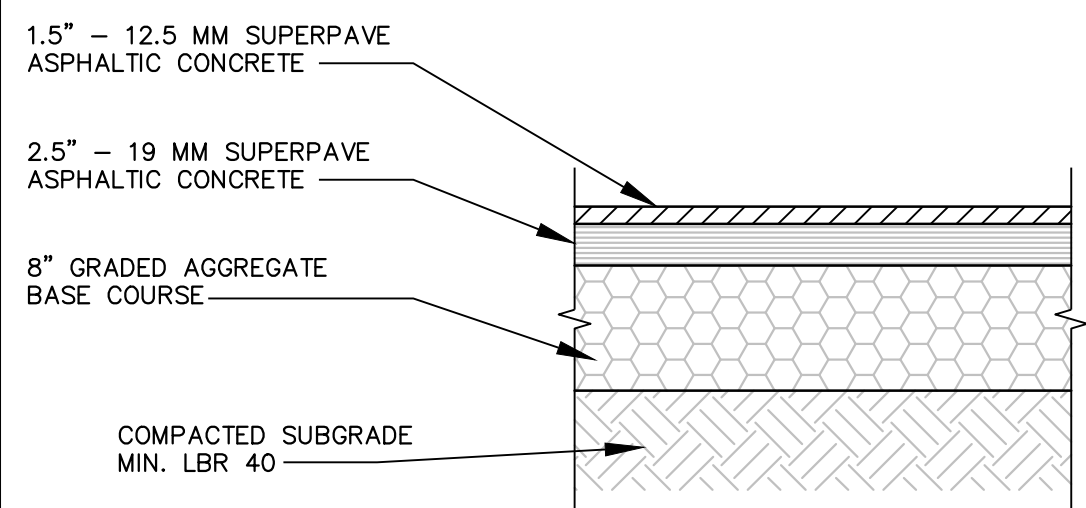


GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
EROSION CONTROL PLAN

DRAWN BY:	ACA
CHECKED BY:	ACA
APPROVED BY:	ACA
SCALE:	1" = 20'
PROJ NO.:	2021-5002
DATE:	06-01-21

SHEET
5.1

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.



TYPICAL HEAVY DUTY PAVEMENT SECTION
(N.T.S.)

Ds2

TEMPORARY GRASSING

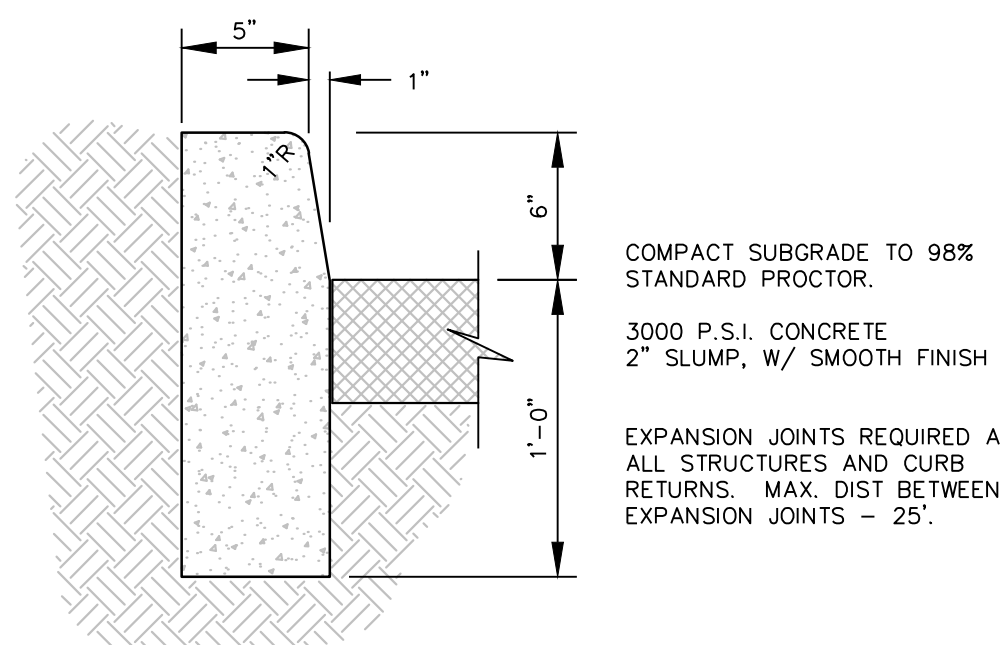
SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
MILLET	1.0-2.0 LB.	MARCH 15 TO JULY 31	10-10-10	12 LB.
RYE	2.0-3.0 LB.	AUGUST 1 TO MARCH 15	10-10-10	12 LB.

Ds3

PERMANENT GRASSING

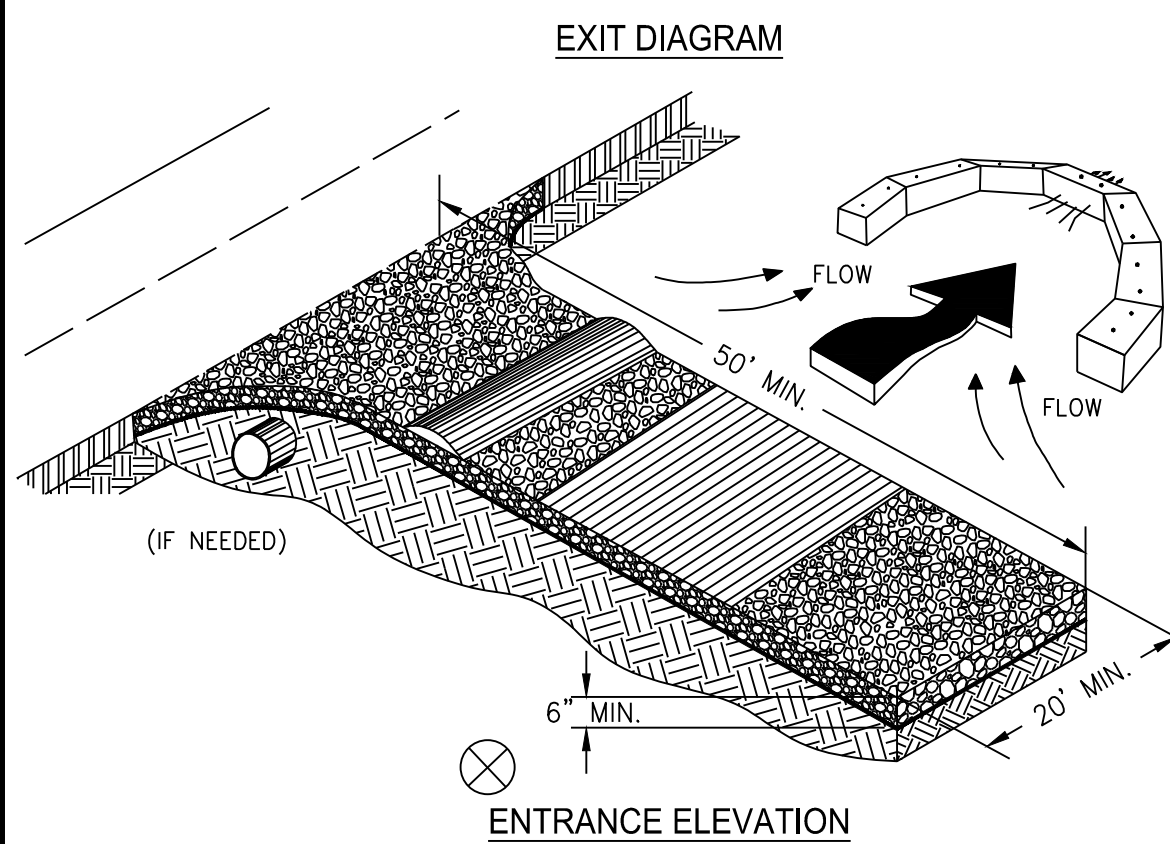
SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
KEEPCO LOWGRASS & VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2-0.4 LB. 1.0-2.0 LB.	MARCH 1 TO JUNE 15	6-12-12	25-35 LB.
BERMUDA GRASS (HULLED) (UNHULLED)	1.0 LB. 2.0-3.0 LB.	MARCH 15 TO JUNE 15 JUNE 15 TO MARCH 15	6-12-12 6-12-12	25-35 LB. 25-30 LB.
STRAW MULCH	90 LB.	ANY TIME FOR TEMPORARY COVER.		

DISTURBED AREA STABILIZATION DETAIL
(N.T.S.)

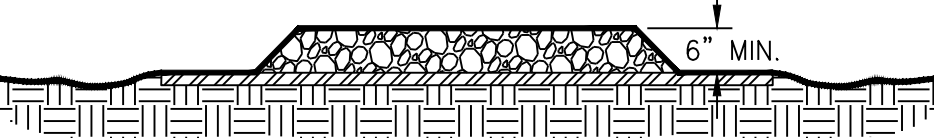


HEADER CURB SECTION
(N.T.S.)

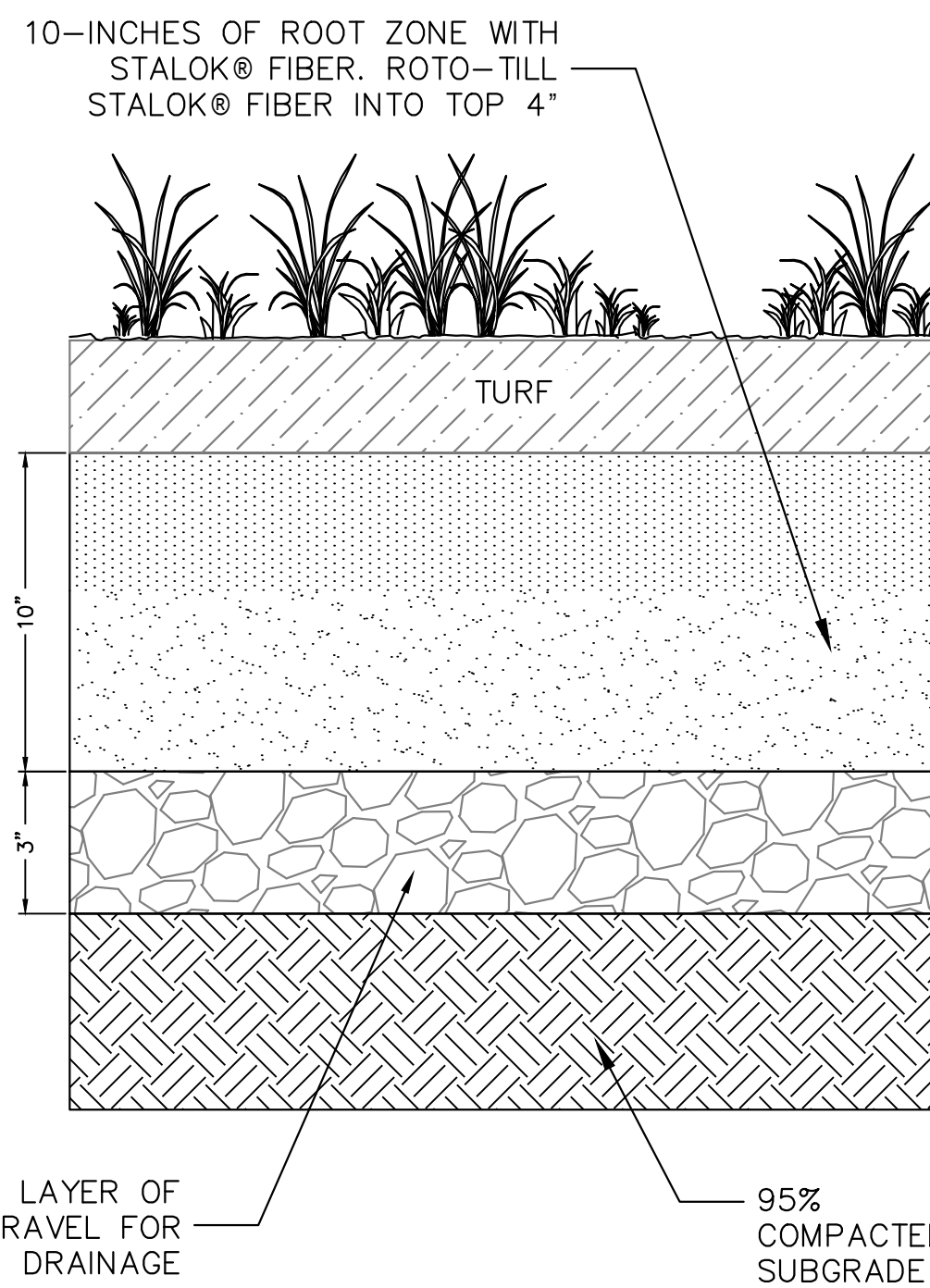
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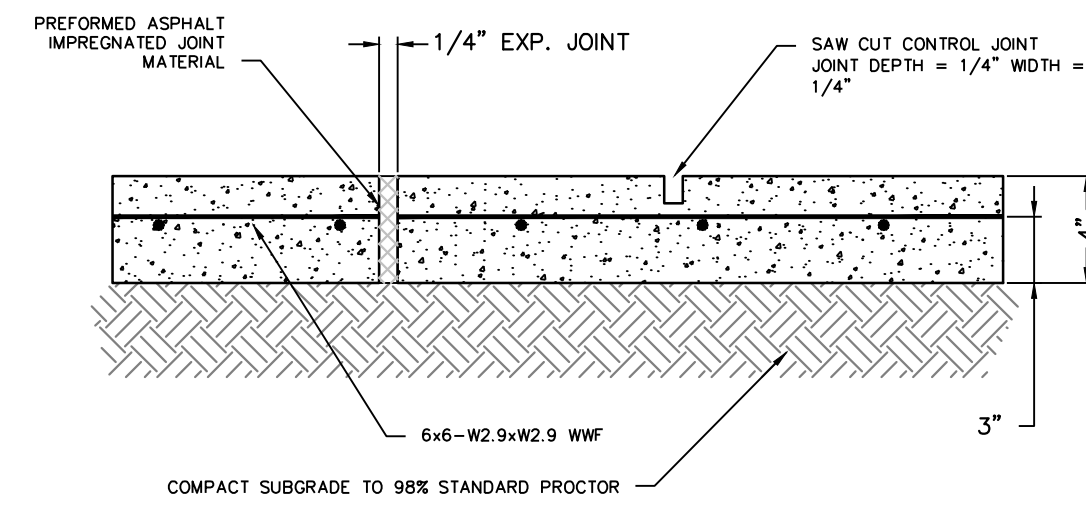
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE, IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



CONSTRUCTION EXIT DETAIL
(N.T.S.)

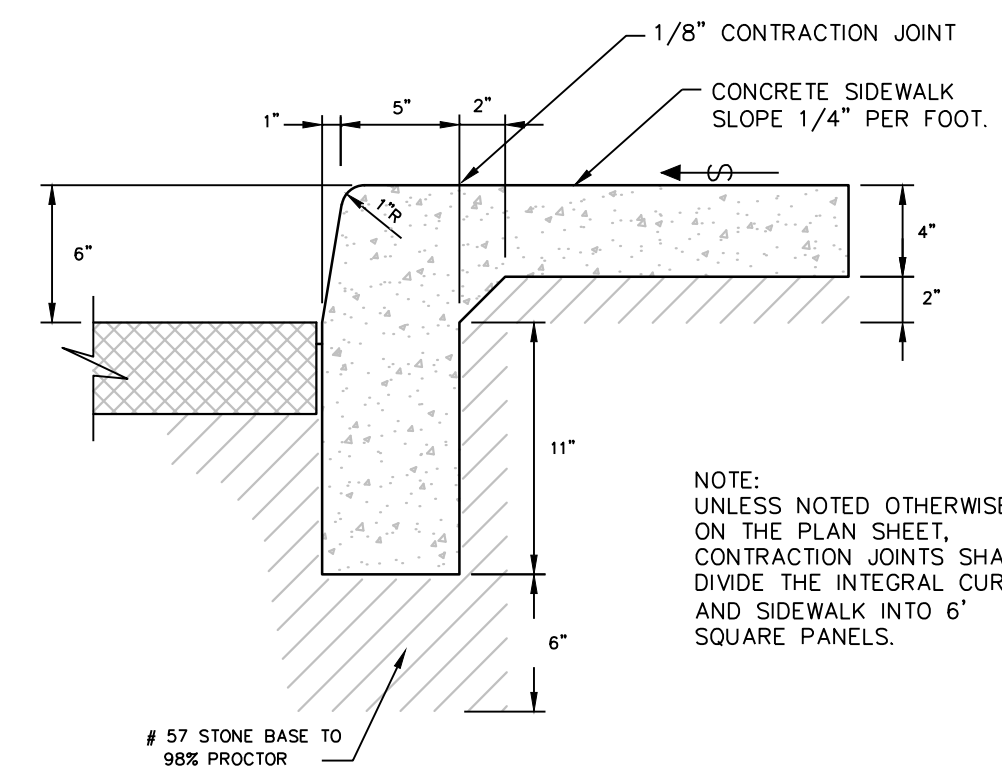


REINFORCEMENT FOR TURF PARKING & FIRELANES
(N.T.S.)

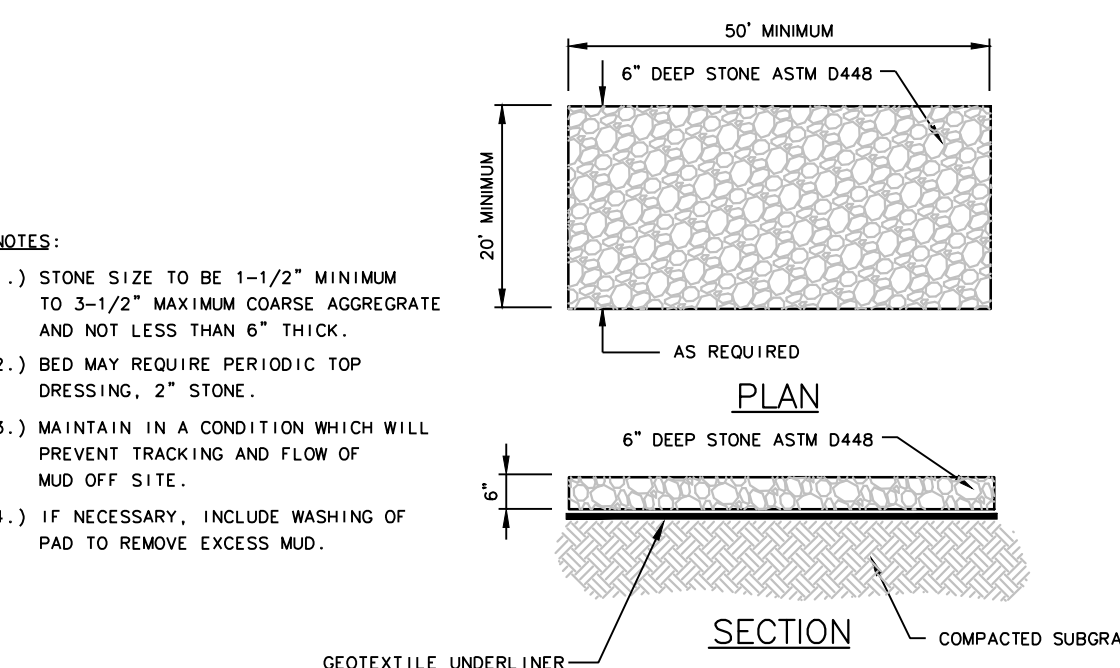


CONCRETE WALK
(N.T.S.)

- NOTES: EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, MAX. SPACING TO BE 25'. CONTROL JOINTS TO BE SPACED EVERY 6'. 3000 P.S.I. CONCRETE, 2" SLUMP, WITH BROOM FINISH.



MONOLITHIC CURB & SIDEWALK
(N.T.S.)

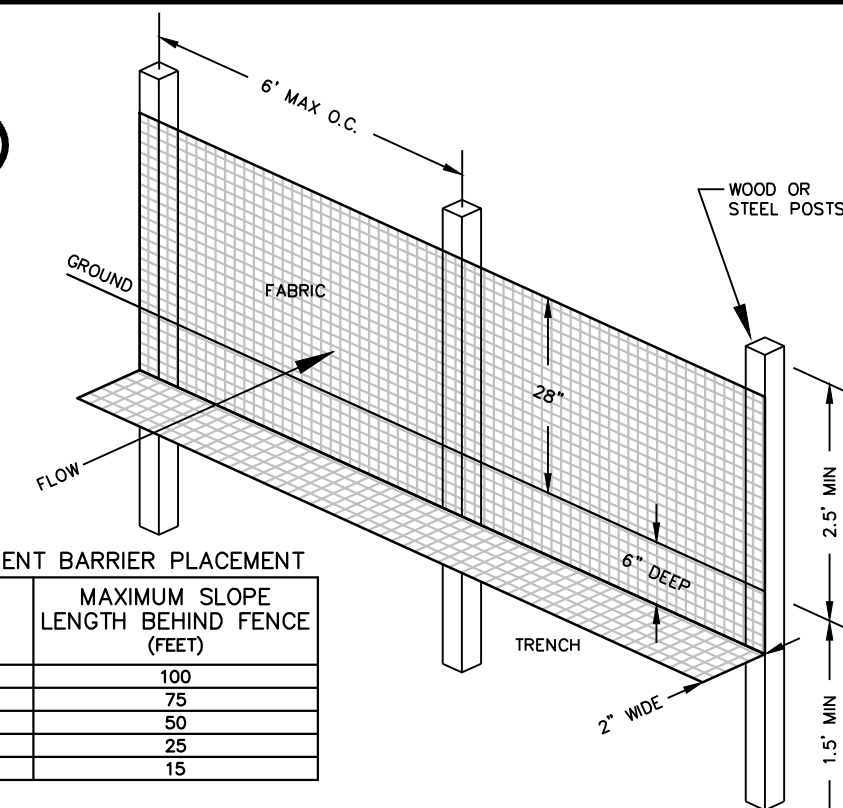


- NOTES:
- 1.) STONE SIZE TO BE 1-1/2" MINIMUM TO 3-1/2" MAXIMUM COARSE AGGREGATE AND NOT LESS THAN 6" THICK.
 - 2.) BED MAY REQUIRE PERIODIC TOP DRESSING, 2" STONE.
 - 3.) MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING AND FLOW OF MUD OFF SITE.
 - 4.) IF NECESSARY, INCLUDE WASHING OF PAD TO REMOVE EXCESS MUD.

SECTION

CONSTRUCTION EXIT DETAIL
(N.T.S.)

Sd1-NS

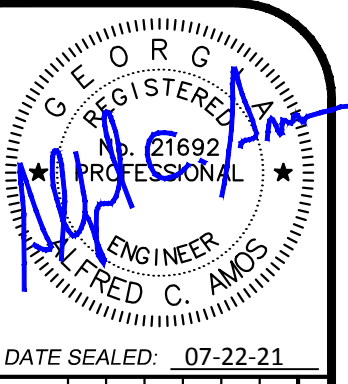


CRITERIA FOR SEDIMENT BARRIER PLACEMENT

LAND SLOPE (PERCENT)	MAXIMUM SLOPE LENGTH BEHIND FENCE (FEET)
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
> 20	15

- NOTES:
- 1) START POST INSTALLATION AT THE CENTER OF THE LOWEST POINT WITH REMAINING POSTS SPACED 6 FEET APART.
 - 2) USE TYPE "A" SILT FENCE: 1) ON SMALL DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN SIX MONTHS. 2) WHERE THE SLOPE GRADIENT IS STEEPER THAN 3:1.

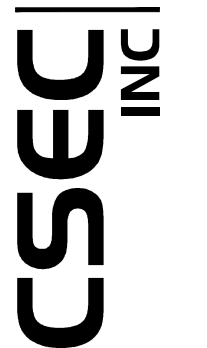
TYPE "A" SILT FENCE DETAIL
(N.T.S.)



DATE SEALED: 07-22-21

NO.	DATE	BY	REVISIONS
1	07-22-21	ACA	INDUSTRIAL PARK AND DEVELOPMENT REVISIONS

Civil & Site Design
Engineering Consultants
29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PH: 912.265.8851
info@cscen.com



GOLDEN ISLES VETERAN'S VILLAGE
PROJECT LOCATION: BRUNSWICK, GEORGIA
PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC
CONSTRUCTION DETAILS

DRAWN BY:	RES	ACA
CHECKED BY:	ACA	ACA
APPROVED BY:	NTS	NTS
SCALE:	2021-5002	2021-5002
PROJ NO.:	07-22-21	07-22-21
DATE:		

SHEET
7.1

PRESSURE PIPE TRENCH DETAIL
 JWSC STANDARD DETAIL 2-1

BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 1703 Gloucester Street
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: JUNE 2017

TEMPORARY SAMPLE TAP USING WATER SERVICE
 JWSC STANDARD DETAIL 2-12

BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 700 Gloucester Street, Suite 300
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: AUGUST 2011

REDUCED PRESSURE ZONE (RPZ) ASSEMBLY 2.5" AND SMALLER
 JWSC STANDARD DETAIL 2-21B

BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 1703 Gloucester Street
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: DECEMBER 2017

MATERIALS	
QTY.	DESCRIPTION
1	RPZ ASSEMBLY (ZURN-WILKINS OR EQUAL)
2	FULL PORT BALL VALVE
3	90° ELBOW
4	BRASS - HARD COPPER - SCH 80 PVC

PROVIDE ALL BRASS FITTINGS, NIPPLES, COUPLINGS, ETC. REQUIRED FOR THE COMPLETE INSTALLATION. FOR INSTALLATIONS LOCATED IN OR NEAR PARKING LOTS AND DRIVEWAYS, STEEL PIPE BOLLARDS ARE RECOMMENDED.

CONNECTION TO EXISTING WATER MAIN
 JWSC STANDARD DETAIL 2-15

BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 1703 Gloucester Street
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: DECEMBER 2017

WATER VALVE DETAIL
 JWSC STANDARD DETAIL 2-13

BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 700 Gloucester Street, Suite 300
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: AUGUST 2011

THRUST BLOCK DETAILS
 N.T.S.

PIPE SIZE	1/4 BENDS	CU. FT.	1/8 BENDS	CU. FT.	1/16 BENDS	CU. FT.
12"	9"	2.3	8"	1.6	6"	1.1
14"	10"	2.7	9"	1.9	7"	1.3
16"	11"	3.1	10"	2.2	8"	1.5
18"	12"	3.5	11"	2.5	9"	1.7
20"	13"	3.9	12"	2.8	10"	1.9
24"	15"	4.7	14"	3.4	12"	2.3
30"	18"	5.8	17"	4.2	15"	2.8
36"	21"	6.9	20"	5.0	18"	3.4
42"	25"	8.3	24"	6.0	21"	4.0
48"	30"	10.0	28"	7.2	24"	4.8
54"	36"	12.0	33"	8.6	28"	5.8
60"	42"	14.3	39"	10.2	33"	6.8
72"	54"	18.4	48"	12.5	40"	8.5
84"	66"	22.5	57"	15.0	48"	10.2
96"	78"	26.6	66"	17.6	56"	12.0
108"	90"	30.7	75"	20.2	64"	13.8
120"	102"	34.8	84"	22.8	72"	15.6
144"	126"	42.9	100"	27.0	84"	18.4
168"	150"	51.0	117"	31.5	96"	21.2
192"	174"	59.1	134"	36.0	108"	24.0
216"	198"	67.2	151"	40.5	120"	26.8
240"	222"	75.3	168"	45.0	132"	29.6
264"	246"	83.4	185"	49.5	144"	32.4
288"	270"	91.5	202"	54.0	156"	35.2
312"	294"	99.6	219"	58.5	168"	38.0
336"	318"	107.7	236"	63.0	180"	40.8
360"	342"	115.8	253"	67.5	192"	43.6
384"	366"	123.9	270"	72.0	204"	46.4
408"	390"	132.0	287"	76.5	216"	49.2
432"	414"	140.1	304"	81.0	228"	52.0
456"	438"	148.2	321"	85.5	240"	54.8
480"	462"	156.3	338"	90.0	252"	57.6
504"	486"	164.4	355"	94.5	264"	60.4
528"	510"	172.5	372"	99.0	276"	63.2
552"	534"	180.6	389"	103.5	288"	66.0
576"	558"	188.7	406"	108.0	300"	68.8
600"	582"	196.8	423"	112.5	312"	71.6
624"	606"	204.9	440"	117.0	324"	74.4
648"	630"	213.0	457"	121.5	336"	77.2
672"	654"	221.1	474"	126.0	348"	80.0
696"	678"	229.2	491"	130.5	360"	82.8
720"	702"	237.3	508"	135.0	372"	85.6
744"	726"	245.4	525"	139.5	384"	88.4
768"	750"	253.5	542"	144.0	396"	91.2
792"	774"	261.6	559"	148.5	408"	94.0
816"	798"	269.7	576"	153.0	420"	96.8
840"	822"	277.8	593"	157.5	432"	99.6
864"	846"	285.9	610"	162.0	444"	102.4
888"	870"	294.0	627"	166.5	456"	105.2
912"	894"	302.1	644"	171.0	468"	108.0
936"	918"	310.2	661"	175.5	480"	110.8
960"	942"	318.3	678"	180.0	492"	113.6
984"	966"	326.4	695"	184.5	504"	116.4
1008"	990"	334.5	712"	189.0	516"	119.2

TRACER WIRE INSTALLATION
 JWSC STANDARD DETAIL 2-9

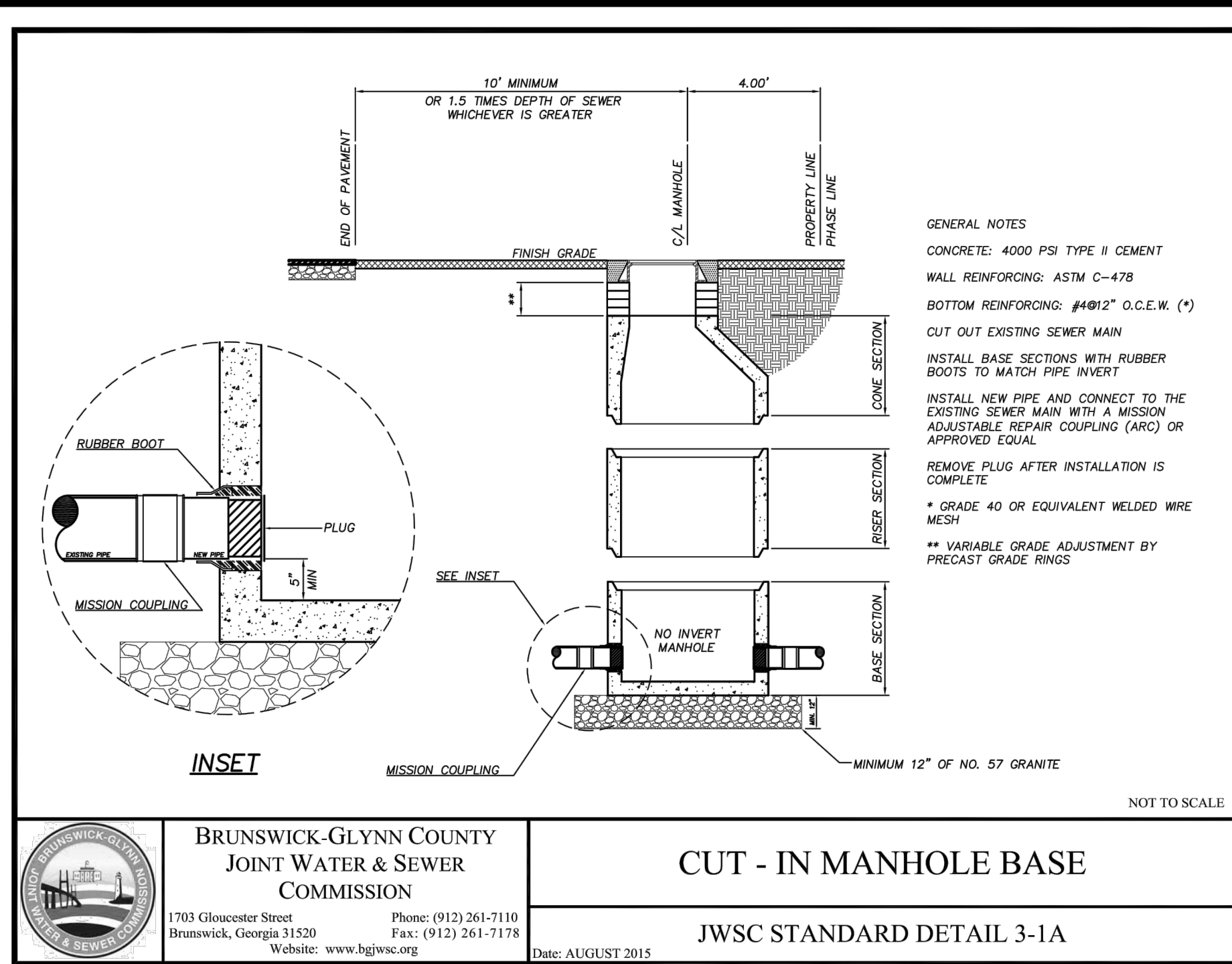
BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 700 Gloucester Street, Suite 300
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: AUGUST 2011

SINGLE WATER SERVICE DETAIL
 JWSC STANDARD DETAIL 2-16

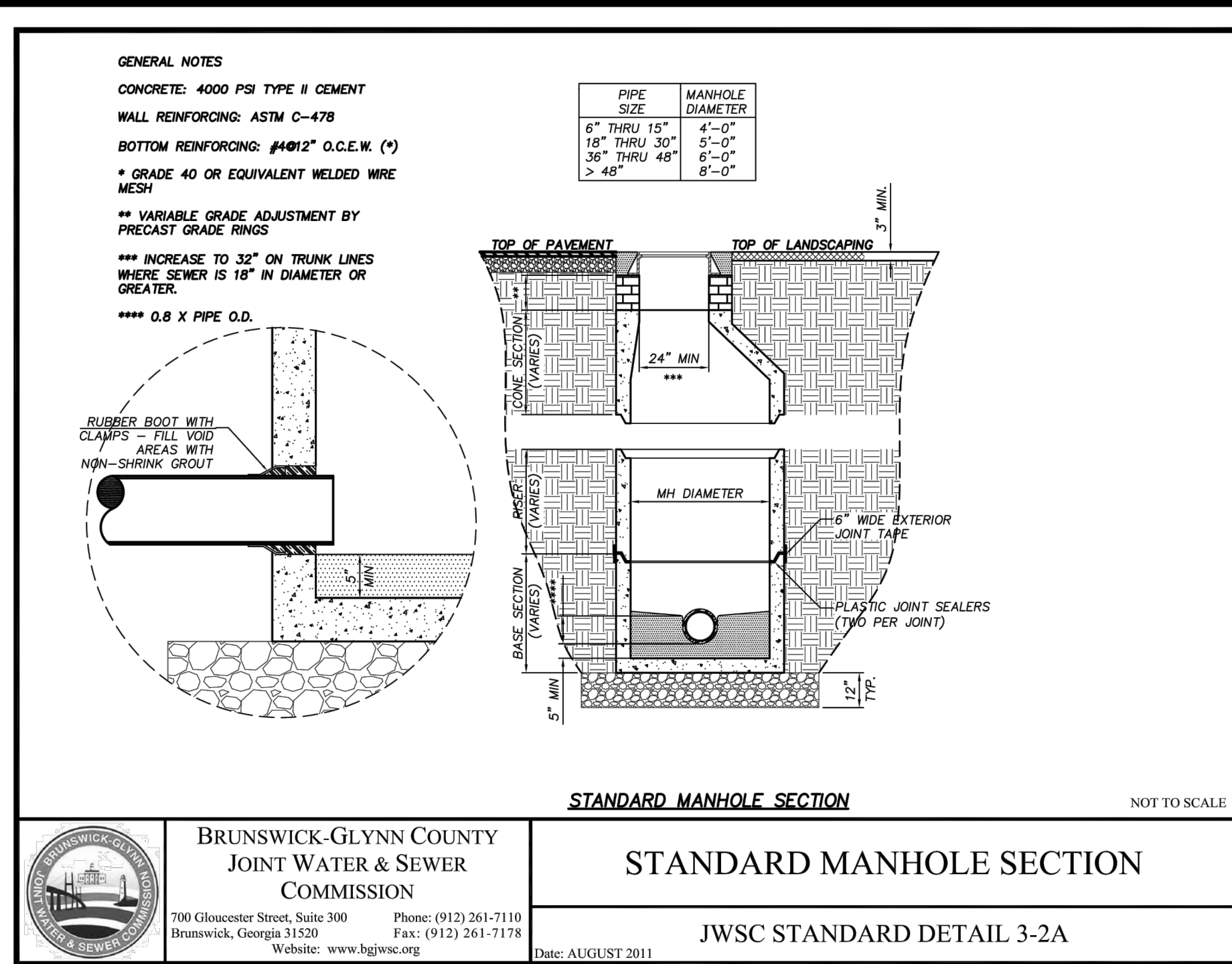
BRUNSWICK-GLYNN COUNTY
 JOINT WATER & SEWER
 COMMISSION
 1703 Gloucester Street
 Brunswick, Georgia 31520
 Phone: (912) 261-7110
 Fax: (912) 261-7178
 Website: www.bgjwsc.org
 Date: JUNE 2018

THRUST BLOCK DETAILS
 N.T.S.

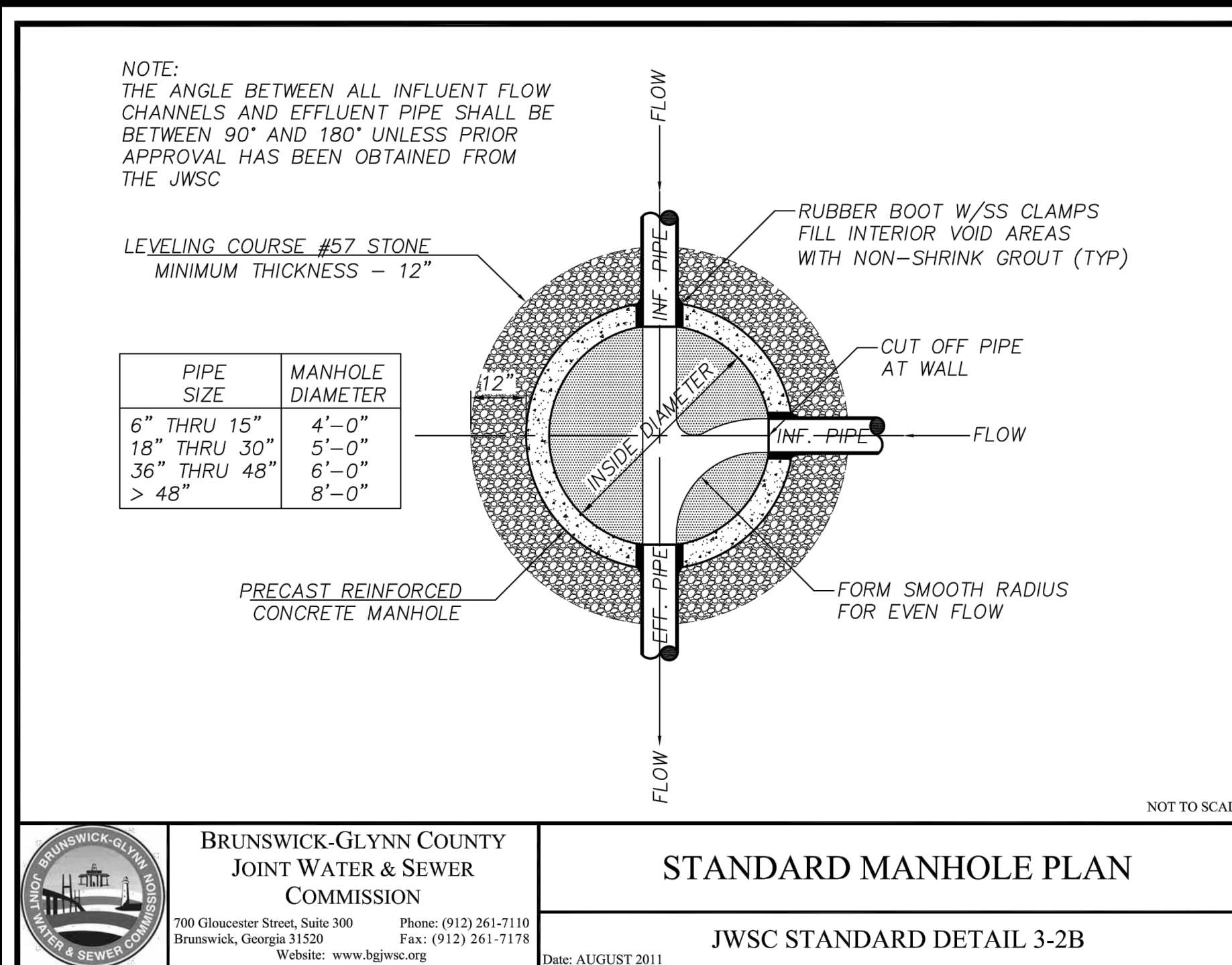
PIPE SIZE	TEE	CU. FT.
4"	8"	3.3
6"	12"	5.0
8"	16"	6.7
10"	20"	8.4
12"	24"	10.1
14"	28"	11.8
16"	32"	13.5
18"	36"	15.2
20"	40"	16.9
24"	48"	20.3
28"	56"	23.7
32"	64"	27.1
36"	72"	30.5
40"	80"	33.9
44"	88"	37.3
48"	96"	40.7
52"	104"	44.1
56"	112"	47.5
60"	120"	50.9
64"	128"	54.3
68"	136"	57.7
72"	144"	61.1
76"	152"	64.5
80"	160"	67.9
84"	168"	71.3
88"	176"	74.7
92"	184"	78.1
96"	192"	81.5
100"	200"	84.9
104"	208"	88.3
108"	216"	91.7
112"	224"	95.1
116"	232"	98.5
120"	240"	101.9



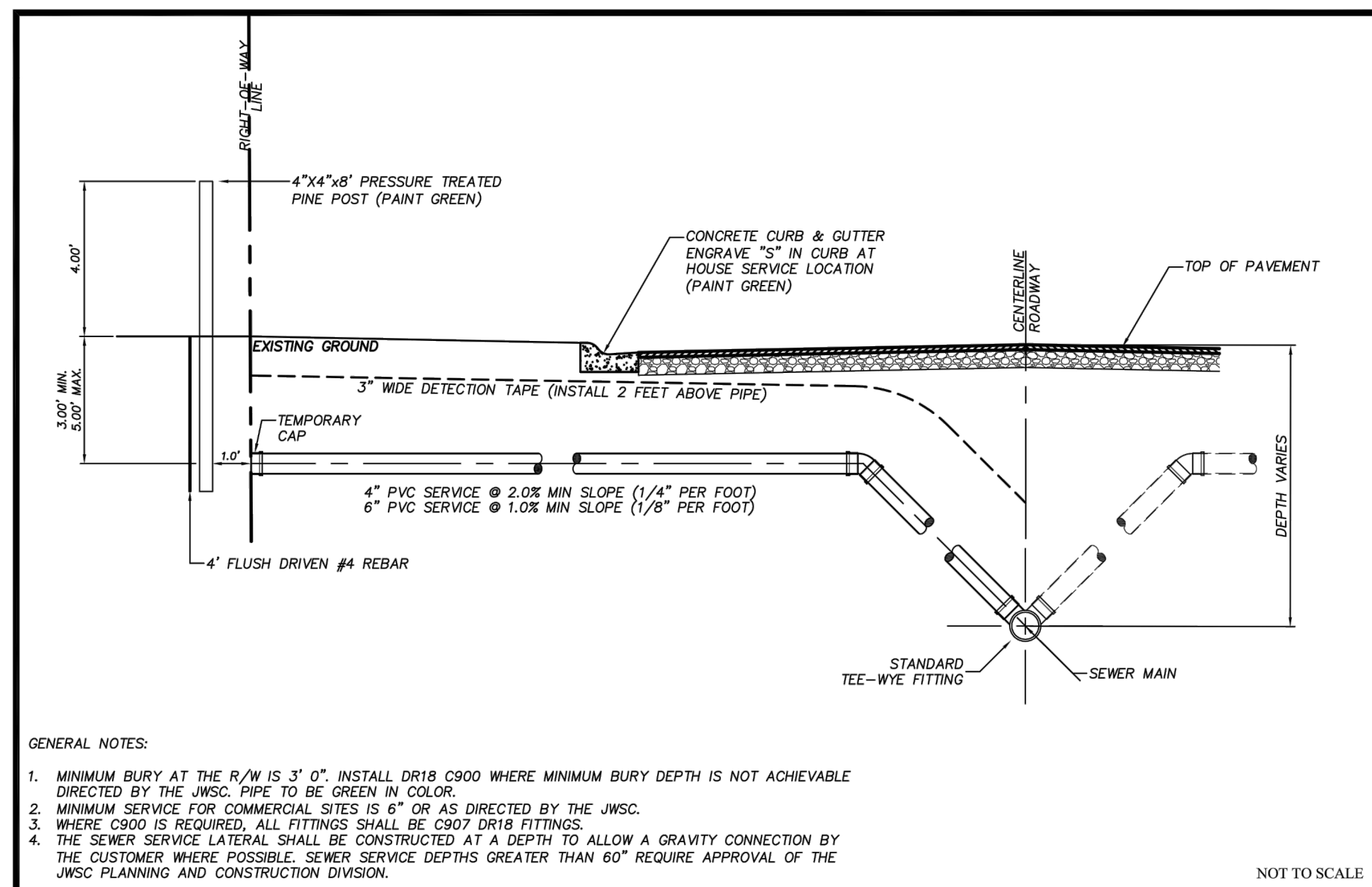
BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
CUT - IN MANHOLE BASE
 JWSC STANDARD DETAIL 3-1A
 Date: AUGUST 2015



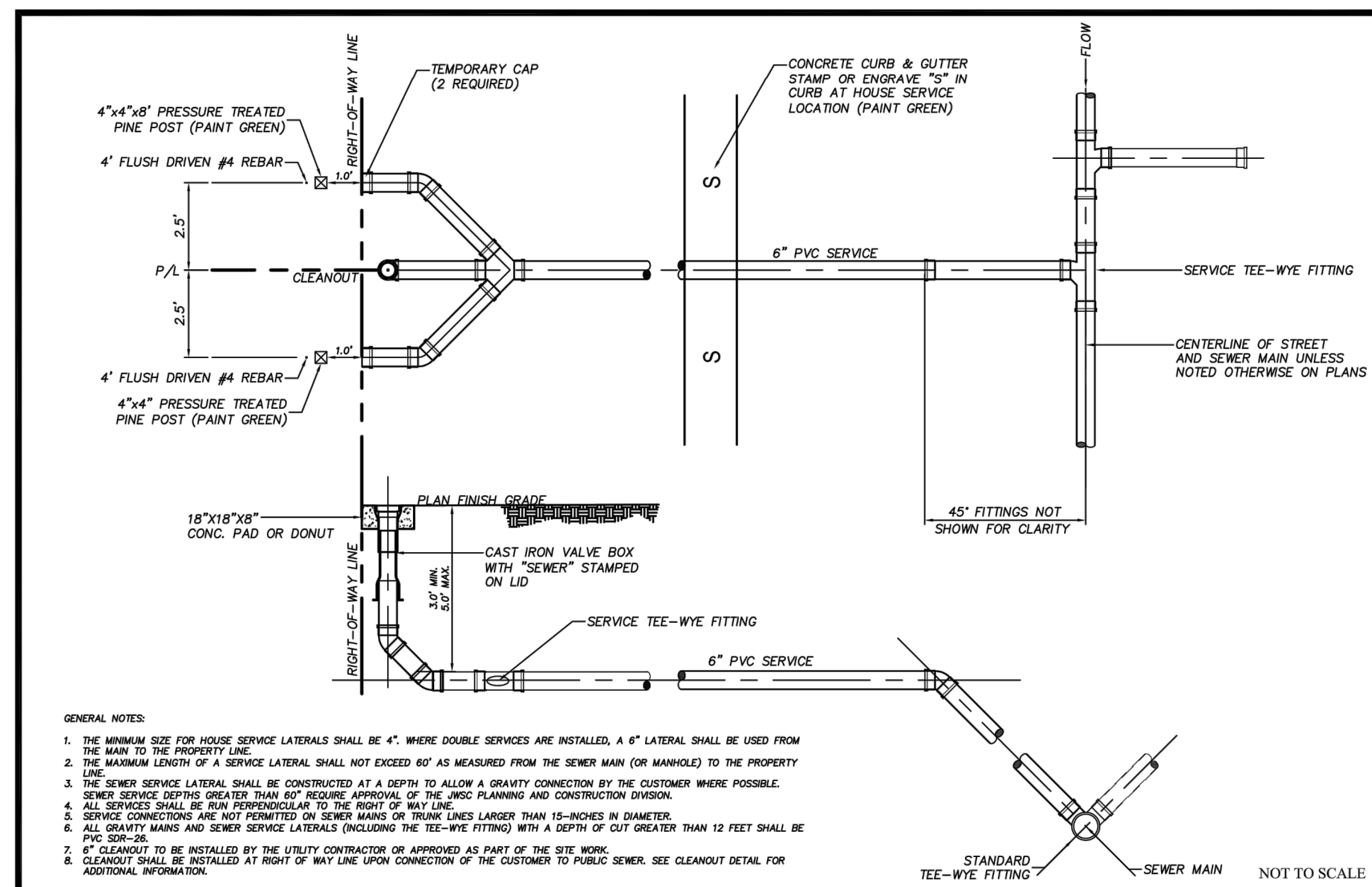
BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
STANDARD MANHOLE SECTION
 JWSC STANDARD DETAIL 3-2A
 Date: AUGUST 2011



BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
STANDARD MANHOLE PLAN
 JWSC STANDARD DETAIL 3-2B
 Date: AUGUST 2011



BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
SEWER SERVICE - SECTIONAL VIEW
 JWSC STANDARD DETAIL 3-8
 Date: JANUARY 2019

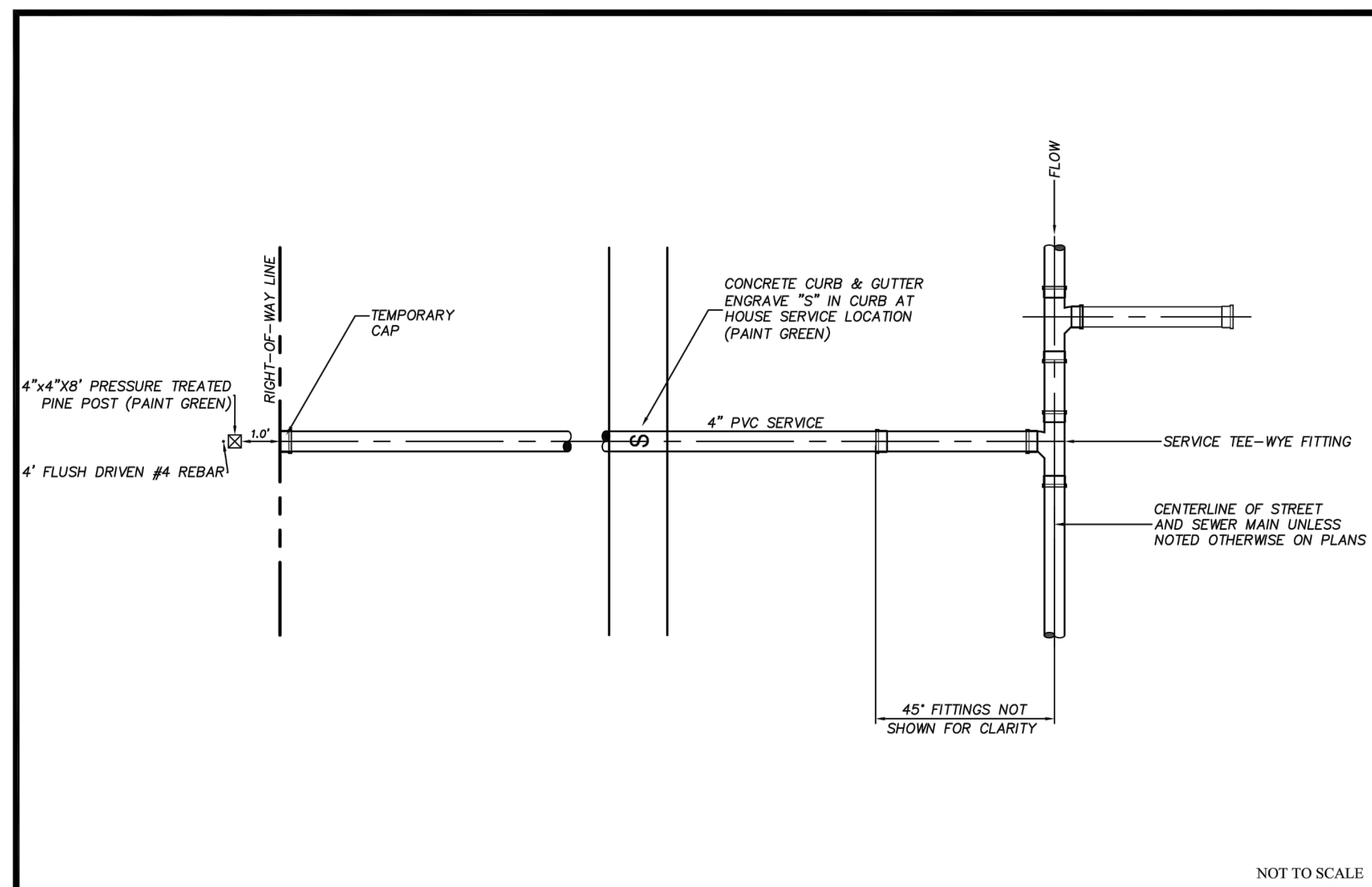


BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
DOUBLE SEWER SERVICE
 JWSC STANDARD DETAIL 3-7
 Date: JANUARY 2019

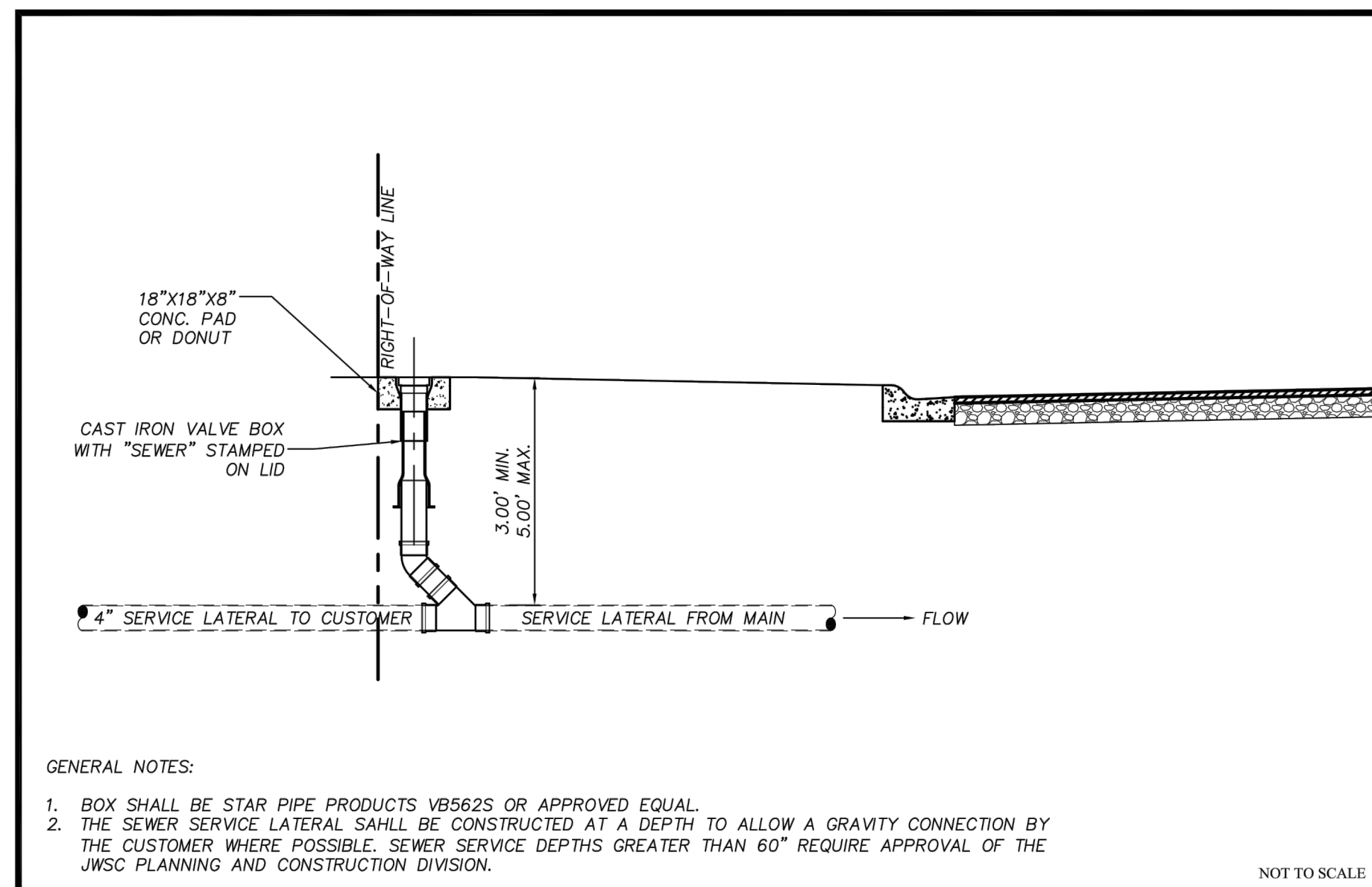
GENERAL NOTES:

- THE MINIMUM SIZE FOR HOUSE SERVICE LATERALS SHALL BE 4". WHERE DOUBLE SERVICES ARE INSTALLED, A 6" LATERAL SHALL BE USED FROM THE MAIN TO THE PROPERTY LINE.
- THE MAXIMUM LENGTH OF A SERVICE LATERAL SHALL NOT EXCEED 60' AS MEASURED FROM THE SEWER MAIN (OR MANHOLE) TO THE PROPERTY LINE.
- THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER WHERE POSSIBLE. SEWER SERVICE DEPTHS GREATER THAN 60" REQUIRE APPROVAL OF THE JWSC PLANNING AND CONSTRUCTION DIVISION.
- ALL SERVICES SHALL BE RUN PERPENDICULAR TO THE RIGHT OF WAY LINE.
- SERVICE CONNECTIONS ARE NOT PERMITTED ON SEWER MAINS OR TRUNK LINES LARGER THAN 15-INCHES IN DIAMETER.
- ALL GRAVITY MAINS AND SEWER SERVICE LATERALS (INCLUDING THE TEE-WYE FITTING) WITH A DEPTH OF CUT GREATER THAN 12 FEET SHALL BE PVC SDR-26.
- CLEANOUT SHALL BE INSTALLED AT RIGHT OF WAY LINE UPON CONNECTION OF THE CUSTOMER TO PUBLIC SEWER. SEE CLEANOUT DETAIL FOR ADDITIONAL INFORMATION.

BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
GENERAL NOTES - SEWER SERVICES
 JWSC STANDARD DETAIL 3-5
 Date: OCTOBER 2011



BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
SINGLE SEWER SERVICE - PLAN VIEW
 JWSC STANDARD DETAIL 3-6
 Date: JANUARY 2019



BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
 1703 Gloucester Street Brunswick, Georgia 31520
 Phone: (912) 261-7110 Fax: (912) 261-7178 Website: www.hgjwsc.org
SEWER SERVICE - CLEANOUT
 JWSC STANDARD DETAIL 3-9
 Date: JANUARY 2019

REGISTERED PROFESSIONAL ENGINEER
 BRUNSWICK-GLYNN COUNTY
 21692
 FRED C. AMOS

DATE SEALED: 07-22-21

NO.	REVISIONS	BY	DATE
	ADDED FIRE LAND AND ADDRESSED REVIEW COMMENTS <td>ACA</td> <td>07-22-21</td>	ACA	07-22-21

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.

CSEC INC
 Civil & Site Design
 Engineering Consultants
 29 CORAL PARK WAY
 BRUNSWICK, GEORGIA 31520
 PH: 912.265.8853
 info@csecinc.com

GOLDEN ISLES VETERAN'S VILLAGE
 PROJECT LOCATION: BRUNSWICK, GEORGIA
 PREPARED FOR: GOLDEN ISLES VETERANS' VILLAGE INITIATIVE, INC

WATER AND SEWER SYSTEM DETAILS

DRAWN BY:	CHECKED BY:	APPROVED BY:	SCALE:	PROJ NO.:	DATE:
RES	ACA	ACA	NTS	2021-5002	07-22-21

SHEET 7.3