



June 3, 2021

Josh Yellin
HunterMaclean
200 E Saint Julian Street
Savannah, GA 31401

RE: 315 W 38th St
PINs: 20065 25001 (the Property)

Dear Mr. Yellin:

Per your request, I hereby certify that I am the duly appointed Planning & Zoning Liaison within the Planning & Urban Design Department of the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of June 3, 2021, the Property is zoned Traditional Neighborhood-2 (TN-2). The Jurisdiction is reviewing a petition to rezone the Property from the TN-2 zoning district to the Traditional Commercial-1 (TC-1) zoning district per File No. 21-002322-ZA. The petition was continued from the [May 18, 2021](#) Chatham County—Savannah Metropolitan Planning Commission meeting to the June 8, 2021 meeting.
2. **Permissible Uses:** The uses allowed in the zoning district are identified in [Article 5 Sec. 5.4 Principal Use Table](#) of the zoning ordinance. The principal use *Apartment* is permitted by right in the zoning district and is defined as follows in [Article 13](#) of the zoning ordinance:
 - a. **Apartment:** *A building containing five (5) or more dwelling units consolidated into a single structure on one (1) lot that contains common walls. Such units may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance.*
3. **Development Standards:** The general development standards that govern the parcel may be found in [Article 5 Sec. 5.12 Traditional Neighborhood Districts](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Parking Standards:** The following standards apply to the properties regarding parking:
 - a. The principal use classification *Apartment* requires one (1) vehicle parking space per unit and one (1) bicycle parking space per ten (10) units.
 - b. The most recent use for the Property was the principal use classification *Colleges, technical schools, businesses and commercial schools* under the previous zoning ordinance, which required one (1) vehicle parking space for each three (3) full-time or regular students based on maximum enrollment on the premises at any one time, plus one (1) vehicle parking space for each two (2) employees.

The petitioner proposed that the facility would accommodate 216 students and 12 faculty members, which would require 78 vehicle parking spaces. Based on [File No. 15-001762-ZBA](#) and [File No. 18-000984-ZBA](#), the Property required 72 vehicle parking spaces, but was granted a 14-space parking variance and site development plan File No. 18-005112-PLAN reflected 58 vehicle parking spaces. However, File No. 18-005112-PLAN included remote parking located on PINs 20065 24007, -008, and -009:
 - i. Per [Article 9 Sec. 9.3.4\(a\)\(iv\)](#), in determining the parking requirement for the change of a land use in an existing building constructed prior to the Jurisdiction's effective date of September

1, 2019 of the current Zoning Ordinance, we must first determine the number of spaces which would be required if this were a new structure. Then give credit, if any, against that requirement, for the number of spaces which would have been required under the Zoning Ordinance for the prior uses in the space, but which were not required because the structure was occupied prior to the passage of the Zoning Ordinance which requires off-street parking spaces:

As the structure on the Property was built in 1900 before the adoption of the former Zoning Ordinance by the Jurisdiction on July 29, 1960, credit for the *Apartment* principal use classification will be given regarding parking.

If this were a new structure, the principal use *Apartment* would be required to provide:

One (1) vehicle parking space per unit and one (1) bicycle parking space per ten (10) units. Per application [File No. 21-002322-ZA](#), it appears 27 units will be constructed, which requires 27 vehicle parking spaces and two (2) bicycle parking spaces. This figure shall change should the Jurisdiction receive building permitting or site development plans that indicate a different number of units.

The number of spaces which would have been required under the previous Zoning Ordinance for the prior uses in the space (for calculating the credit, if any):

Per Article 1 Sec. 1.4.4(b), *“Approved plans, permits, authorizations and similar development approvals shall be governed by the ordinance under which the approval was given for the portion of the project so approved. The continued validity of such plans, permits, and authorizations shall be determined pursuant to this subsection. Except as otherwise provided, all conditions of zoning approved as part of a zoning map amendment prior to the Effective Date of this Ordinance shall continue to apply as previously approved and shall remain in full force and effect under this Ordinance.”*

The Jurisdiction reviewed and approved File No. 17-01014-BC for the rehabilitation of the structure at 315 W 38th St under the principal use *Colleges, technical schools, businesses and commercial schools*, which required one (1) vehicle parking space for each three (3) full-time or regular students based on maximum enrollment on the premises at any one time, plus one (1) vehicle parking space for each two (2) employees. The Jurisdiction has confirmed the prior use required 72 vehicle parking spaces for 216 students and 12 faculty members.

In addition, the Jurisdiction reviewed and approved a field change regarding the construction of parking for students and faculty per File No. 18-005112-PLAN. Per Building Permit File No. 17-01014-BC, the building on the Property contains 17,966 gross square feet and both plans proposed the following number of vehicle parking spaces:

File No. 17-01014-BC

Basement: 3,258 GSF

First Floor: 7,354 GSF

Second Floor: 7,354 GSF

On-site parking: 23

Off-site parking: 35

File No. 18-005112-PLAN

On-site parking: 22

Off-site parking: 36

However, on September 3, 2015, the Jurisdiction approved a text amendment to Mid-City District: Sec. 8-3224, Parking [File No. 15-002389-ZA]. The amendment reduced parking requirements for buildings with 10,000 or more gross square feet to one (1) vehicle parking space per 500 square feet of gross floor area, provided the use is non-residential.

$$17,966 / 500 = 35.9$$

Per Article 9 Sec. 9.3.4(a)(ii), “When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.”

As a result, effective September 1, 2019, the Property would have been required to provide 36 vehicle parking spaces and zero (0) bicycle spaces. Consequently, the Property is “grandfathered” 35 vehicle parking spaces and zero (0) bicycle spaces, per Article 9 Sec. 9.3.4(a)(ii) when determining a reduction that results in a fractional space.

Despite this, the property was previously reviewed and approved with vehicle parking distributed amongst four (4) parcels. The current proposal is for a change in use for PIN 20065 25001 only. Consequently, the Jurisdiction shall provide a credit for those spaces previously approved on PIN 20065 25001. If this were a new structure, the principal use *Apartment* would be required to provide 27 vehicle parking spaces. Through this analysis, the Jurisdiction has determined that 22 vehicle parking spaces shall be “grandfathered” per File No. 18-005112-PLAN and the Property shall be required to provide five (5) vehicle parking spaces.

$$27 - 22 = 5 \text{ vehicle parking spaces}$$

In the event the number of proposed units increases, the Property shall provide the appropriate number of vehicle and/or bicycle parking spaces.

In summary, the applicant has proposed a change in use from *Colleges, technical schools, businesses and commercial schools* under the previous ordinance to the *Apartment* principal use classification under the current ordinance. The parking calculation above is based on a change in use from the previous ordinance, the provisions in Article 1 Sec. 1.4.4(b) and the calculated credit per Sec. 9.3.4(a)(ii) and Sec. 9.3.4(a)(iv). The previous site development plan File No. 18-005112-PLAN included PINs 20065 25001, 20065 24007, -008, and -009. This letter addresses PIN 20065 25001 and the proposed change in use to *Apartment* for this parcel only.

5. **Overlay Districts:** The Property is within the boundaries of the Streetcar Historic District overlay and the following approvals are associated with the Property:
 - a. File No. 17-007112-COA: On January 8, 2018, the Jurisdiction approved, with conditions, a request for the installation of a wrought iron fence and a variance for its height.
 - b. [File No. 21-001950-COA](#): On April 28, 2021, the Jurisdiction approved a request for rehabilitation of the structure.
6. **Variances, Zoning Map Amendments, Special Use Permits, Etc.:** The following zoning map amendments and variances are associated with the Property:
 - a. [File No. 15-001762-ZBA](#): On September 24, 2015, the Jurisdiction approved a request for a 14-space vehicle parking variance for 302, 306 and 315 W 38th Street from the required 72 spaces for the operation of a school.

- b. [File No. 18-000984-ZBA](#): On March 22, 2018, the Jurisdiction approved a variance from Section 8-3222(9)(b)(i) and Section 8-3224(3) to allow a 6-foot high wrought iron fence around a surface parking lot for property located at 302, 306 and 308 West 38th Street. The request also invalidated the 14-space vehicle parking variance [File No. 15-001762-ZBA].
 - c. [File No. 21-002322-ZA](#): On May 18, 2021, the Jurisdiction heard a petition to rezone the property from TN-2 to Traditional Commercial-1 (TC-1). The request was continued to the June 8, 2021 meeting.
7. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
8. **Code Violations:** I am not personally aware of any existing violations related to the Zoning Ordinance on the Property.

The Property is also located in the Martin Luther King, Jr. Boulevard-Montgomery Street Corridor Urban Redevelopment Plan, South of Gwinnett Street Plan which was completed in December 2002. In addition, it is included in the MLK-Montgomery Street Enterprise Zone.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current Zoning District for any specified period of time or that the list of uses permitted in the Zoning District will remain in effect for any specific period of time.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,



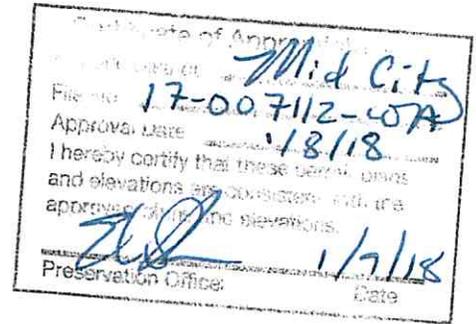
Candra E Teshome
Planning & Zoning Liaison

Enclosures: File No. 17-007112-COA
File No. 18-005112-PLAN
Council Minutes: Text amendment to Mid-City District: Sec. 8-3224, Parking

**CITY OF SAVANNAH
MID-CITY
CERTIFICATE OF APPROPRIATENESS**

STAFF DECISION

PETITIONER: Jay Maupin
Maupin Engineering, Inc.
114 West 42nd Street
Savannah, GA 31401



FILE NO.: 17-007112-COA

PROPERTY ADDRESS: 315 West 38th Street

PIN: 2-0065-24-007, 2-0065-24-008; 2-0065-24-009

ZONING: TN-2

STAFF REVIEWER: Sara Farr-Newman

DATE: January 8, 2018

NATURE OF REQUEST:

The applicant is requesting approval for a wrought iron fence at 315 West 38th Street. The fence will be six feet tall and enclose the parking lot. The applicant is requesting a variance for the height.

FINDINGS:

The lot is vacant and located within the Mid-City Local Historic District. The following standards from the Mid-City Zoning Ordinance (Article K) of the City of Savannah Zoning Ordinance apply:

***Visual Compatibility Criteria.** Development or redevelopment activity shall be considered compatible with the contributing structures to which the structure is visually related in terms of the following requirements.*

***Relationship of Materials, Texture.** The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials used on contributing structures to which it is visually related.*

The standard is met. The fence will be metal painted black with a simple post design.

***Enclosure Along Street.** Appurtenances of a structure such as walls, fences, and evergreen landscape masses shall form a consistent wall of enclosure along the street.*

Neighborhood Design Standards.

The intent of these standards is not to copy the architectural design of the past, but to create a set of contemporary standards that protect existing residential neighborhoods, address the existing character of commercial areas and reinforce the idea of a walkable community.

In order to convey a sense of place, buildings should be prominent in relation to the accommodation of vehicles, and should be situated in a manner consistent with historic development patterns. To promote pedestrian activity on both residential and commercial streets, buildings should be aligned and close to the streets they face.

Building height and vertical proportions of buildings should be in context with contributing structures in the same or adjacent block faces. The mass of the building should be broken-down both horizontally and vertically to convey a sense of human scale and visual interest that reflects the traditional size of buildings.

New construction, including accessory structures, shall comply with all of the standards of this section.

Where a material change in the exterior appearance of any existing building by addition, reconstruction or alteration is proposed, such change shall be consistent with the intent of each section below.

Walls and Fences. *When used correctly, walls and fences help to define outdoor spaces, separate the private and public realms and add architectural interest to a building's façade. When used incorrectly, walls and fences can restrict light, obstruct views and impede pedestrian activity.*

Fences and Walls.

An ornamental fence or wall no more than 36 inches in height may be installed along the street property line and any side lot line forward of the front building line.

A privacy fence or wall no more than six feet in height may be installed along the remaining side and rear lot lines. Screening walls required by this Ordinance may be erected up to a maximum of eight feet in height.

The standards are not met. There is no building on the site and the six foot tall fence is serving as a security and screening device; however a variance will be required.

VARIANCE:

Variances. *Where a variance to a requirement in the Mid-City Zoning District, or to a measurable standard in Mid-City Use Regulations is proposed, it shall be reviewed by the Board of Appeals in accordance with Article H. No use variances shall be considered.*

The applicant is requesting a variance to allow a six foot tall fence around the entire site. This variance meets the intent of the ordinance as there is no building on the site, and the fence will serve as screening for parking.

Staff Decision – Petition of Jay Maupin for Maupin Engineering, Inc.
315 West 38th Street
File No. 17-007112-COA
January 8, 2018
Page 3

DECISION:

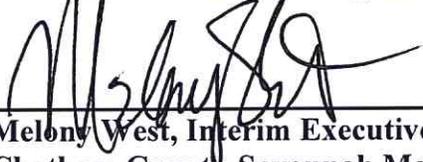
Approve the proposed fence at 315 West 38th Street with the condition the height variance is approved.

Recommend approval to the ZBA of the variance to allow a six foot tall fence around the entire site.



Ellen I. Harris, AICP, LEED AP
Director of Urban Planning and Historic Preservation

1/7/18
Date



Melony West, Interim Executive Director
Chatham County-Savannah Metropolitan Planning Commission

1/10/18
Date

This decision will expire on January 8, 2019.

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, both sets of plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the approved plans. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

EIH: sef

CERTIFICATE OF APPROPRIATENESS

Historic District: Mid-City Historic District

File #: 17-007112-COA Approval Date: 01/08/2018

Address: 315 West 38th Street

Work Approved:

Fence

Note: This should be posted in a conspicuous location next to the building permit & visible to the public.



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

www.thempc.com

110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246 PHONE 912-651-1440 FACSIMILE 912-651-1480

NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District ...
what are the next steps?

You may need a building permit.

Contact the City of Savannah Development Services Department at 912-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit three sets of permit plans to the Historic Preservation Department of the MPC for a stamp. Two sets of plans will be returned to the applicant to include with the building permit application; the third set will be retained for MPC records.

You may need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah Real Property Department at 912-651-6524 to determine if an encroachment permit is required.

You may need to build a Sample Panel.

Sample panels are required for some new construction projects. If your COA decision states that a sample panel is a condition of the approval, see the Sample Panel Policy for instructions. A copy of the policy is included with your decision and can be found on the MPC's website at: <http://www.thempc.org/Dept/Shd>

You will need a final inspection.

When your project is complete, you must schedule a final COA inspection with the Historic Preservation Department to ensure work was done per the approval. For questions, contact the Historic Preservation Department at 912.651.1440 or historic@thempc.org.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO CITY OF SAVANNAH STANDARDS.
2. a. ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. MANUAL.
b. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. THE OWNER, OWNER'S REPRESENTATIVES, CITY AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO PERFORM WORK SUCH AS RIGHT-OF-WAY ENCROACHMENTS, LINE TAPS, ETC.
5. 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 (800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
6. 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.
7. KNOWN SUBSURFACE INFORMATION CAN BE PROVIDED TO THE CONTRACTOR UPON HIS REQUEST, BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE NATURE AND EXTENT OF THE MATERIAL TO BE EXCAVATED. THE ENGINEER IN NO WAY GUARANTEES THE NATURE OF THE MATERIAL TO BE EXCAVATED.
8. 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 BARRING CAPACITY OF 3,500PSF OR AS OTHERWISE SPECIFIED.
9. ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBILITY 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".
11. DETENTION PONDS CONSTRUCTION SHOULD BE IN CONJUNCTION WITH GRADING OF THE SITE.
12. GRASS ALL DISTURBED AREAS. A MINIMUM OF 70% COVER MUST BE ACHIEVED FOR ALL TEMPORARY AND PERMANENT GRASSING. ALL AREAS SLOPED STEPPER THAN 3:1 WILL BE REQUIRED TO BE COVERED WITH SOO AT THE PERMANENT GRASSING STAGE.
13. THE STORM WATER FACILITIES ON THIS PROJECT SHALL BE TELEVIEWED FOR COMPLIANCE TO THE CITY OF SAVANNAH WATER & SEWER DEPARTMENT "NEW CONSTRUCTION TELEVIEWING PROCEDURES MANUAL."
14. SURVEY PERFORMED:
BY: YAWN LAND SURVEYING
DATUM: NAVD 88

MEI IN NO WAY CERTIFIES THE ACCURACY OF THE TOPOGRAPHIC OR BOUNDARY INFORMATION PROVIDED BY THE SURVEYOR.

PROJECT CLOSE OUT REQUIREMENTS

• After the project has been constructed, As-builts (Record Drawings) must be submitted to the City of Savannah Development Services Office as required by City of Savannah Procedure for handing Close-out Documents for Private Development Projects. The size of the drawings shall be 24" x 36". As-builts shall have a coordinate system based on the Georgia State Plane Coordinate System, East Zone, North American Datum of 1983 (NAD 83). Elevations shown shall be based on the North American Vertical Datum of 1988 (NAVD 88). All measurements and coordinates shown shall use the U.S. Survey Foot definition. Coordinates shall be shown on all City of Savannah maintained drainage structures, detention outlet control structures. It is suggested that this data format be used at the beginning of the project in the site design phase.

• Please be aware that the City of Savannah, for our NPDES report requirements, will expect to receive copies of any water quality monitoring completed in compliance with the conditions of the Georgia General Construction Stormwater permit for this project site. This water quality monitoring report shall be submitted as part of the as-built documents before we can accept the project.

• As-built (Record Drawings) shall be field verified by the developer's land surveyor or professional engineer registered in Georgia and shall contain accurate information including length, size, slope of pipe, and type of construction material. Also required are spot elevations of manholes tops, and inverts based on M.S.L. datum. The distance of the centerline of utilities (including forced mains, waterlines, and manholes) from a permanent structure (e.g., back of curb) shall be noted at each road intersection and/or when line direction changes.

• Three (3) complete sets of digital as-built in DXF format on 3-1/2" DS/HD diskettes representing as-built record drawings of drainage, water, and sewer infrastructure systems which are readily usable with Auto CAD Version 12.0.

• Three (3) copies, full sized, of a recordable plat of the site, or subdivision, showing public easements and rights-of-way, if any. (Note: For projects located outside the City limits, only two (2) full sized plats are required). All plats must designate the most current flood zone from NFIP maps.

• Three (3) copies of a letter from the developer's professional engineer (registered in Georgia) certifying that the completed work conforms to the accepted plans. The letter must also include final construction costs and total linear feet of water, sanitary sewer, and stormwater facilities constructed within public easements and rights-of-way.

• For structures within a FEMA special flood hazard area, three (3) copies of the FEMA Elevation Certificate which certifies that building floor elevations are above the 100 year flood elevation as appropriate for the given flood zone designation. For all structures, a Builder's Certificate of Elevation which certifies that finished floor elevations are in accordance with the approved grading and drainage plan. The FEMA document must be signed by either a Professional Engineer or a Registered Land Surveyor in the State of Georgia; the Builder's Certificate of Elevation must be signed by the builder.

• Obtain a copy of the video tape of the drainage system(s) to be maintained by the City, located inside of City right of way, and specified on the construction drawing or in pre-construction meeting by City staff. Both the video tape and the accompanying written report must be given to the City one week (7 days) prior to the final inspection.

• Acknowledgment of responsibilities and costs which are associated with the necessary items as part of the close out documents in order to obtain a final Certificate of Occupancy

1. All construction materials and workmanship shall be in accordance to 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.
2. 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.
3. All materials used and come 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).
4. 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.
 - a. 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 hazardous 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.
 - b. 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 and no trench water shall be permitted to enter the pipe.
 - c. Clean the interiors of all pipes by brushing, swabbing or washing out of all dirt before laying.
 - d. 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. Based on a 2.5 feet/second flow velocity, the minimum flush time necessary to purge the line of any foreign material is minutes.
5. Any meter or hydrant removed from the site shall be returned to the Conveyance and Distribution Department.
6. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
7. 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.
8. All abandoned water lines shall be capped at the main and the pipes plugged.
9. 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.
10. Contact the Utilities Protection Center (811 in Georgia or 1-800-282-7411) a minimum of seventy-two (72) hours prior to digging for location of City water lines.
11. Contractor shall notify residences 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	 CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering	SCALE: N.T.S.
		DATE: SEP 2013
		PLATE NUMBER: W44

1. All construction materials and workmanship shall be in accordance to 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.
2. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
3. 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.
4. All abandoned sanitary sewer lines shall be plugged.
5. 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.
6. Contact the Utilities Protection Center (811 in Georgia or 1-800-282-7411) a minimum of seventy-two (72) hours prior to digging for location of City sewer lines.
7. Contractor shall notify residences 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	 CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering	SCALE: N.T.S.
		DATE: SEP 2013
		PLATE NUMBER: S17

24 HOUR CONTACT
MARTIN SMITH
 912.525.5247

UTILITIES PROTECTION CENTER

 811
 CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

MEI PROJECT# 305-15-02

PREPARED FOR:
 Savannah College of Art and Design
 Martin Smith
 22 E. Lathrop Ave
 Savannah, GA 31415
 912-525-5247
 msmith@scad.edu

CITY PROJECT #: 16-070683-SITE



114 W. 42ND ST
 SAVANNAH, GEORGIA 31401
 o: 912.235.2915
 www.maupinengineering.com

VICINITY MAP



SHEET INDEX

C.0	COVER - NOTES
C.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C.2	STAKING / UTILITY PLAN
C.3	GRADING PLAN
EC.1-3	EROSION CONTROL PLAN
CD.1	DETAILS - STAKING / UTILITY
CD.2	DETAILS - GRADING
L.01	LANDSCAPING by MANDEL DESIGN

THIS SET IS RELEASED FOR CONSTRUCTION 03.22.18

NO.	DATE	DESCRIPTION

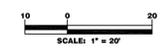
SCAD.
 The University for Creative Careers.
ATLANTA HONG KONG LACOSTE SAVANNAH eLEARNING

SCAD 38TH STREET SCHOOL

317 W. 38TH STREET SAVANNAH, GA 31401



321 WEST CONGRESS STREET SUITE 301
 SAVANNAH, GEORGIA 31401
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REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL

PROJECT: 166450
 DATE: 3/22/18
 DRAWN BY: ADD
 CHECKED BY: JAM

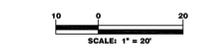
COVER
C.0

SCAD 38TH STREET SCHOOL

317 W. 38TH STREET
SAVANNAH, GA 31401



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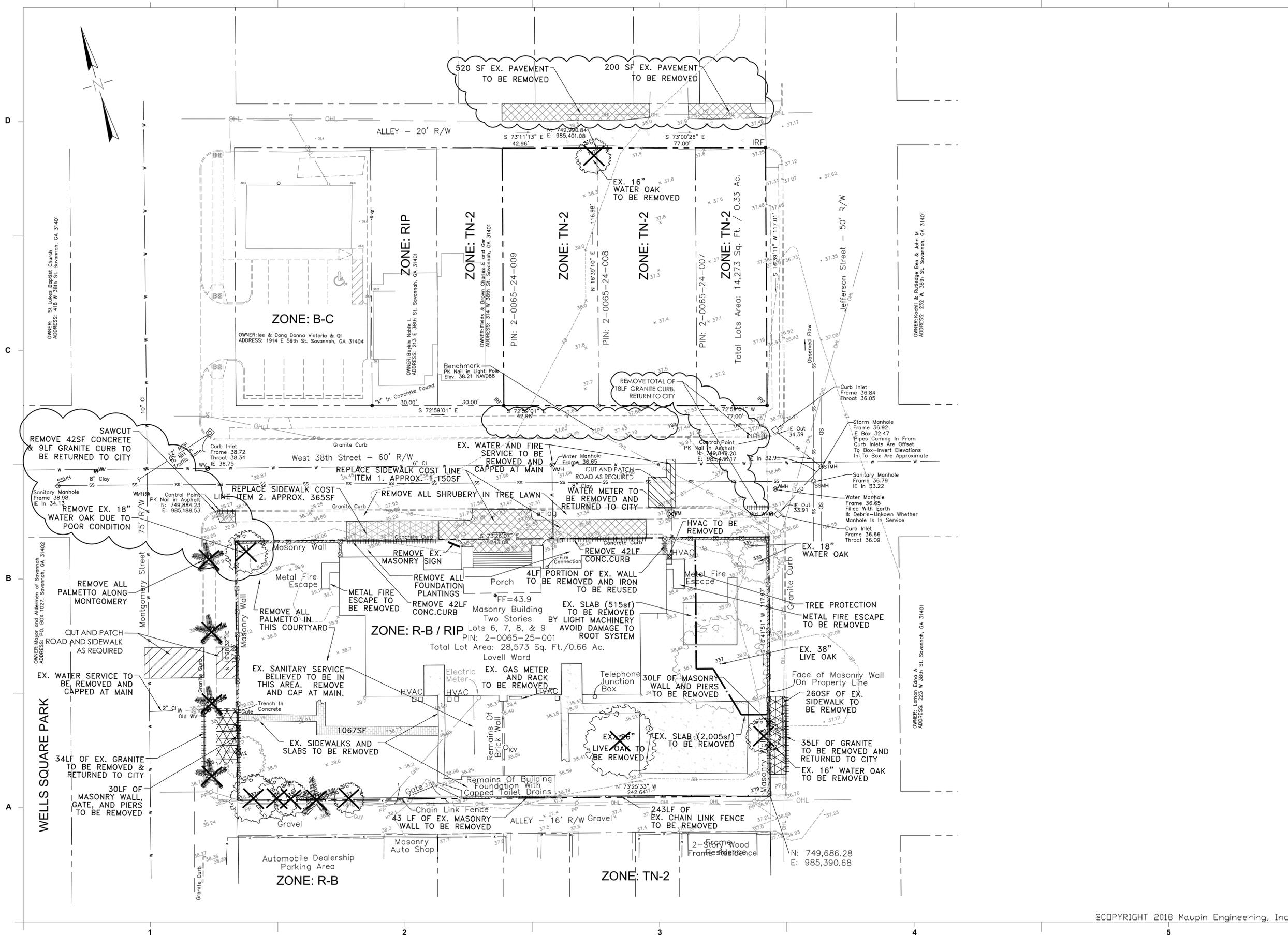
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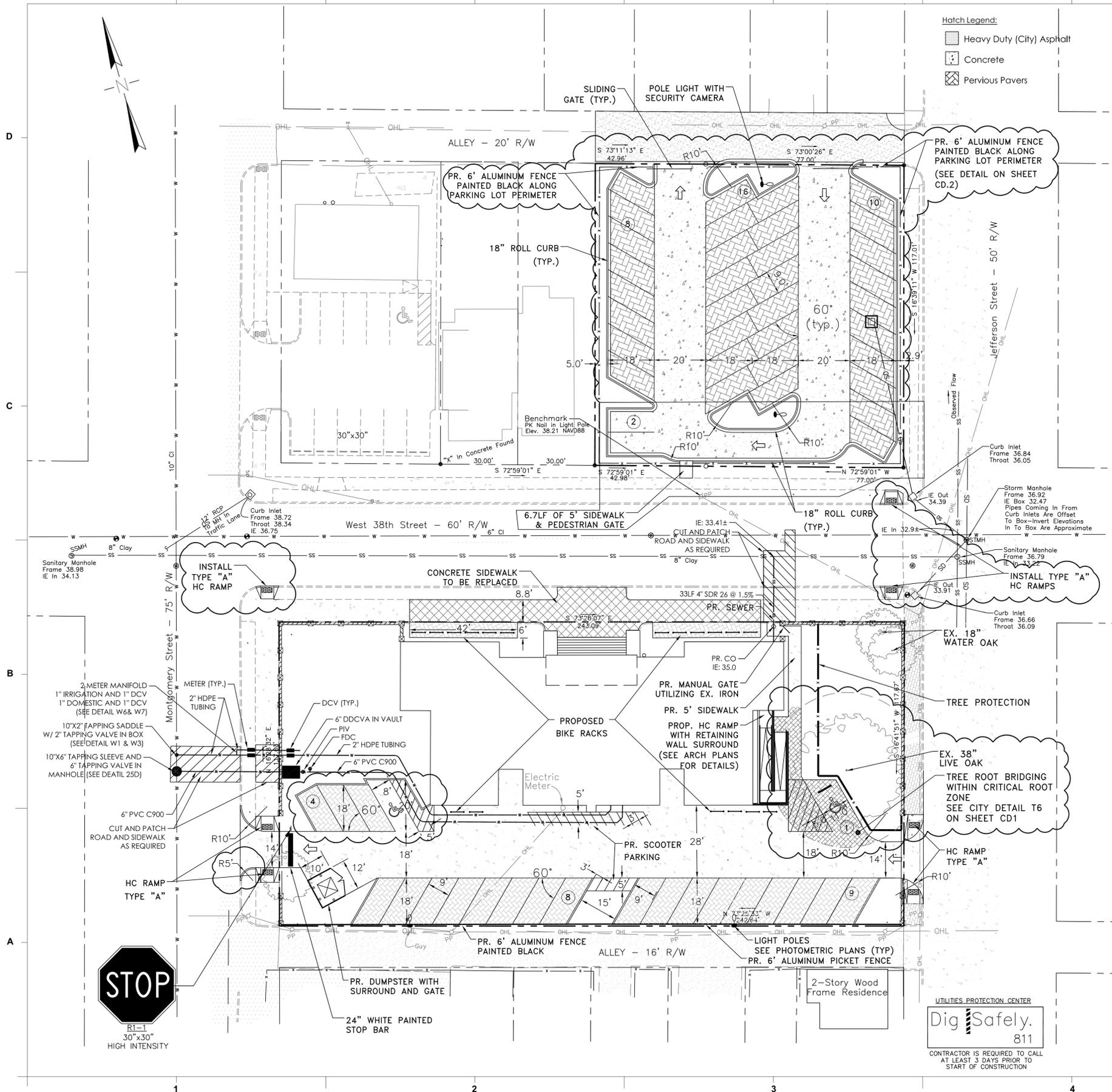
REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL
3	REMOVE ITEMS KEEP S/W	12/22/17	ADD

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

EXISTING CONDITIONS & DEMOLITION PLAN
C.1





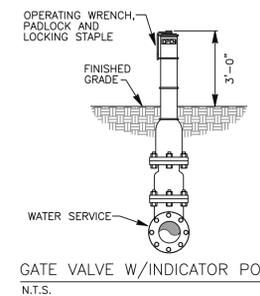
Hatch Legend:

- Heavy Duty (City) Asphalt
- Concrete
- Pervious Pavers

- GENERAL PROJECT INFORMATION:**
- PIN: 2-0065-25-001, 2-0065-24-007, -008, -009
 - SITE ADDRESS: 315 W. 38TH STREET
 - TOTAL LAND ACREAGE= 0.98
 - TOTAL DISTURBED ACREAGE= 0.73
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA. (COMMUNITY PANEL NO.13051C0161F MAP DATE: 9-26-08, ZONE X)
 - EXISTING BUILDING GROSS FOOTPRINT: 7,340±sf
BUILDING COVERAGE PERCENTAGE= 17%
 - EXISTING USE OF PROPERTY: PRIMARY SCHOOL
PROPOSED USE OF PROPERTY: COLLEGE
 - THE SITE IS PRESENTLY ZONED: TN-2 (remote parking) and R-B/RIP
 - TO BE SERVICED BY CITY OF SAVANNAH WATER AND SEWER.
 - PRE-DEVELOPMENT IMPERVIOUS AREA = 12,518 SF
POST-DEVELOPMENT IMPERVIOUS AREA = 22,021 SF
POST-DEVELOPMENT PERVIOUS AREA= 20,840SF (49%)
PERVIOUS PAVEMENT AREA = 10,940 SF (26%)
GREENSPACE = 9,900 SF (23%)
 - THERE ARE NO WETLANDS ONSITE OR WITHIN 200' OF THE PROJECT
 - PROJECT WILL NOT DISCHARGE INDUSTRIAL WASTEWATER INTO THE SANITARY SYSTEM
 - SITE HAS PLANS FOR IRRIGATION SYSTEM. CONNECTION IS SHOWN ON PLANS
 - FIRE PROTECTION IS PROVIDED FOR THE BUILDING. CONNECTION TO THE BUILDING IS SHOWN

- PARKING CALCULATION:**
- Parking Required:
- Minimum on-site or off-site
 - 1space / 500sf * 14,450sf = 29 spaces
 - Total Required = 29 required
 - Maximum on-site: None
- Car Parking Provided:
- Remote Lot (<150' across 38th Street) = 36 spaces
 - On Site (including ADA) = 22 spaces
 - Total = 58 provided
 - **Fence and Parking Variance (18-000984-ZBA) granted
 - See text amendment 15-002389-ZBA

- Other Transportation Parking Provided:
- Scooter Parking Provided = 18 Spaces
 - Bike Parking Provided = 126 spaces



Landfill Certification

To the best of our knowledge, it is our understanding that no water and/or sanitary sewer lines associated with this project are constructed upon, nor do they serve existing or proposed structures built upon, solid waste landfills.

MAUPIN ENGINEERING, INC.
JAY MAUPIN, PE




SCAD 38TH STREET SCHOOL

317 W. 38TH STREET
SAVANNAH, GA 31401



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REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL
2	SECURITY UPDATE	11/16/16	JAM
3	PARKING FLIP, ADA RAMP & TREE BRIDGING	12/22/17	ADD

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

DEVELOPMENT PLAN C.2

SCAD 38TH STREET SCHOOL

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REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL
1	#57 STONE TO 4"	11/28/16	JAM
3	NEW GRATE INLET	12/22/17	ADD

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

GRADING PLAN

C.3

NOTE:
PER CITY OF SAVANNAH NEW STORMWATER ORDINANCE, ANY CONSTRUCTION BOND AT END OF FINAL THE AMOUNT SHALL BE 150% OF ANY ITEMS NOT 100% COMPLETED AT THE TIME OF C.O.; FOR EROSION CONTROL, 150% OF ANY STORMWATER SYSTEM AND GREEN INFRASTRUCTURE SYSTEM SUBJECT TO CONSTRUCTION SEDIMENT DUE TO UNCOMPLETED SITE STABILIZATION TO PLANS, AND 150% BONDING FOR ANY SURFACE IMPROVEMENT CONSTRUCTED ABOVE ANY UNDERGROUND BONDED STRUCTURE, ALONG WITH REASONABLE CONSTRUCTION LIMITS NECESSARY FOR ACCESS; FOR THIS SPECIFIC PROJECT, CITY OF SAVANNAH WILL REQUIRE THREE DOWNSTREAM MANHOLES OF CITY OF SAVANNAH STORM SYSTEM TO BE BONDED SINCE THERE WILL BE NO ONSITE PIPING SYSTEM.

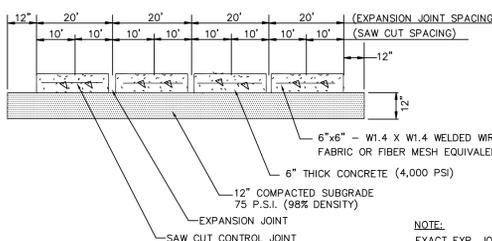
Designer's Certification Statement

I, Jay Maupin, am a professional engineer registered in the State of Georgia, and am familiar with the requirements of the City of Savannah Stormwater Management Ordinance, the City of Savannah Local Design Manual, the City Flood Protection Ordinance, the City Subdivision Ordinance, the City Erosion and Sediment Control Ordinance, hydraulic engineering principles, and low impact design/green infrastructure design practices.

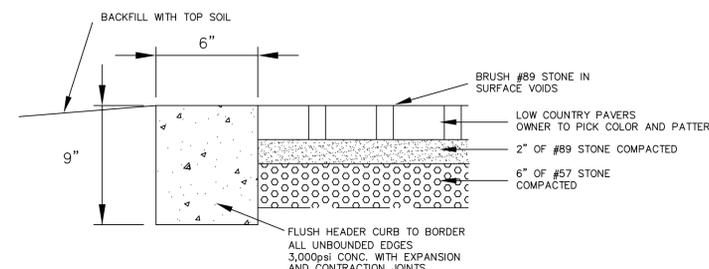
The attached design plans, Stormwater Management Report, and Stormwater Management Operations and Maintenance Plan for the site development known as SCAD 38th Street School located at 317 W. 38th Street, Savannah, Georgia, 31401 are designed in compliance with the Local Design Manual of the City of Savannah, the City of Savannah Stormwater Management Ordinance, the City of Savannah Local Design Manual, the City Flood Protection Ordinance, the City Subdivision Ordinance, and the City Erosion and Sediment Control Ordinance. Further, when constructed according to the design plans, and operated according to the facility Stormwater Operations and Maintenance Plan, the facility will function in compliance with the Local Design Manual of the City of Savannah, the City of Savannah Stormwater Management Ordinance, the City of Savannah Local Design Manual, the City Flood Protection Ordinance, the City Subdivision Ordinance, and the City Erosion and Sediment Control Ordinance.

Name: Jay Maupin, PE
Address: 114 W. 42nd Street
City, State, Zip: Savannah, GA 31401
Daytime Telephone Number: 912-235-2915
Email Address: jay@maupinengineering.com
Cell Phone Number: 912-667-7757

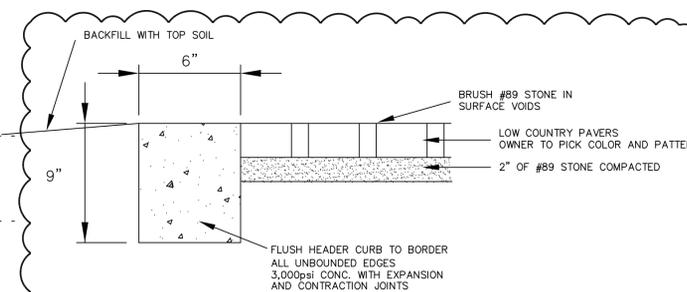
(Signature)
Date: 9/23/16



CONCRETE PAVEMENT SECTION
NOT TO SCALE

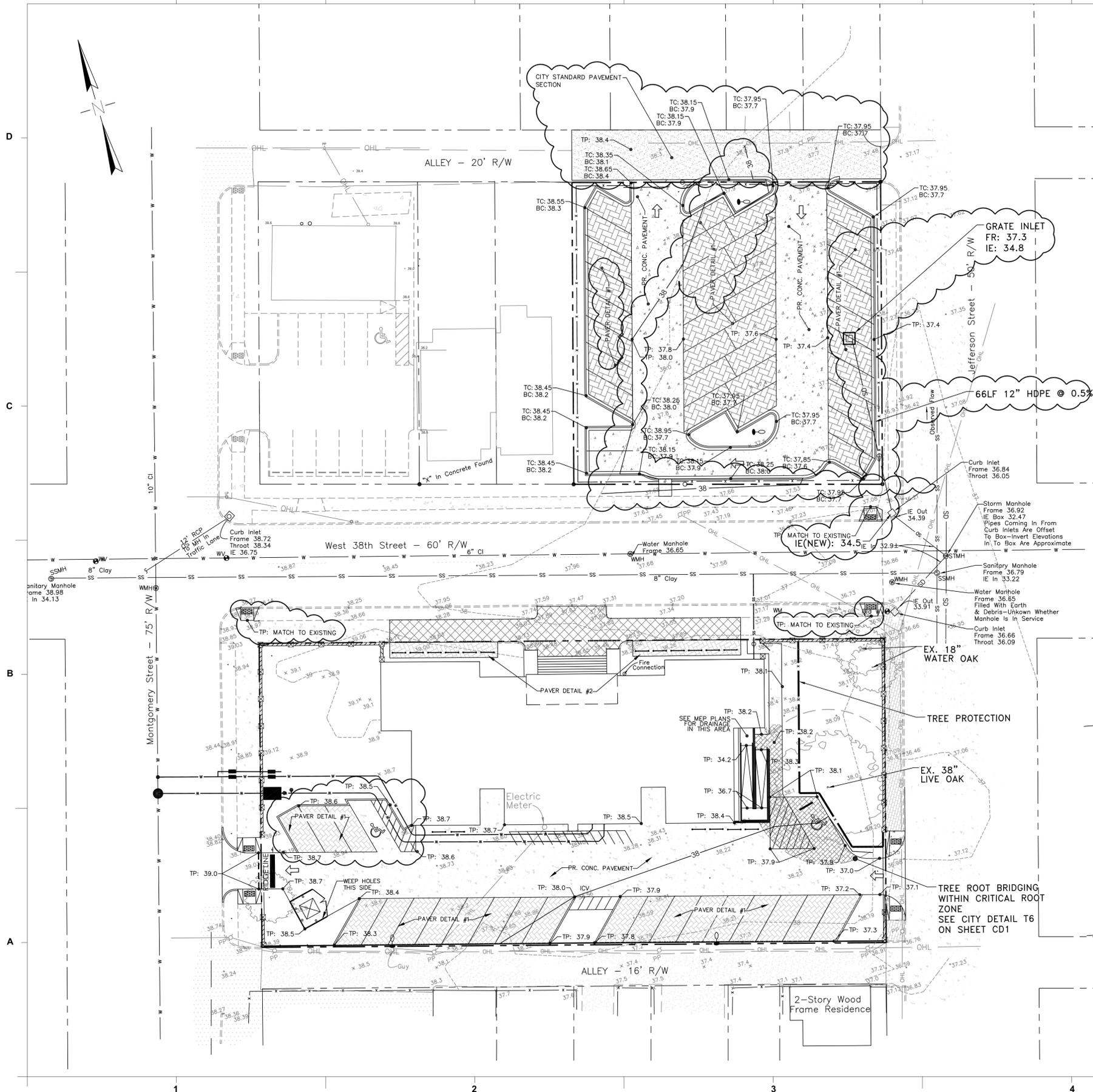


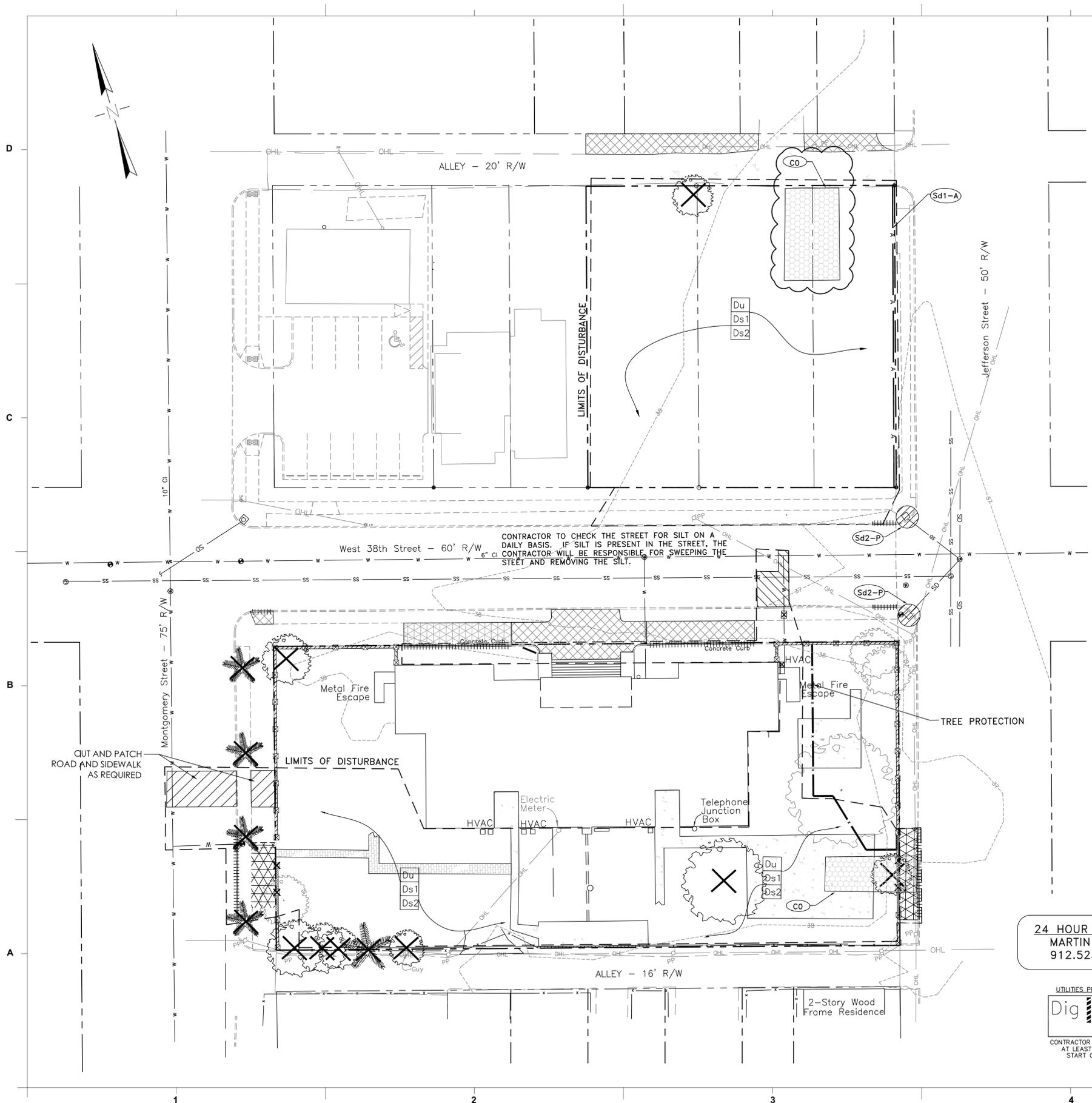
PRIVATE AREA POROUS PAVEMENT #1
NOT TO SCALE



PRIVATE AREA POROUS PAVEMENT #2
NOT TO SCALE

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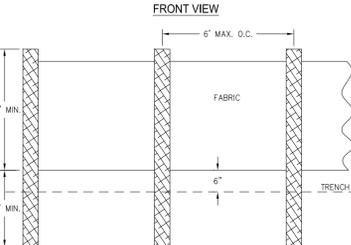
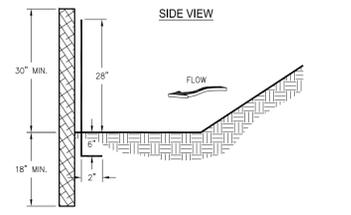


CONTRACTOR TO CHECK THE STREET FOR SILT ON A DAILY BASIS. IF SILT IS PRESENT IN THE STREET, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING THE STREET AND REMOVING THE SILT.

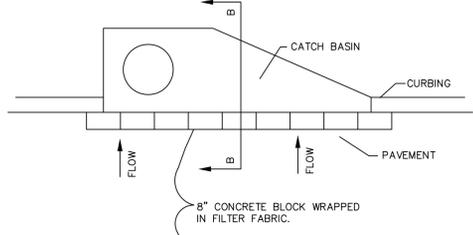
24 HOUR CONTACT
MARTIN SMITH
912.525.5247

UTILITIES PROTECTION CENTER
Dig Safely.
811
CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

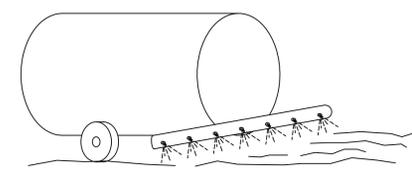
SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. FABRIC WIDTH (36") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



CURB INLET FILTER (Sd2-P)
"PIGS IN BLANKET"



CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES:

- *TEMPORARY METHODS:**
 - MULCHES
 - SPRAY ON ADHESIVES
 - TILLING
 - IRRIGATION
 - BARRIERS
 - CALCIUM CHLORIDE
- *PERMANENT METHODS**
 - PERMANENT VEGETATION
 - TOPSOIL
 - STONE COVER

***CHEMICAL CONTROL**

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

DUST CONTROL ON DISTURBED AREAS [Du]

SCAD.
The University for Creative Careers.
ATLANTA HONG KONG LAGOSÉ SAVANNAH eLEARNING

SCAD 38TH STREET SCHOOL

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MAUPIN
engineering

LEVEL II E&S
GEORGIA REGISTERED ENGINEER
No. 23758
MAY A. MAUPIN
CERT.#21051 EXP:10/31/2018

SCALE: 1" = 30'

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REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL
3	MOVED CO IN LOT	12/22/17	ADD

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

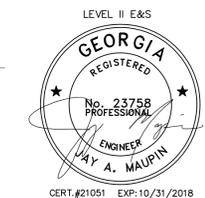
SEDIMENT & EROSION CONTROL PLAN INITIAL
EC.1

SCAD 38TH STREET SCHOOL

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LEVEL II E&S
SCALE: 1" = 20'

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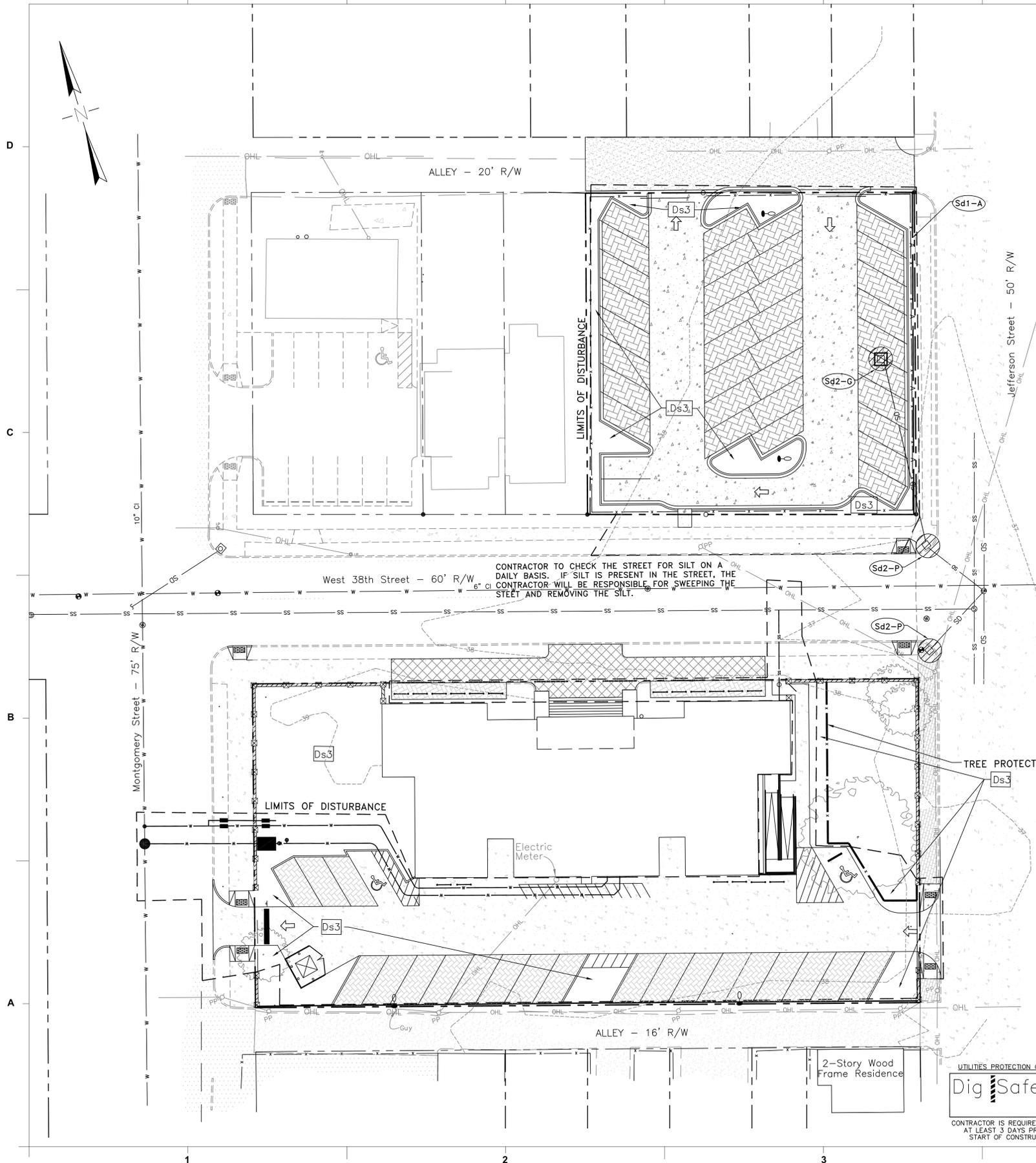
REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL

PROJECT: 166450
DATE: 3/22/18
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SEDIMENT & EROSION CONTROL PLAN INTERMEDIATE

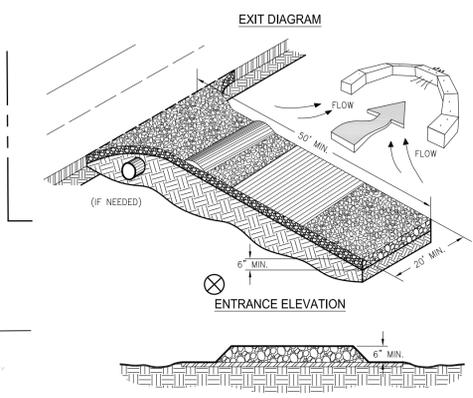
EC.2



TENTATIVE ACTIVITY SCHEDULE										
	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10
CONSTRUCTION EXIT										
SILT FENCING AND OTHER E&S PRACTICES										
DEMO CLEARING AND GRUBBING										
GRADING / UTILITY INSTALLATION										
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) Ds2										
FINE GRADING AND PAVING										
BUILDING CONSTRUCTION										
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) Ds3										
LANDSCAPE INSTALLATION										
MAINTAIN ES & PC BMPs										

THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONCURRENT WITH LAND DISTURBING ACTIVITIES AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR

CRUSHED STONE CONSTRUCTION EXIT



- 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.

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

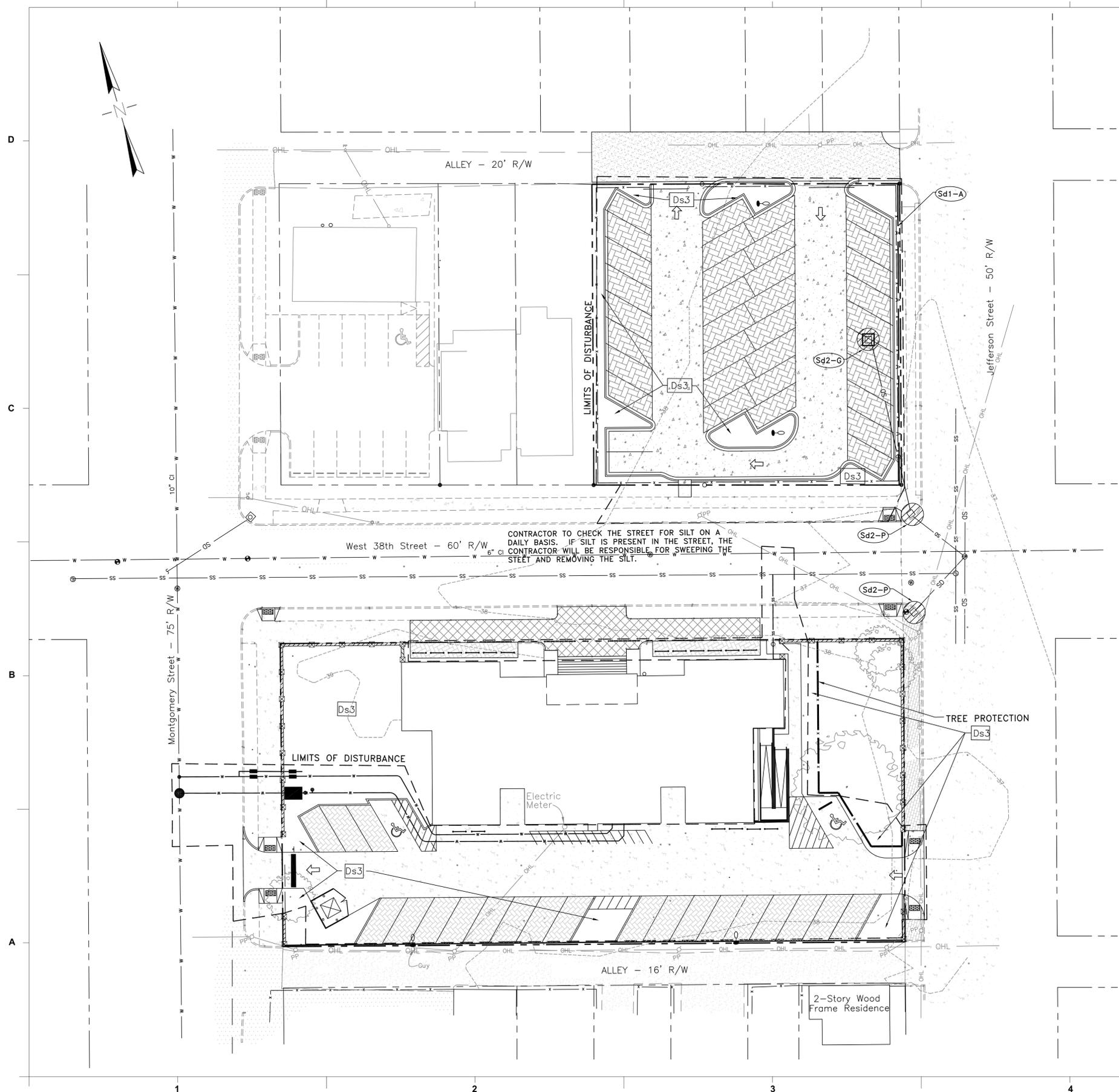
MONTH	TEMPORARY COVER	RATES PER ACRE	MONTH	PERMANENT COVER	RATES PER ACRE
MARCH-JUNE	COMMON BERMUDA (HULLED) WEeping LOVEGRASS	10 lbs. 4 lbs.	MARCH-JUNE	COMMON BERMUDA (HULLED) WEeping LOVEGRASS	10 lbs. 4 lbs.
APRIL-AUGUST	BROWN TOP MILLET SUDANGRASS PEARL MILLET	40 lbs. 60 lbs. 50 lbs.	JULY-AUGUST	COMMON BERMUDA (HULLED) & BROWN TOP MILLET COMMON BERMUDA (HULLED) & WEeping LOVEGRASS COMMON BERMUDA (HULLED) & PENSACOLA BAHIA & BROWN TOP MILLET	10 lbs. 10 lbs. 6 lbs. 2 lbs. 6 lbs. 30 lbs. 10 lbs.
SEPT-FEBRUARY	RYE (MOST WINTER HARDY) RYEGRASS BARLEY WHEAT	3 BU 40 lbs. 3 BU 3 BU		PENSACOLA BAHIA & BROWN TOP MILLET PENSACOLA BAHIA & WEeping LOVEGRASS & BROWNTOP MILLET WEeping LOVEGRASS & BROWN TOP MILLET	60 lbs. 10 lbs. 30 lbs. 2 lbs. 10 lbs. 4 lbs. 10 lbs.

- NOTES:
1. CENTIPEDE SOO CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THROUGH OCTOBER.
 2. LISTED IN ORDER OF PREFERENCE.
 3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

Ds2-Ds3 NOTES:

- Ds2 - 1. A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
- Ds3 - 1. A PERMANENT GRASSING OF UNHULLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

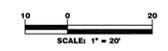
UTILITIES PROTECTION CENTER
Dig Safely.
811
CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION



CONTRACTOR TO CHECK THE STREET FOR SILT ON A DAILY BASIS. IF SILT IS PRESENT IN THE STREET, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING THE STREET AND REMOVING THE SILT.



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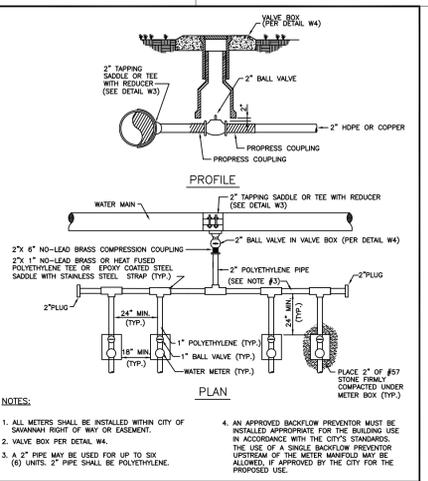
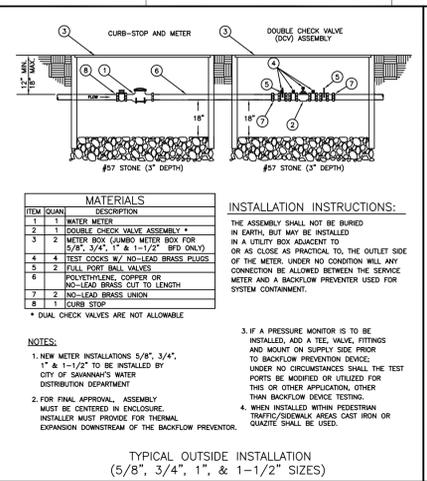
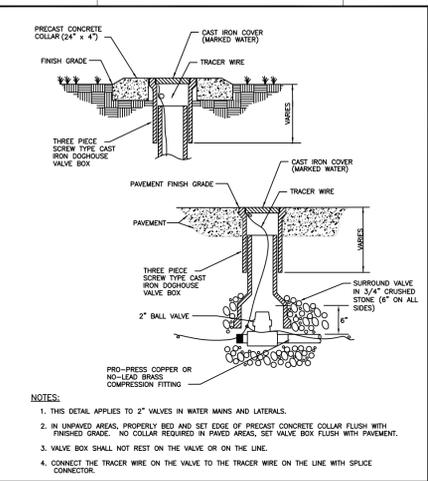
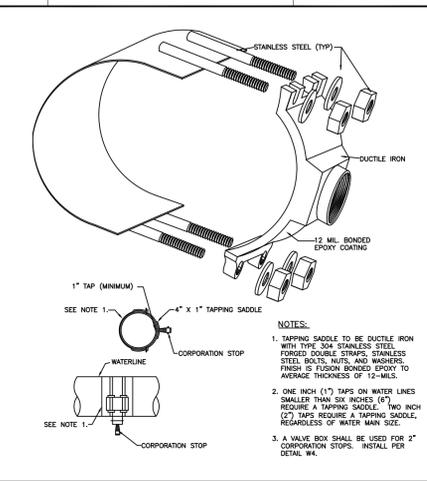
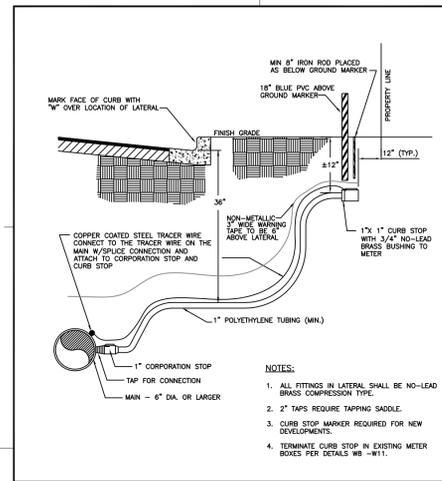
NO.	DESCRIPTION	DATE	INITIAL
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PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

SEDIMENT & EROSION CONTROL PLAN FINAL
EC.3



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



WATER SERVICE LATERAL (6" OR LARGER MAIN)

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W1

1" & 2" WATER TAPPING SADDLE

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W3

2" WATER VALVE AND VALVE BOX

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W4

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

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W6

MANIFOLD FOR MULTIPLE METER INSTALLATION

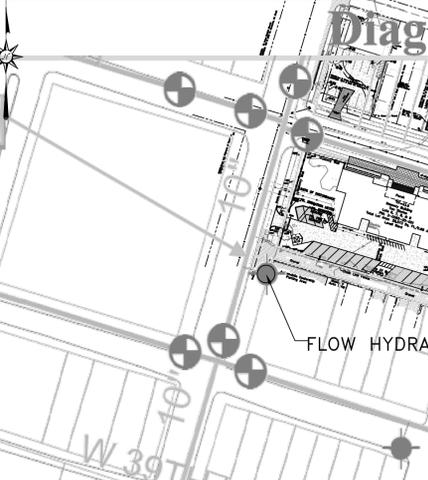
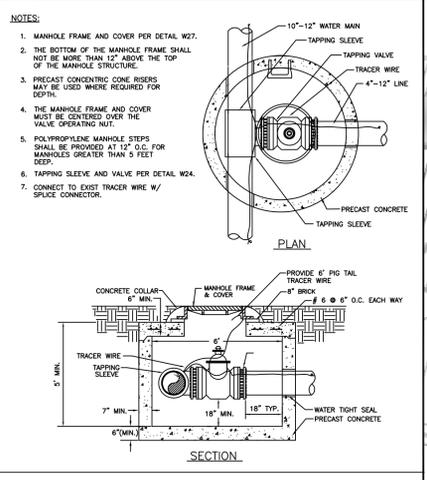
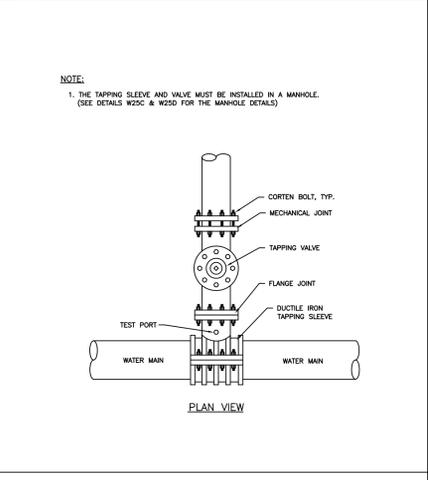
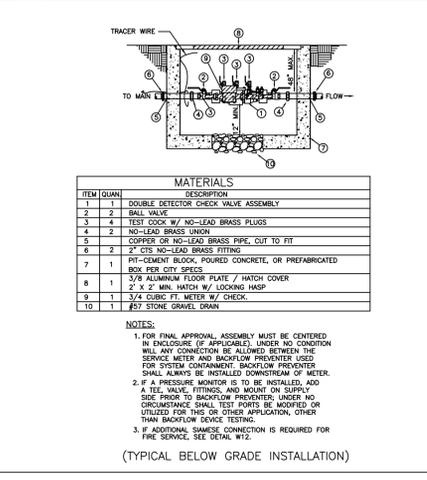
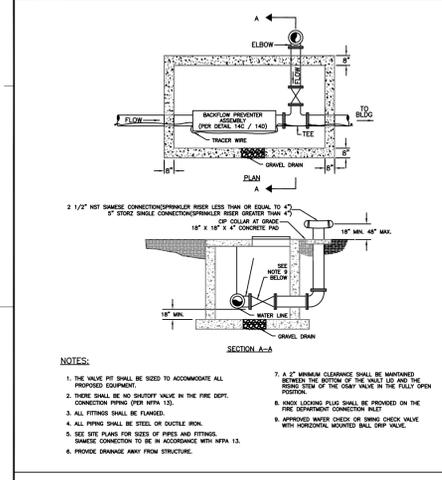
STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W7



FIRE SERVICE SYSTEM FOR BUILDINGS

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W12

2" DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRE SYSTEM

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W14C

TYPICAL TAPPING SLEEVES & TAPPING VALVE

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W24

VALVE MANHOLE FOR 10" & 12" TAPPING SLEEVES & VALVES

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

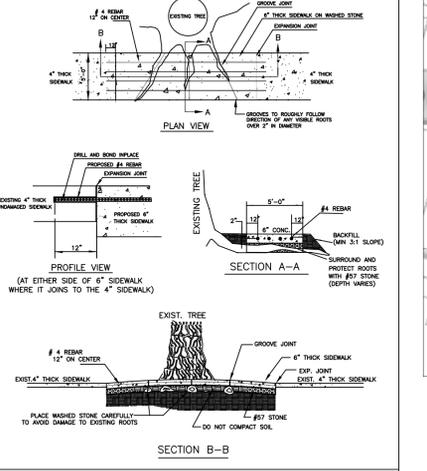
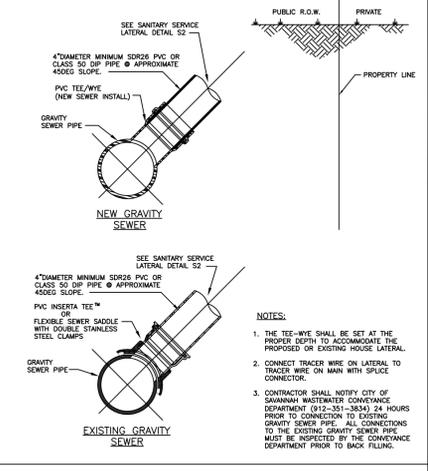
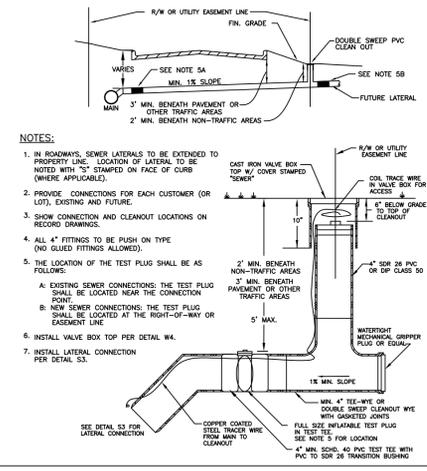
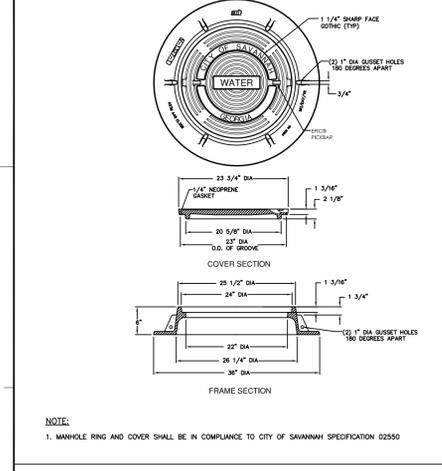
SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W25D

HYDRANT FLOW TEST LOCATIONS

SCALE: 1" = 100'



WATER MANHOLE RING & COVER

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: W27

SANITARY SERVICE LATERAL

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: S2

SANITARY SERVICE LATERAL CONNECTION

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JAN 2017

PLATE NUMBER: S3

STANDARD CONSTRUCTION DETAILS - BRIDGING TREE ROOTS

STANDARD CONSTRUCTION DETAILS

savannah CITY OF SAVANNAH WATER RESOURCES AND PUBLIC WORKS BUREAU Planning & Engineering

SCALE: N.T.S.

DATE: JULY 2016

PLATE NUMBER: T6

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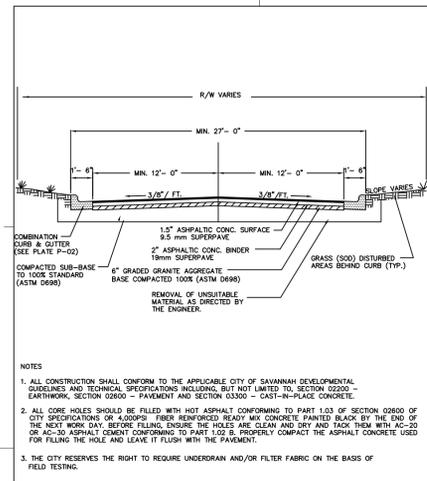
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REVISIONS:

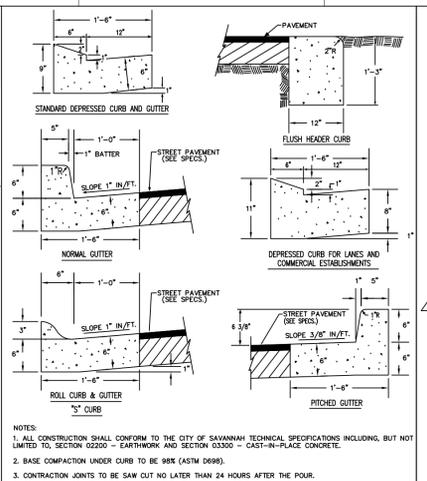
NO.	DESCRIPTION	DATE	INITIAL

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

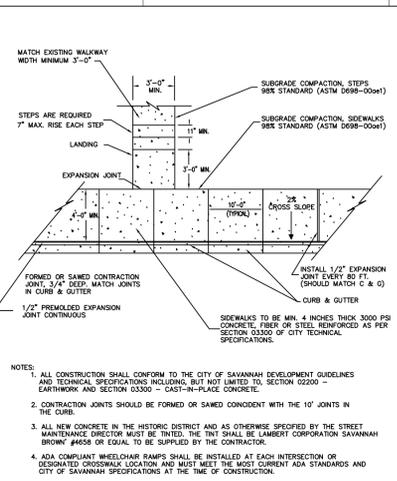
DETAILS
CD.1



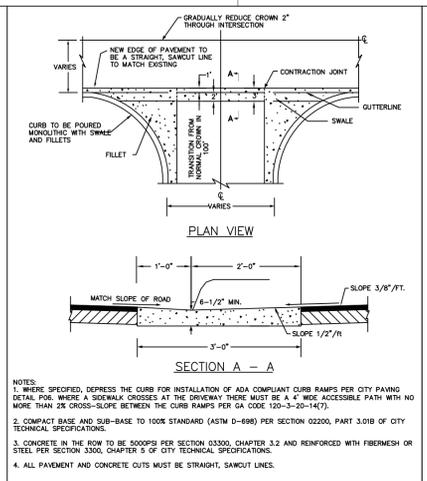
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TYPICAL STREET PAVEMENT SECTION
SCALE: N.T.S.
DATE: JANUARY 2009
CITY OF SAVANNAH



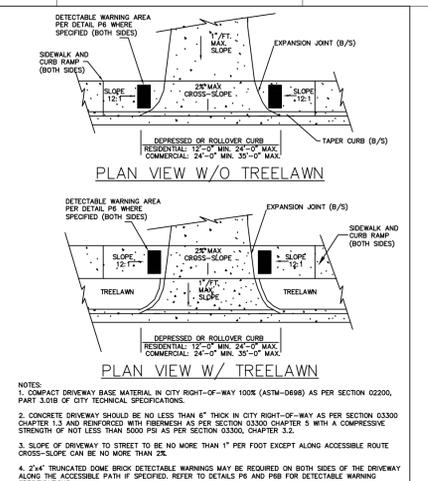
STANDARD CONSTRUCTION DETAILS
CURB AND GUTTER DETAILS
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



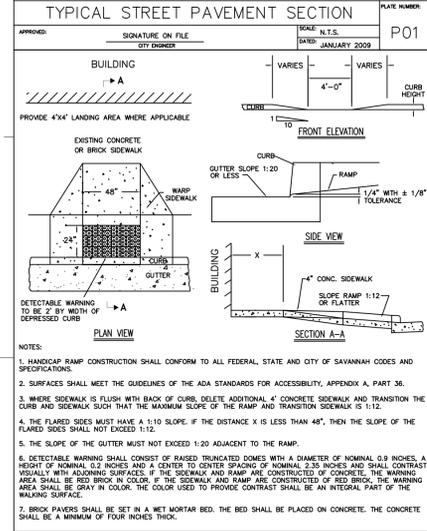
STANDARD CONSTRUCTION DETAILS
SIDEWALK AND WALKWAY DETAILS
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



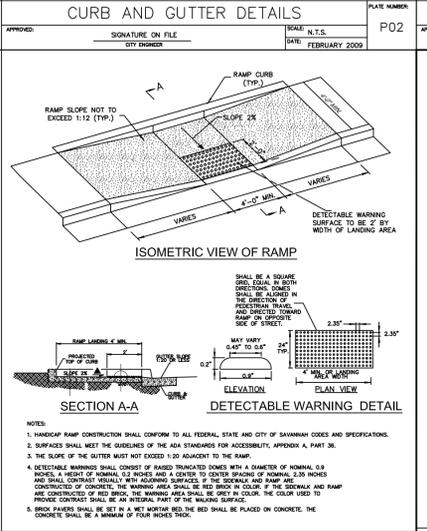
STANDARD CONSTRUCTION DETAILS
CONCRETE SWALE WITH FILLETS
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



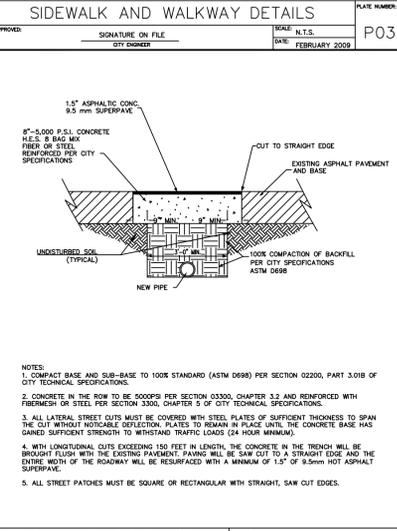
STANDARD CONSTRUCTION DETAILS
DRIVEWAY DETAIL
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



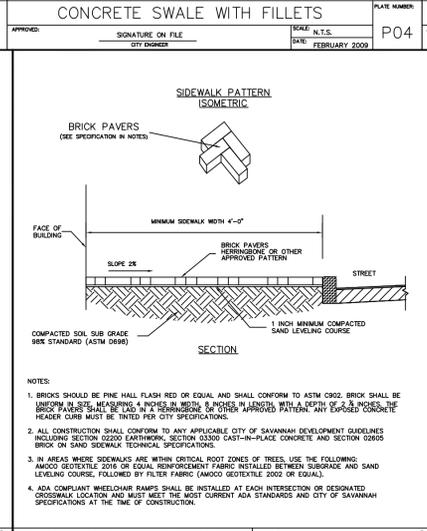
STANDARD CONSTRUCTION DETAILS
HANDICAP RAMP
SCALE: N.T.S.
DATE: JANUARY 2009
CITY OF SAVANNAH



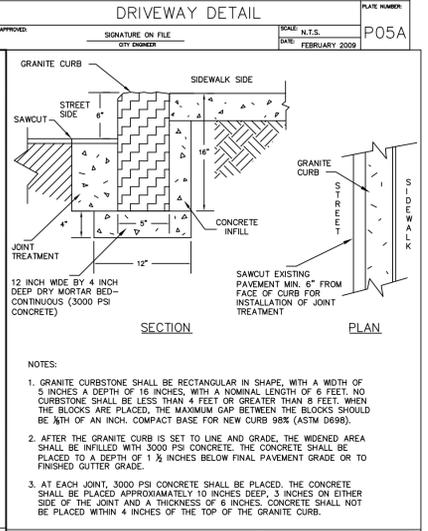
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SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



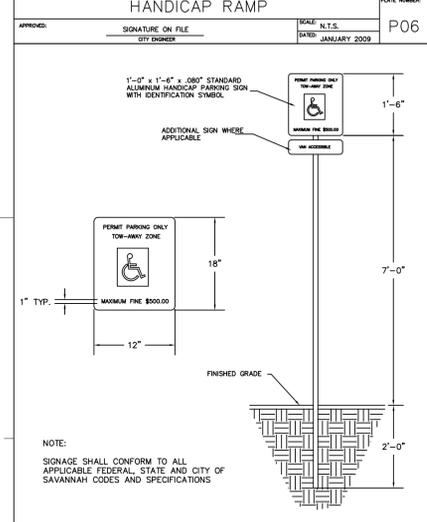
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BITUMINOUS PAVEMENT REPLACEMENT
SCALE: N.T.S.
DATE: MARCH 2012
CITY OF SAVANNAH



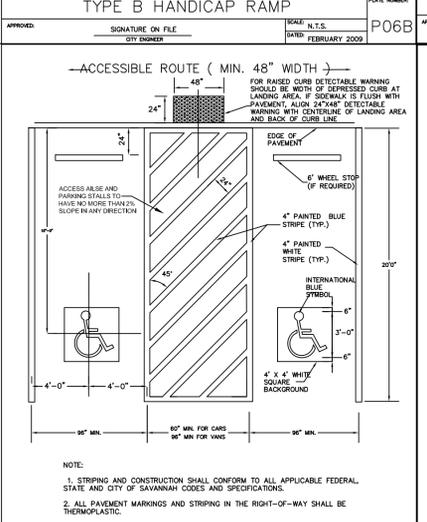
STANDARD CONSTRUCTION DETAILS
SIDEWALK-BRICK ON SAND DETAIL
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



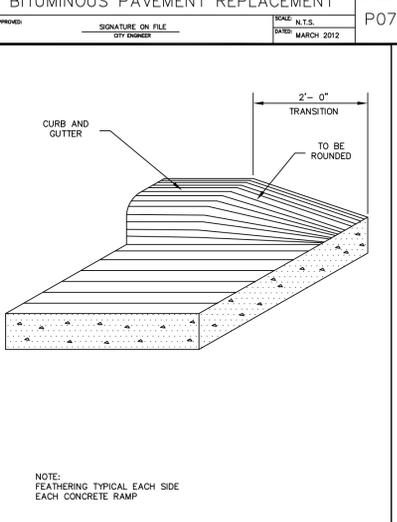
STANDARD CONSTRUCTION DETAILS
GRANITE CURB DETAIL
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



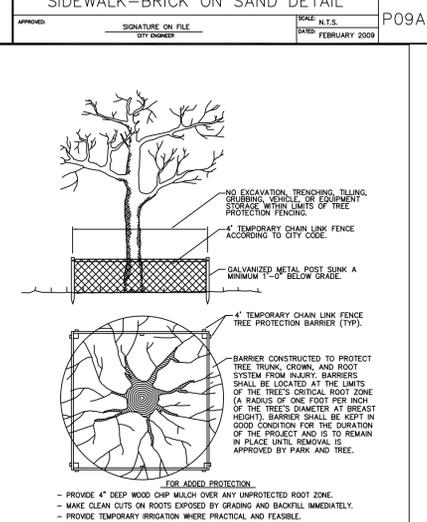
STANDARD CONSTRUCTION DETAILS
HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S.
DATE: JANUARY 2009
CITY OF SAVANNAH



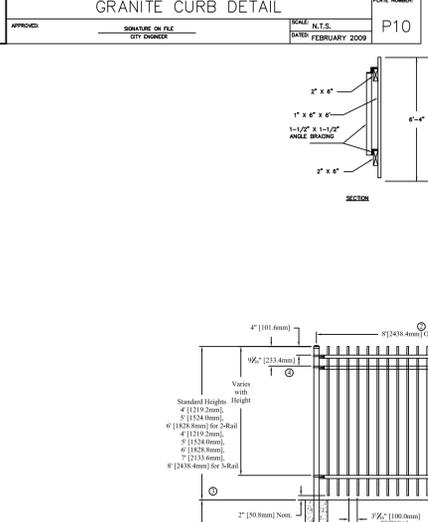
STANDARD CONSTRUCTION DETAILS
ADA HANDICAP PARKING SPACE STRIPING DETAIL
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



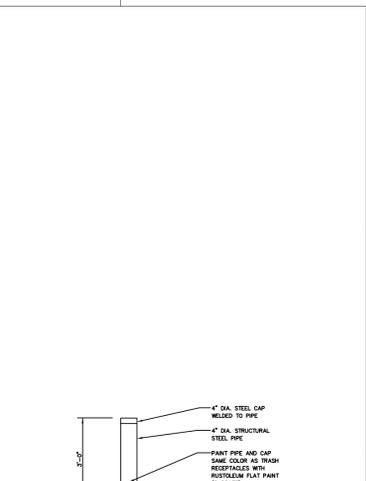
STANDARD CONSTRUCTION DETAILS
FEATHERED CURB & GUTTER
SCALE: N.T.S.
DATE: 09/29/1988
CITY OF SAVANNAH



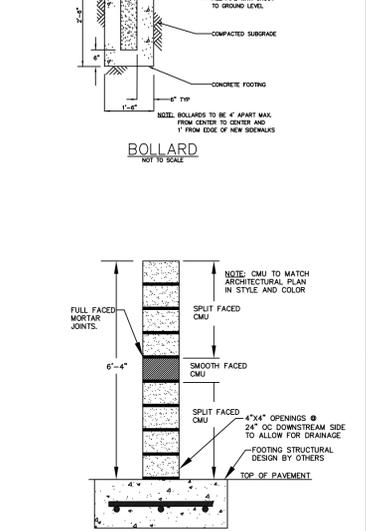
STANDARD CONSTRUCTION DETAILS
TREE PROTECTION
SCALE: N.T.S.
DATE: JULY 2007
CITY OF SAVANNAH



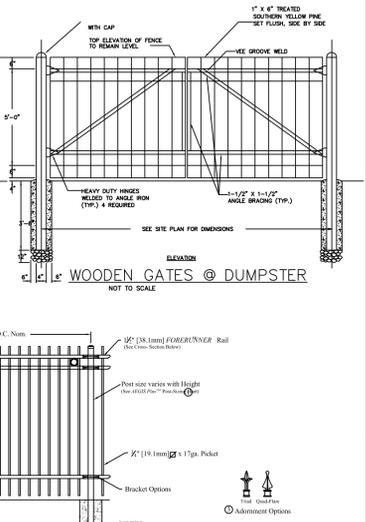
STANDARD CONSTRUCTION DETAILS
FENCE DETAIL n.t.s.
AMERISTAR - AEGIS II GENESIS 23-RAIL WRING OPTION
SCALE: N.T.S.
DATE: JULY 2007
CITY OF SAVANNAH



STANDARD CONSTRUCTION DETAILS
PLAN VIEW W/O TREELAWN
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



STANDARD CONSTRUCTION DETAILS
PLAN VIEW W/ TREELAWN
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH



STANDARD CONSTRUCTION DETAILS
BOLLARD
SCALE: N.T.S.
DATE: FEBRUARY 2009
CITY OF SAVANNAH

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REGISTERED PROFESSIONAL ENGINEER
NO. 27358
WAY A. MAUPIN

SCALE: 1" = 20'

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REVISIONS:

NO.	DESCRIPTION	DATE	INITIAL

PROJECT: 166450
DATE: 3/22/18
DRAWN BY: ADD
CHECKED BY: JAM

DETAILS - GRADING
CD.2

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PLANT SCHEDULE

PROPOSED TREES

SYM	SCIENTIFIC	COMMON	QTY	SIZE	SPACING	NOTES	TQP	LQP
UA	Ulmus americana 'Princeton'	Princeton Elm	6	2.5" Caliper/12' Min.	as shown		540	
QV	Quercus virginiana	Live Oak	2	2.5" Caliper/12' Min.	as shown		180	
JV	Juniperus virginiana	Southern Red Cedar	2	2.5" Caliper/12' Min.	as shown	Parking Tree Points	180	
ST	Specimen Tree	Jap. Maple/Saucer Mag/Redbud		Largest Available for Species - Matching	as shown	Specimen Quality		20
MV	Magnolia virginiana	Sweetbay Magnolia	4	30 Gallon/ Largest Full Specimen Available	as shown	Parking Tree Points Specimen Quality	120	
PROPOSED SHRUBS AND GRASSES								
CS	Camelia sasanqua - semi-dwarf	Semi-Dwarf	44	7 Gallon	as shown	Submit color for approval to Landscape Architect	132	
PM	Podocarpus macrophyllus	Podocarpus	57	15 Gallon	as shown		285	
GROUND COVER	Liriope muscari 'Super Blue'	Super Blue Liriope	1195	1 Gallon	24" O.C.		1195	
SOD/SEED	see grassing specification by civil engineer							

EXISTING TREE/LANDSCAPE QUALITY POINTS

SPECIES	SIZE	POINTS
Live Oak	38"	2166
TOTAL		2166

REQUIRED TREE AND LANDSCAPE QUALITY POINTS

1600 X 1 TOTAL ACRES = 1600 REQUIRED TREE QUALITY POINTS
 400 X 1 TOTAL SITE ACRES = 400 REQUIRED LANDSCAPE QUALITY POINTS
 1200 X .25 A CRES OF PARKING AREA = 300 REQUIRED PARKING TREE QUALITY POINTS (DENOTED WITH * ON PLAN)

IRRIGATION NOTES

- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL SEEDED AREAS, SODDED AREAS AND PLANTING MATERIAL. THIS SYSTEM SHALL TIE INTO EXISTING IRRIGATION LINES IF PRESENT.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN, ASSOCIATED AGENCY APPROVALS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO COMPLETE THE IRRIGATION WORK. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO:
 - VERIFICATION OF ALL UNDERGROUND UTILITY LOCATIONS.
 - COORDINATION OF IRRIGATION WORK WITH THE WORK OF ALL RELATED TRADES AND SUBCONTRACTORS TO ASSURE SMOOTH PROGRESSION OF PROJECT.
 - PROTECTION AND/OR RESTORATION OF ALL EXISTING IMPROVEMENTS.
 - TRENCHING AND BACK-FILLING FOR ALL PIPES, VALVES, AND DRAIN PITS SPECIFIED.
 - FURNISHING AND INSTALLING ALL MAIN LINES, LATERAL LINES, RISERS, FITTINGS, SPRAY HEADS, ROTOR HEADS, QUICK-COUPLING VALVES, GATE VALVES, CONTROL VALVES, CONTROLLERS, ELECTRIC WIRE, AND ALL NECESSARY SPECIALTY ITEMS AND ACCESSORIES.
 - FURNISHING AND INSTALLING ALL SLEEVES BENEATH WALKWAYS, ROADS, AND DRIVEWAYS WHERE REQUIRED.
 - REGULATING AND ADJUSTING ALL SPRAY HEADS, ROTOR HEADS, DRIP LINES, TIME SEQUENCE CONTROL DEVICES, AND SECTION VALVES.
 - TESTING OF IRRIGATION SYSTEM.
 - PROVIDING A WARRANTY ON THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
 - PROVIDING THAT WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF STATE AND LOCAL AGENCIES, INCLUDING LOCAL HEALTH CODES, PLUMBING CODES, AND ELECTRICAL CODES.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS:
 - DIAGRAMMATIC PLANS OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR INCLUSION IN AS-BUILT SET OF DRAWINGS.
 - PROPOSED IRRIGATION PLANS TO APPROPRIATE JURISDICTION FOR APPROVAL IF REQUIRED, AND TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

TREE STAKING

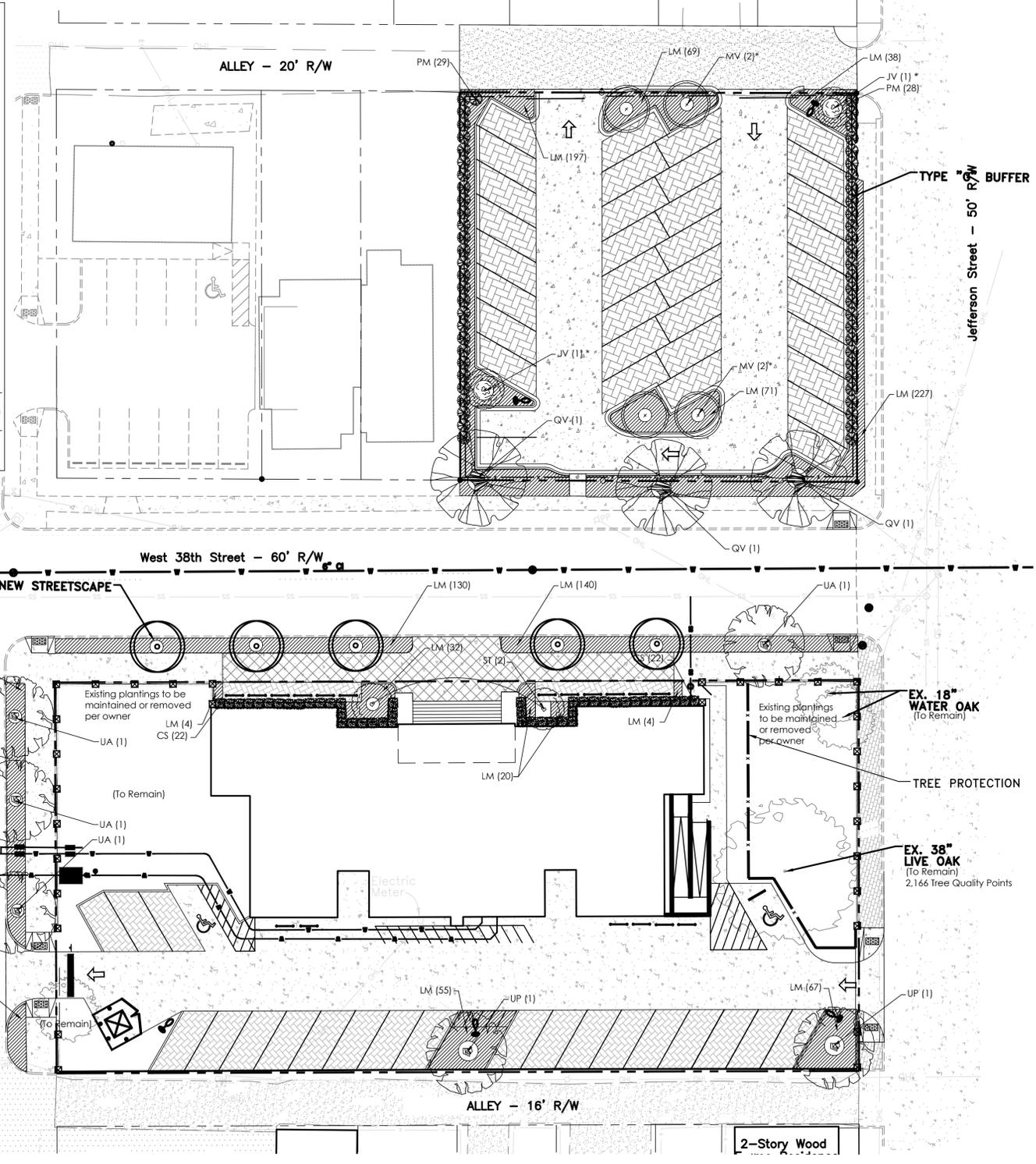
SCALE: N.T.S. DATE: JULY 2007

TREE PLANTING

SCALE: N.T.S. DATE: JULY 2007

SHRUB PLANTING

SCALE: N.T.S. DATE: JULY 2007



PLANTING PLAN

SCAD 38th Street

SAVANNAH, GEORGIA

No.	Revision/Issue	Date

MANDEL DESIGN
LANDSCAPE ARCHITECTURE

PLANTING PLAN

Project Number	2016-7	Sheet	L.01
Date	12.19.2017		
Scale	1"=20'-0"		