

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

ALEXANDER FARMS SUBDIVISION
GRACEN ROAD
GUYTON, GEORGIA



37 WEST FAIRMONT AVENUE UNIT 202
SAVANNAH, GEORGIA 31406
PHONE No. (912) 356-9932

MARCH 7, 2025

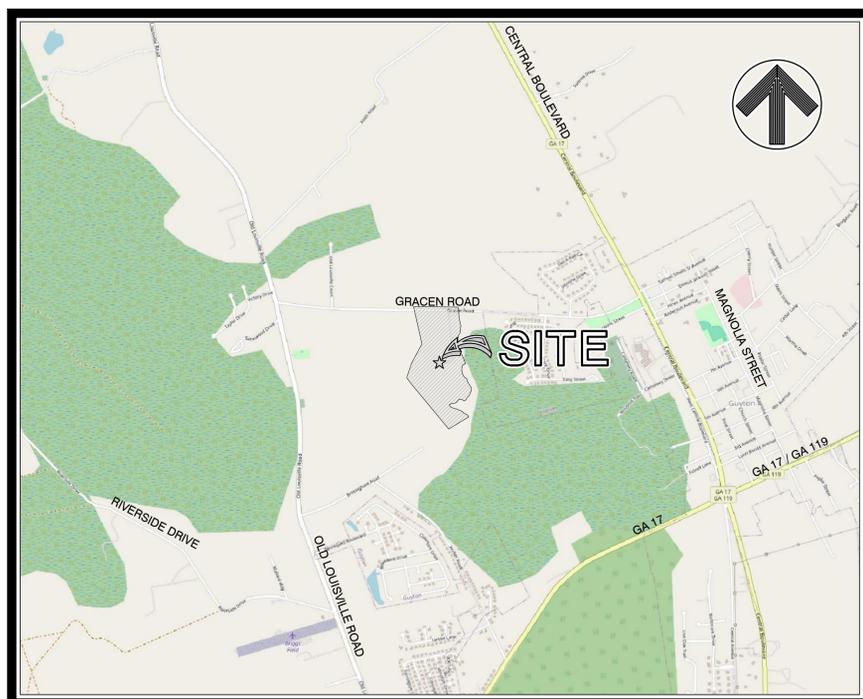
ISSUED FOR CONSTRUCTION - APRIL 07, 2025
ISSUED FOR CONSTRUCTION - MAY 30, 2025
GENERAL REVISION - SEPTEMBER 4, 2025



HUSSEY GAY BELL
— Established 1958 —

RECORD DRAWING

FIELD VERIFIED BY: PERFERRED
SITE CONSTRUCTION, LLC
DATE: 12-15-2025



CONSTRUCTION EXIT
LATITUDE: 32.34244° N
LONGITUDE: 81.41454° W

VICINITY MAP
SCALE: 1"=2000'

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • BLUE RIDGE • CHARLESTON • COLUMBIA • GREENVILLE • NASHVILLE
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SHEET NO.	DESCRIPTION
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CO.3	PROJECT INDEX MAP
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01.1-01.8	EXISTING CONDITIONS PLAN
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SCHEDULE OF DRAWINGS

DRAWINGS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION. December 14, 2018 - 9:59 AM. Printed By: vsmh. ALL RIGHTS RESERVED. COPYRIGHT © 2025. E:\Horizon\124405\04-Alexander Farms Subdivision\Record Drawings\01_COVER.dwg

GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

- SITE DATA:**
1. SITE ADDRESS: 895 GRACEN ROAD
GUYTON, GA 31312
EFFINGHAM COUNTY
02080003
 2. PROPERTY IDENTIFICATION NUMBER(S): HORIZON HOME BUILDERS SAVANNAH
37 WEST FAIRMONT AVENUE, UNIT 202
SAVANNAH, GEORGIA 31406
 3. DEVELOPER ADDRESS: HORIZON HOME BUILDERS SAVANNAH
37 WEST FAIRMONT AVENUE, UNIT 202
SAVANNAH, GEORGIA 31406
 4. PARCEL(S) SIZE: 118.70 ACRES
 5. SITE SIZE: 40.50 ACRES
 6. SITE ZONING: R-1
 7. SURVEY INFORMATION: HUSSEY GAY BELL
329 COMMERCIAL DRIVE
SAVANNAH, GEORGIA 31406
912-354-4626
05-27-2024
124405104
VERTICAL DATUM NAVD 88
HORIZONTAL DATUM NAD 83
 8. LOCAL ISSUING AUTHORITY: CITY OF GUYTON
 9. WATER PROVIDER: CITY OF GUYTON
 10. ROAD AND DRAINAGE OPERATOR: CITY OF GUYTON
 11. FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO. 13103C0235E, EFFECTIVE DATE: MARCH 16, 2015, THIS PROPERTY DOES NOT FALL WITHIN THE LIMITS OF THE 100 - YEAR FLOOD PLAN. (ZONE "X").

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
 2. WORK IS NOT PERMITTED UNTIL THE PRE-CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY OF GUYTON AT 912-772-3353 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT, IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT, ENVIRONMENTAL SITE ASSESSMENT, WETLANDS ASSESSMENT, AND HAZARDOUS MATERIALS ASSESSMENT.
 5. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST, BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
 7. THE CONTRACTOR SHALL COMPLETELY CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE UNLESS INDICATED OTHERWISE.
 8. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
 9. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 10. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER.
 11. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
 12. CONTRACTOR SHALL USE A TRENCH BOX ON ALL UTILITIES MORE THAN SIX FEET IN DEPTH. STACKABLE TRENCH BOXES SHALL BE USED WHERE DEPTH REQUIRES SUCH.
 13. 6" IRRIGATION CONDUITS SHALL BE PLACED AS SHOWN ON THE PLANS. IRRIGATION CONDUITS SHALL BE SCHEDULE 40 PVC (WHITE IN COLOR) AND SHALL EXTEND 3' (MIN.) - 5' (MAX.) BEYOND BACK OF CURB.
 14. ALL CONDUITS SHALL BE INSTALLED WITH 24" (MIN.) - 30" (MAX) COVER (OR AS REQUIRED BY THE UTILITY).
 15. ONE (1) #3 REBAR, 24" IN LENGTH SHALL BE INSTALLED AT EACH CONDUIT END WITH 18" EXPOSED AND 6" OF BURY.
 16. ONE (1) 1"x2" WOODEN STAKE (PRESSURE TREATED) SHALL BE INSTALLED AT EACH CONDUIT END WITH A MINIMUM OF 24" EXPOSED AND A MINIMUM OF 12" OF BURY. THE STAKES SHALL BE PAINTED WHITE FOR IRRIGATION CONDUITS AND GRAY FOR ELECTRICAL CONDUITS.
 17. EACH CONDUIT END SHALL BE CAPPED (NO GLUE).
 18. PULL CORDS SHALL RUN THROUGH PIPE AND EXIT A PRE-DRILLED HOLE IN CAP ON EITHER END.
 19. ELECTRICAL COMPONENTS WITHIN THESE PLANS ARE PROVIDED BY GEORGIA POWER. THESE PLANS MAY NOT REPRESENT ALL WORK REQUIRED TO COMPLETE THE INSTALLATION OF ELECTRICAL COMPONENTS OF THE PROJECT. CONTRACTOR SHALL COORDINATE CONSTRUCTION/BIDDING OF ANY AND ALL ELECTRICAL COMPONENTS OF THIS PROJECT WITH GEORGIA POWER PRIOR TO BIDDING TO ENSURE 100% COMPLETION. 100% COMPLETION MEANS ACCEPTANCE OF ELECTRICAL COMPONENTS BY GEORGIA POWER.
 20. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
 21. ACCESS FOR FIRE FIGHTING:
 - a. REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS. CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
 - b. WATER SUPPLY FOR FIRE CONNECTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

- STAKING NOTES:**
1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
 2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
 3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
 4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

- PAVING, GRADING AND DRAINAGE NOTES:**
1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
 2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
 3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID.
 4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
 6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
 7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
 8. INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
 9. THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.
 10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED.
 11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE. THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'). USUALLY THROUGH A RADIUS.
 12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%.

- SIGNAGE AND STRIPING NOTES:**
1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND 1/2" PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
 3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

- WATER NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS. SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
 2. ALL WATER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF GUYTON SPECIFICATIONS AND REQUIREMENTS.
 3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2. COPPER TUBE SIZE (CTS).
 4. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE. PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH CEMENT LINING.
 5. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION, WHENEVER POSSIBLE. THE WATER MAIN SHALL BE INSTALLED ABOVE

6. STORM LINES AS POSSIBLE TO AVOID CONFLICTS.
7. WATER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
8. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
9. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF GUYTON.
10. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651. LATEST REVISION, IF REQUIRED BY THE CITY OF GUYTON, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE.
11. SEE WATER GENERAL NOTES IN DETAIL SHEETS.
12. SEE DETAIL SHEET C7.3 FOR THRUST RESTRAINT DETAILS.
13. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
14. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
15. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING.
16. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
17. ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE, AND ATTACHED TO THE WIRE ON THE WATER MAIN.
18. THE INSTALLATION OF ALL RESIDENTIAL WATER METERS INCLUDING METER, METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
19. 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 PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
20. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE 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. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
21. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
22. ALL MATERIALS USED THAT 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 THE AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
23. ALL PROPOSED METERS SHALL BE INSTALLED WITHIN CITY OF GUYTON R/W OR EASEMENT.
24. NOTIFY CITY OF GUYTON'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER LINES.
25. A FIRE PROTECTION SYSTEM IS NOT PROPOSED FOR THE PROJECT.
26. AN IRRIGATION SYSTEM IS NOT PROPOSED FOR THE PROJECT.
27. THERE SHALL BE A MINIMUM OF 2' OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.

- ADA ACCESSIBILITY NOTES:**
1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
 2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
 3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

- SPECIAL NOTES:**
1. ALL EARTHWORK FOR ROADWAYS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.

- AS-BUILT REQUIREMENTS:**
1. CONTRACTOR SHALL FURNISH AS-BUILT DATA TO THE ENGINEER MEETING THE REQUIREMENTS OF THE CITY OF GUYTON FOR CLOSE-OUT. THESE REQUIREMENTS ARE SUMMARIZED AS FOLLOWS:
 - a. WATER SYSTEM - LOCATION AND SIZE OF WATER VALVES, METERS, BACKFLOW PREVENTERS, HYDRANTS, POST INDICATORS, TEES, BENDS AND OTHER WATER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR THE TOP OF PIPE AT ALL SUCH FEATURES. FOR WATER MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
 - b. SEWER SYSTEM - LOCATION OF MANHOLES, CLEAN-OUTS, FORCE MAIN AIR RELEASE OR OTHER TYPE VALVES, FORCE MAIN BENDS, AND OTHER SEWER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR MANHOLE TOPS AND INVERTS OF THE CONNECTING PIPES, AND THE TOP OF PIPE AT ALL FORCE MAIN FEATURES. FOR SEWER AND FORCE MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF FORCE MAIN PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
 - c. STORM SYSTEM - LOCATION OF MANHOLES, INLETS, DRAINS, OUTLET CONTROL STRUCTURES, CLEAN-OUTS, TEES AND BENDS, AND OTHER STORM SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR STRUCTURE TOPS, THROATS, FLOW LINES, AND INVERTS OF THE CONNECTING PIPES. FOR STORM PIPES, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED. FOR OUTLET CONTROLS, THE SIZE AND ELEVATION OF ANY WEIRS, PIPES, ORIFICES, RESTRICTOR PLATES OR OTHER CONTROLLING FEATURE SHALL BE PROVIDED.
 - d. DETENTION AND WATER QUALITY BASINS - FOR ALL PONDS AND BASINS, LOCATIONS AND ELEVATIONS SHALL BE PROVIDED FOR THE TOP OF BANK, TOE OF SLOPE, BOTTOM, WATER ELEVATION AND ANY OTHER FEATURES AS NECESSARY TO ALLOW THE AS-BUILT VOLUME OF THE BASIN TO BE CALCULATED.
 - e. PAVEMENT - SPOT ELEVATIONS SHALL BE PROVIDED ON ALL NEW PAVEMENT, WITH THE SPOT ELEVATION POINTS TO BE TAKEN IN THE SAME LOCATIONS AS THE PROPOSED SPOT GRADES SHOWN ON THE PAVING PLAN.

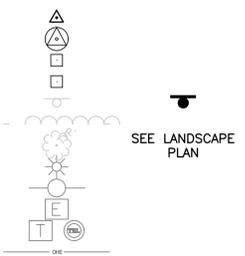
- SPECIAL NOTES:**
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 2. THE INTERIOR ROADWAYS AND DRAINAGE SYSTEM FOR THIS PROJECT WILL BE PUBLIC AND MAINTAINED BY THE CITY OF GUYTON.
 3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

LEGEND:

SURVEY FEATURES

- BENCHMARK (DATUM NAVD88)
- HOR. CONTROL POINT (GA. EAST ST. PLANE)
- CONCRETE MONUMENT (PROPERTY OR R/W)
- PROPERTY MARKER (IRON PIPE OR REBAR)
- SIGN
- WOODSLINE
- TREE
- LIGHT POLE
- UTILITY POLE
- ELECTRICAL BOX
- COMMUNICATION APPURTENANCE
- OVERHEAD ELECTRICITY

EXISTING PROPOSED



GENERAL

- WETLAND
- BUFFER
- DEMOLITION
- PROPERTY/LOT LINE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- ROAD CENTERLINE

PAVING (BITUMINOUS ASPHALT PAVING)

- ASPHALT (STANDARD DUTY)

PAVING (PORTLAND CEMENT CONCRETE)

- CONCRETE (PEDESTRIAN SIDEWALK)

CURBING

- STANDARD CURB & GUTTER
- HEADER CURB

SPOT ELEVATIONS

- FINISHED GRADE
- TOP OF PAVEMENT
- TOP OF CURB
- TOP OF SLOPE
- BASE OF SLOPE
- FINISHED FLOOR ELEVATION
- HIGHPOINT (PAVEMENT CENTERLINE)
- LOW POINT (PAVEMENT CENTERLINE)
- POINT OF VERTICAL INTERSECTION
- CONTOUR

WATER

- VALVE
- WATER METER
- BACKFLOW PREVENTION DEVICE
- FIRE HYDRANT
- POST INDICATOR VALVE
- RJ TEE
- RJ BEND
- DOMESTIC WATER SERVICE (¾", 1", & 1½" SVC.)
- 8" DOMESTIC WATER SERVICE/MAIN
- 12" WATER MAIN
- DUCTILE IRON WATER MAIN (ALL SIZES)
- TRENCHLESS INSTALLATION (ALL SIZES)

DRAINAGE

- MANHOLE
- CURB INLET
- GRATE INLET/DROP INLET/ROOF INLET
- STORM DRAIN PIPE
- SWALE/DITCH

ELECTRICAL

- ELECTRIC CABINET/TRANSFORMER
- LIGHT POLE/FIXTURE
- OVERHEAD ELECTRICITY

FENCING

- CHAIN LINK

RECORD DRAWING
 FIELD VERIFIED BY: P. REIFERED
 DATE: 12-15-2025
 SITE CONSTRUCTION, LC



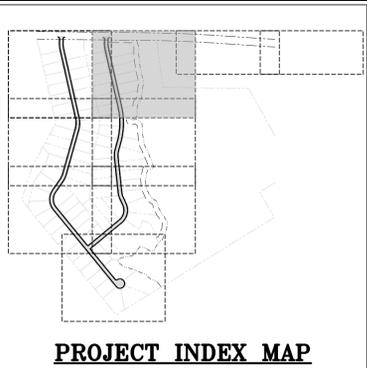
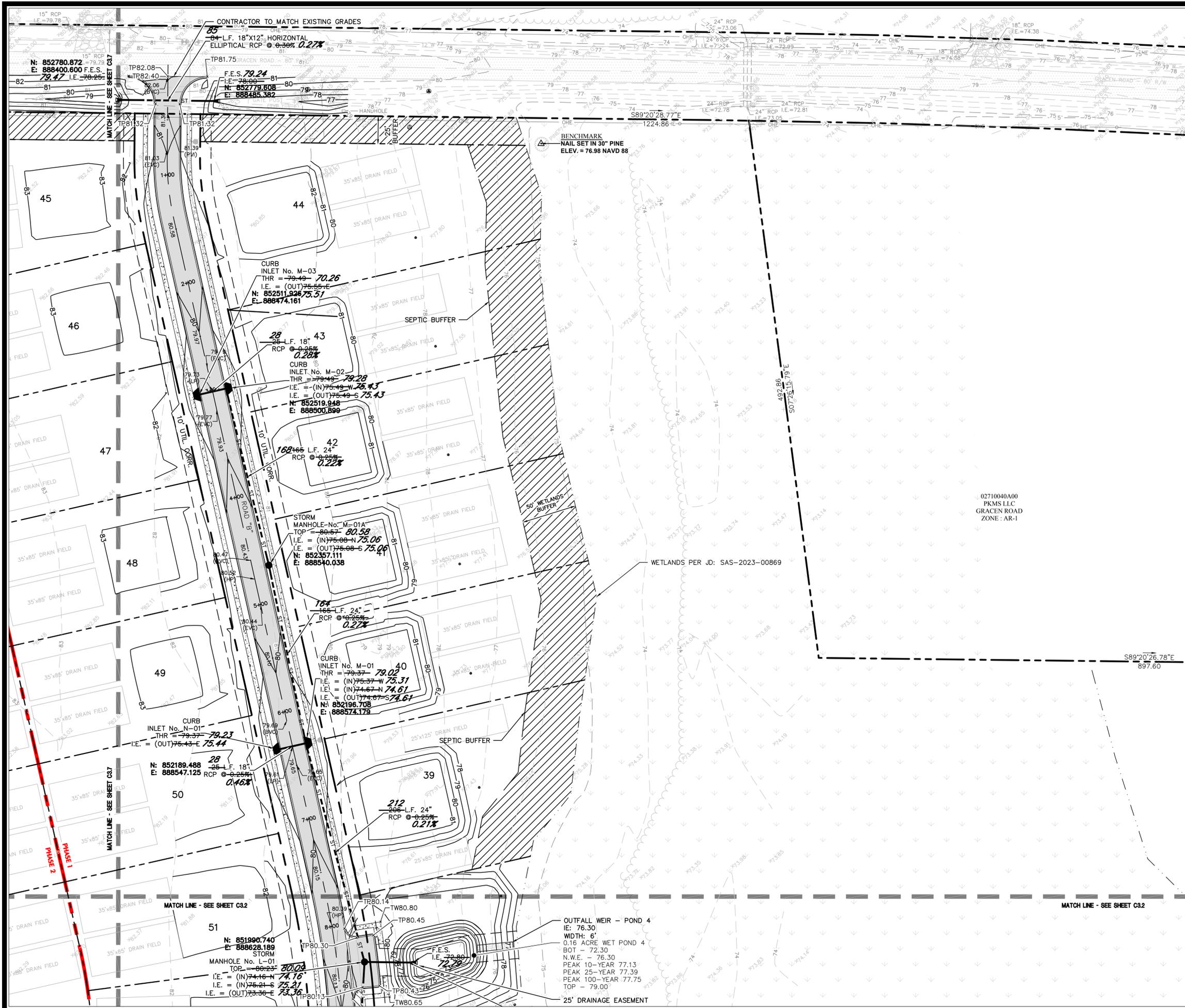
HUSSEY GAY BELL
 — Established 1958 —
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
 CONTRACT # 2508

DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: N.T.S.		

REVISIONS:

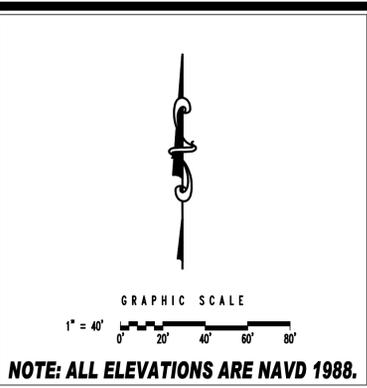
ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
 FOR
 HORIZON HOME BUILDERS
CONSTRUCTION NOTES AND LEGEND

DRAWING NUMBER
C0.2



DRAINAGE CERTIFICATION:
 I HEREBY CERTIFY THAT THE PROJECT WILL NOT
 RESULT IN ANY ADVERSE EFFECTS TO DRAINAGE ON
 THIS PROPERTY OR ADJACENT PROPERTIES.

RECORD DRAWING
 FIELD VERIFIED BY: PERFERRED
 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025



NOTE: ALL ELEVATIONS ARE NAVD 1988.



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

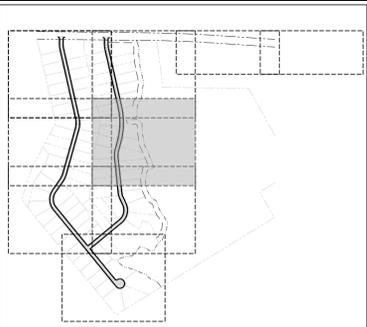
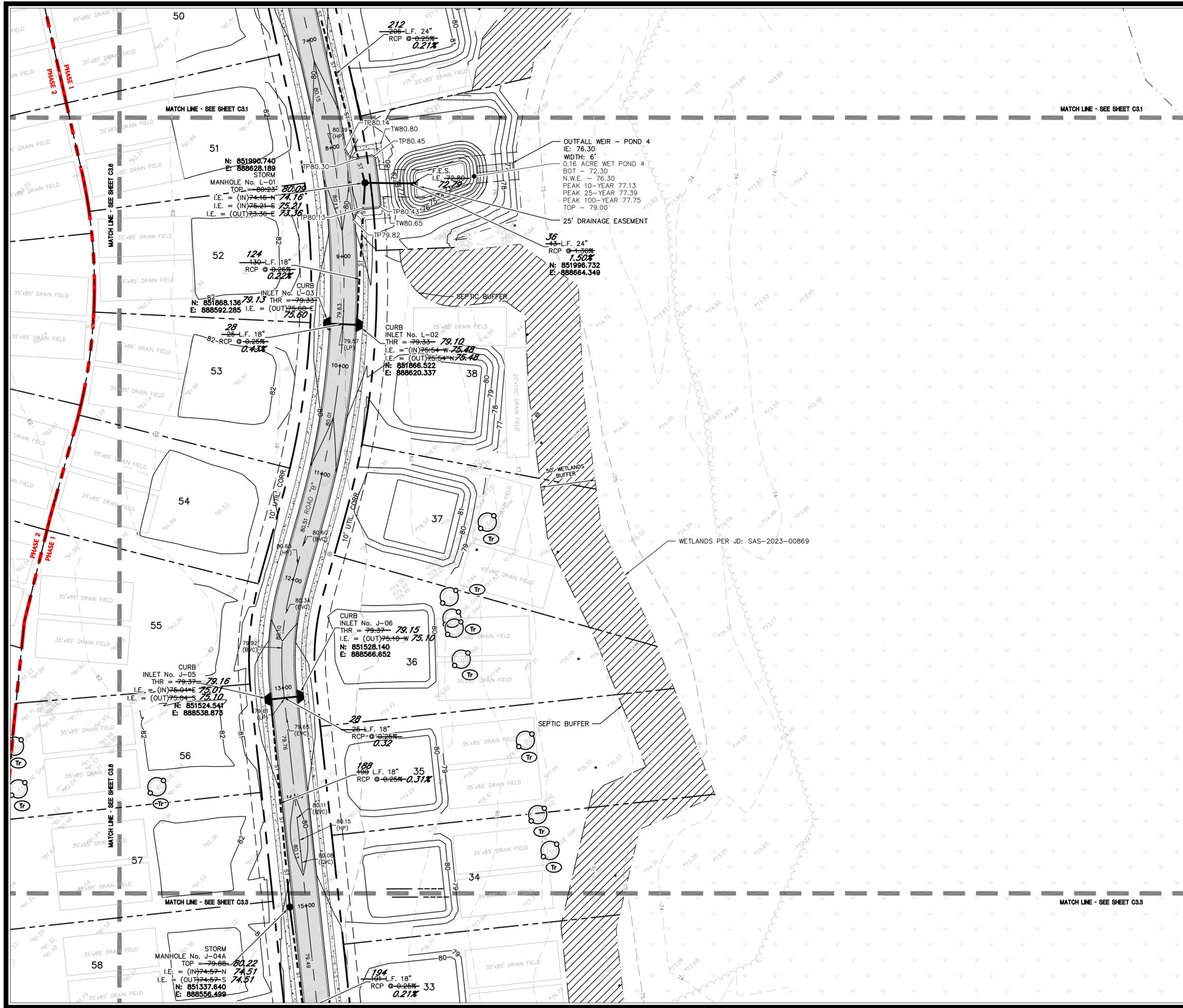
REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: 1" = 40'		

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
 FOR
HORIZON HOME BUILDERS
PAVING, GRADING, AND DRAINAGE PLAN

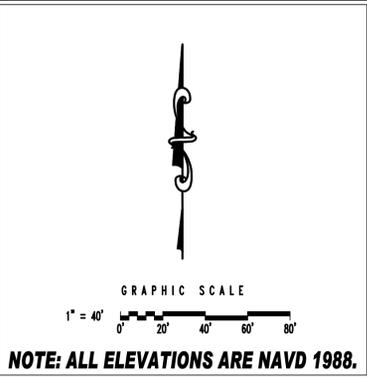
DRAWING NUMBER
C3.1



PROJECT INDEX MAP

DRAINAGE CERTIFICATION:
 I HEREBY CERTIFY THAT THE PROJECT WILL NOT
 RESULT IN ANY ADVERSE EFFECTS TO DRAINAGE ON
 THIS PROPERTY OR ADJACENT PROPERTIES.

RECORD DRAWING
 FIELD VERIFIED BY: PERFERRED
 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025



NOTE: ALL ELEVATIONS ARE NAVD 1988.



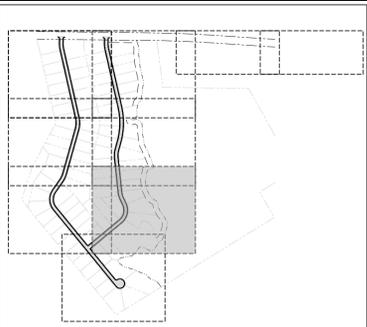
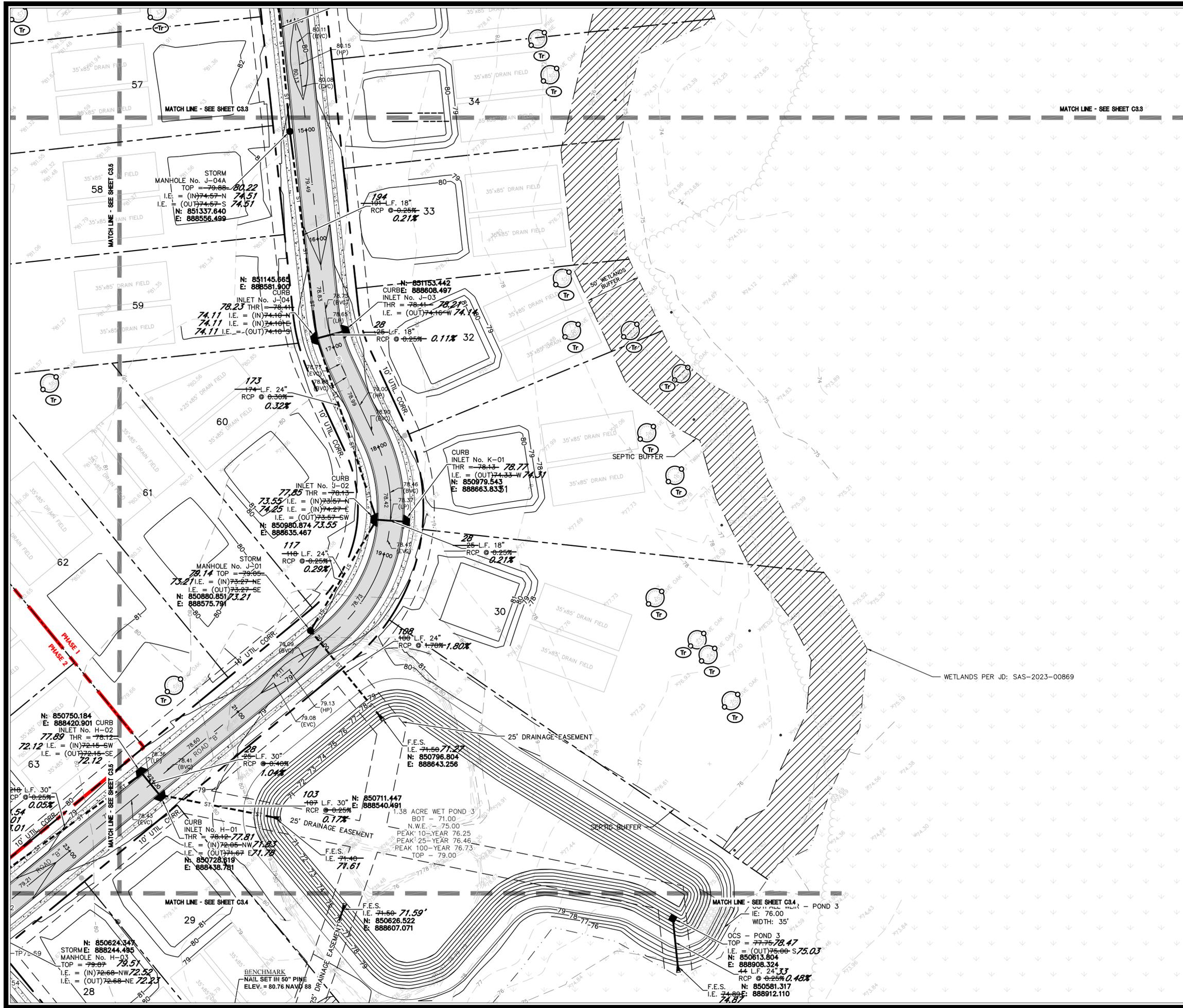
HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: 1" = 40'		

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
 FOR
HORIZON HOME BUILDERS
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.2



PROJECT INDEX MAP

DRAINAGE CERTIFICATION:
I HEREBY CERTIFY THAT THE PROJECT WILL NOT
RESULT IN ANY ADVERSE EFFECTS TO DRAINAGE ON
THIS PROPERTY OR ADJACENT PROPERTIES.

RECORD DRAWING
FIELD VERIFIED BY: PERFERRED
SITE CONSTRUCTION, LLC
DATE: 12-15-2025



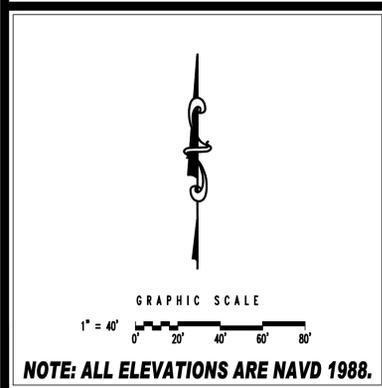
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

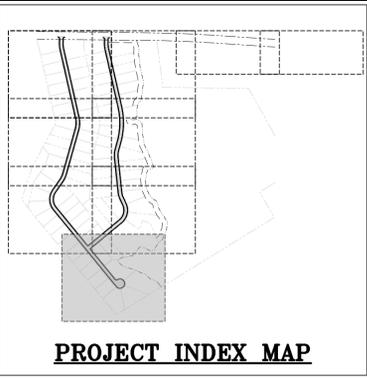
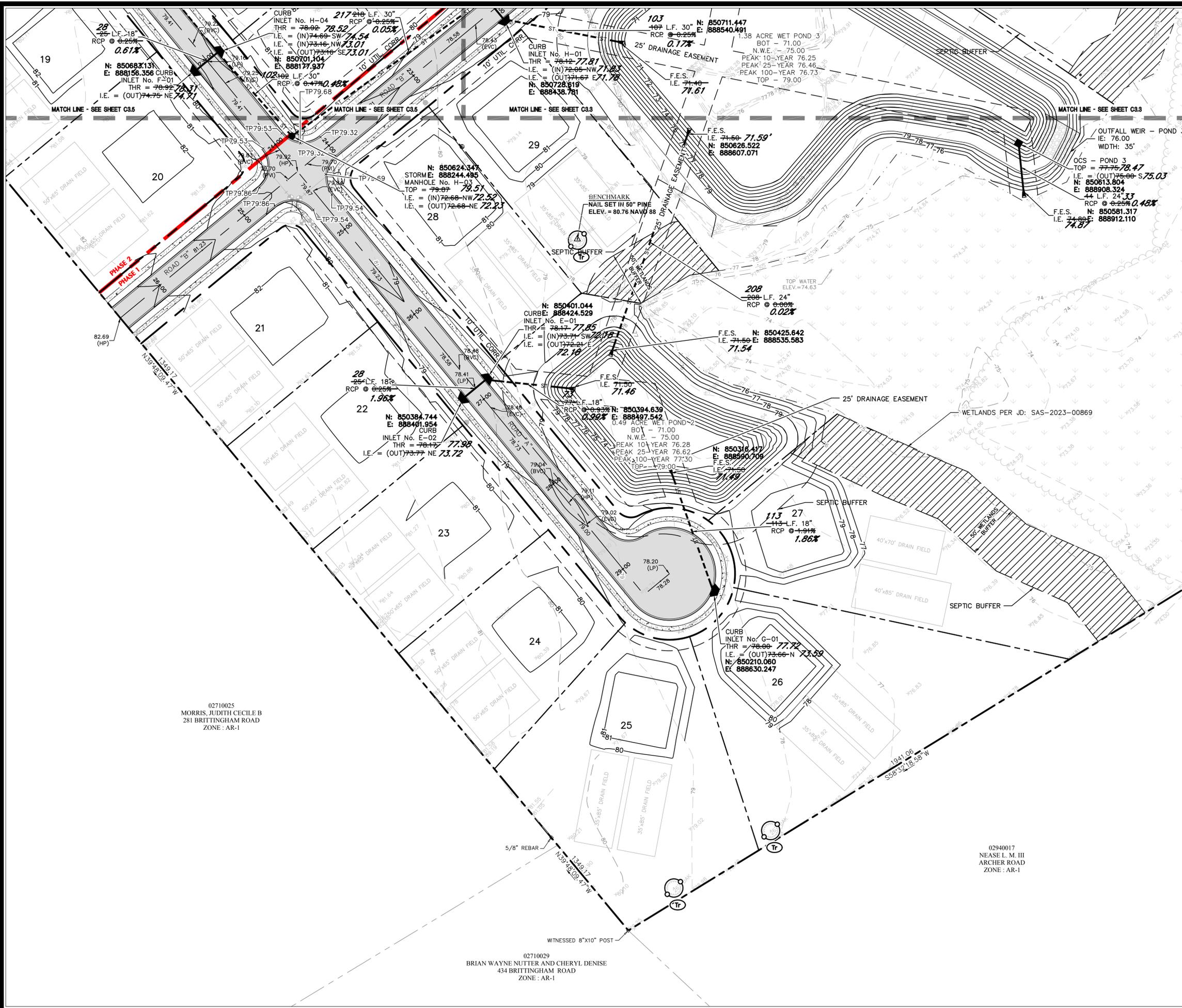
DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: 1" = 40'		

ALEXANDER FARMS SUBDIVISION
GRACEN ROAD
EFFINGHAM COUNTY, GEORGIA
FOR
HORIZON HOME BUILDERS
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.3

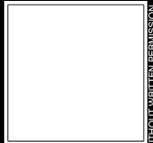


NOTE: ALL ELEVATIONS ARE NAVD 1988.



DRAINAGE CERTIFICATION:
I HEREBY CERTIFY THAT THE PROJECT WILL NOT
RESULT IN ANY ADVERSE EFFECTS TO DRAINAGE ON
THIS PROPERTY OR ADJACENT PROPERTIES.

RECORD DRAWING
FIELD VERIFIED BY: PERFERRED
SITE CONSTRUCTION, LLC
DATE: 12-15-2025



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
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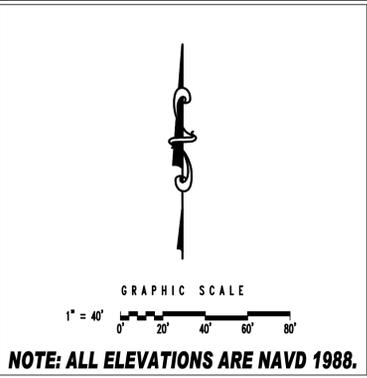
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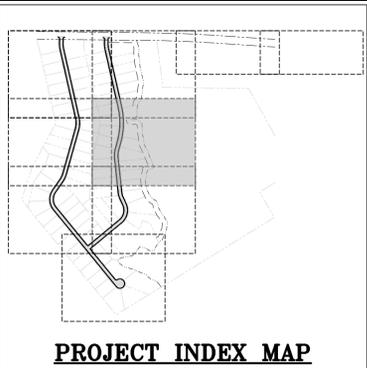
DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.

DATE: MARCH 7, 2025
JOB NO. 124405104
SCALE: 1" = 40'

ALEXANDER FARMS SUBDIVISION
GRACEN ROAD
EFFINGHAM COUNTY, GEORGIA
FOR
HORIZON HOME BUILDERS
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.4



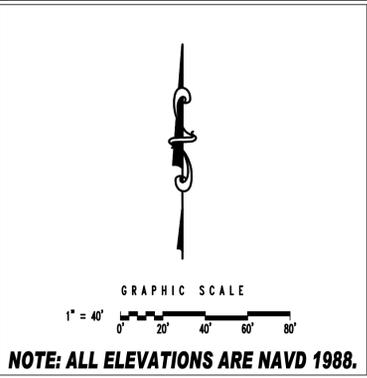


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 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025

REVISIONS:

NO.	DESCRIPTION	DATE

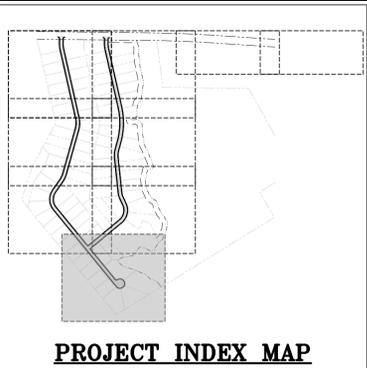
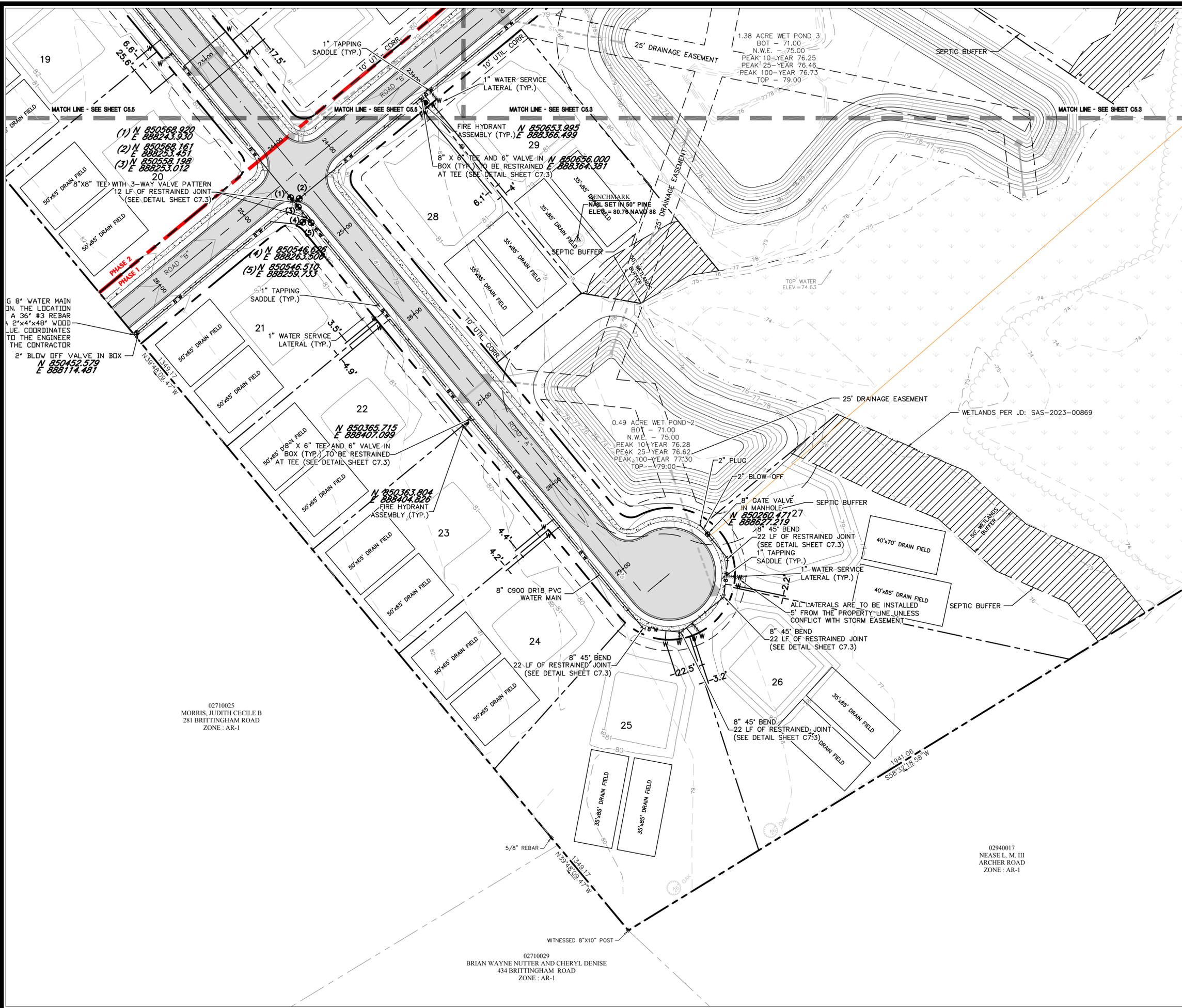
DESIGNED: A.M.F. DRAWN: J.J.M. CHECKED: H.F.R.
 DATE: MARCH 7, 2025
 JOB NO. 124405104
 SCALE: 1" = 40'



HUSSEY GAY BELL
Established 1958
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ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
FOR
HORIZON HOME BUILDERS
SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
C5.2



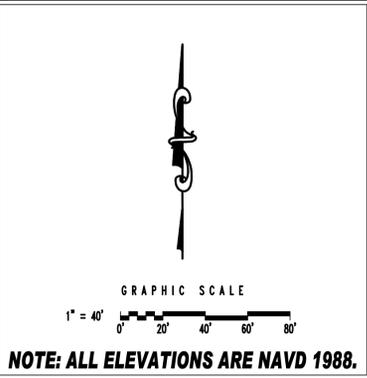
RECORD DRAWING
 FIELD VERIFIED BY: PERFERRED
 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: 1" = 40'		

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
HORIZON HOME BUILDERS
 SEWER AND WATER DISTRIBUTION PLAN



HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

DESIGNED: A.M.F.
 DRAWN: J.J.M.
 CHECKED: H.F.R.
 DATE: MARCH 7, 2025
 JOB NO. 124405104
 SCALE: 1" = 40'

DESIGNED: A.M.F.
 DRAWN: J.J.M.
 CHECKED: H.F.R.
 DATE: MARCH 7, 2025
 JOB NO. 124405104
 SCALE: 1" = 40'

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
HORIZON HOME BUILDERS
 SEWER AND WATER DISTRIBUTION PLAN

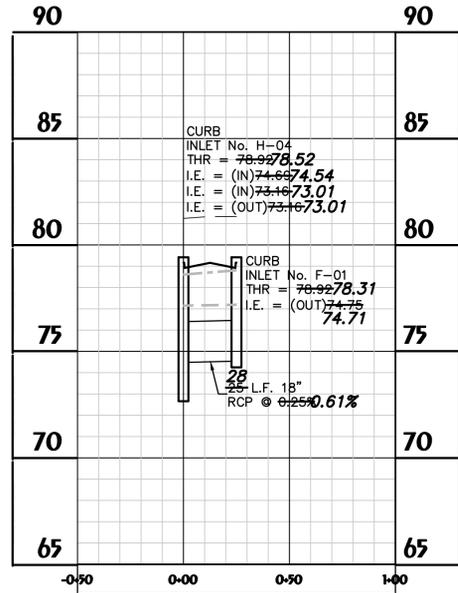
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02710025
 MORRIS, JUDITH CECILE B
 281 BRITTINGHAM ROAD
 ZONE: AR-1

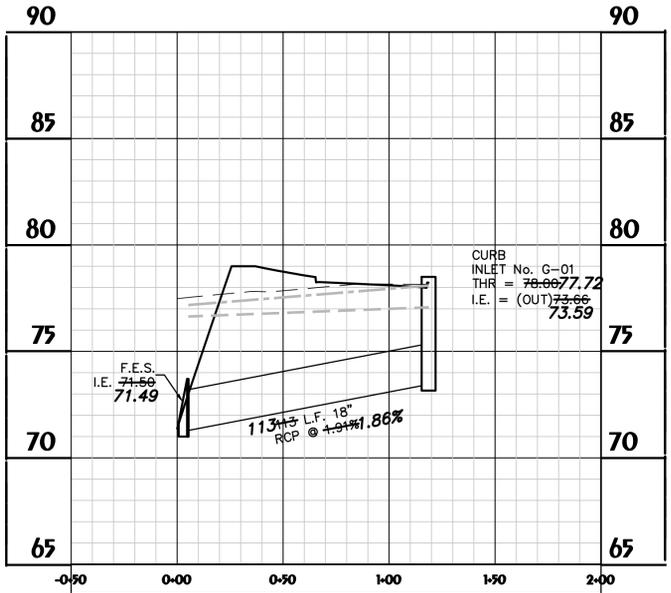
02710029
 BRIAN WAYNE NUTTER AND CHERYL DENISE
 434 BRITTINGHAM ROAD
 ZONE: AR-1

02940017
 NEASE L. M. III
 ARCHER ROAD
 ZONE: AR-1

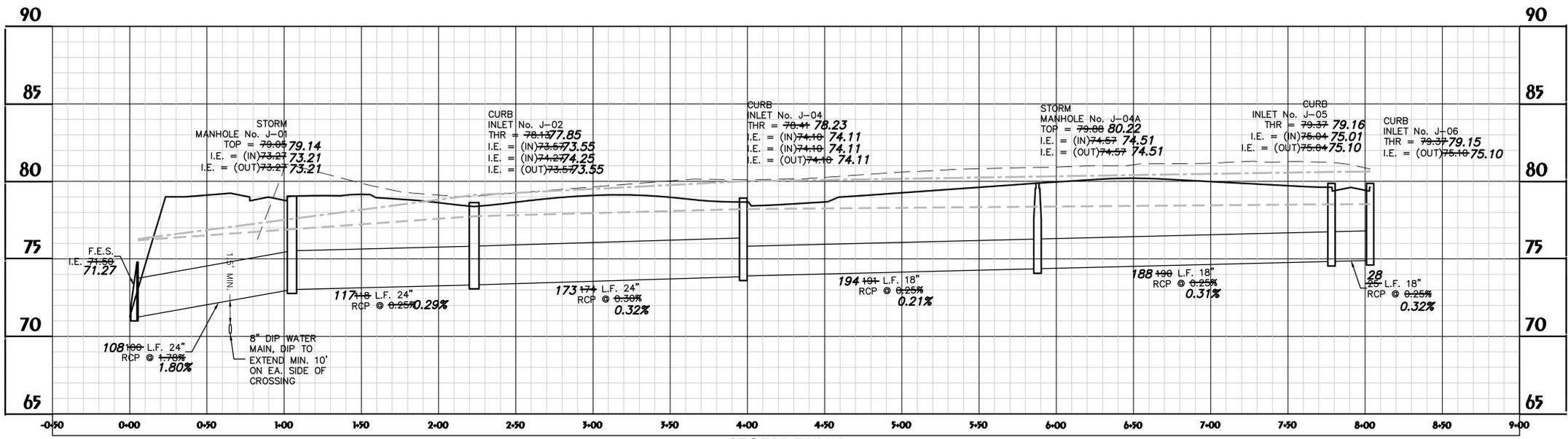
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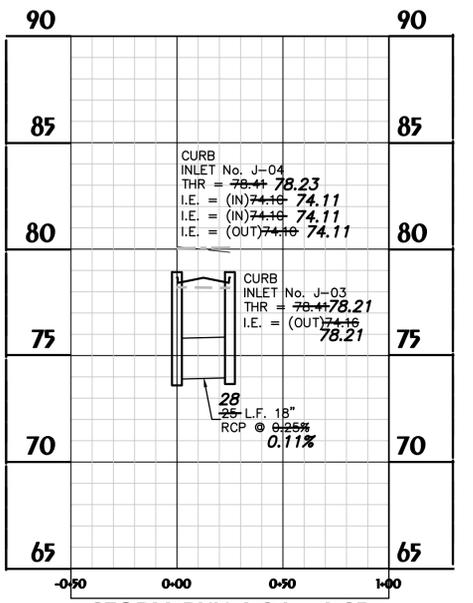
STORM RUN F
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN G
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN J
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN J-04 - J-03
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'

LEGEND:

PROPOSED GRADE	—————
EXISTING GRADE	- - - - -
25 YEAR HGL
100 YEAR HGL

RECORD DRAWING
 FIELD VERIFIED BY: PERFERRED
 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025



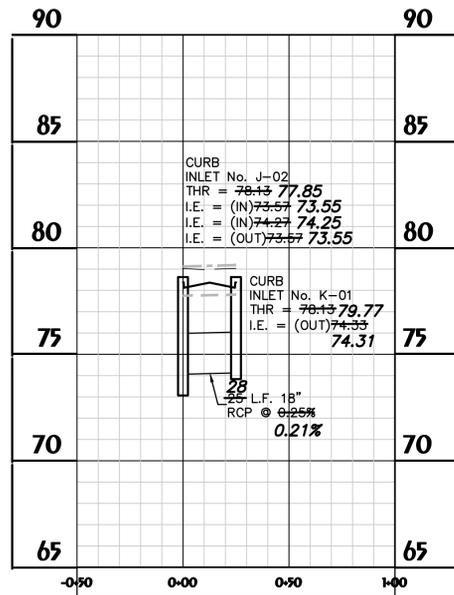
HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
 COPYRIGHT © 2025

REVISIONS:

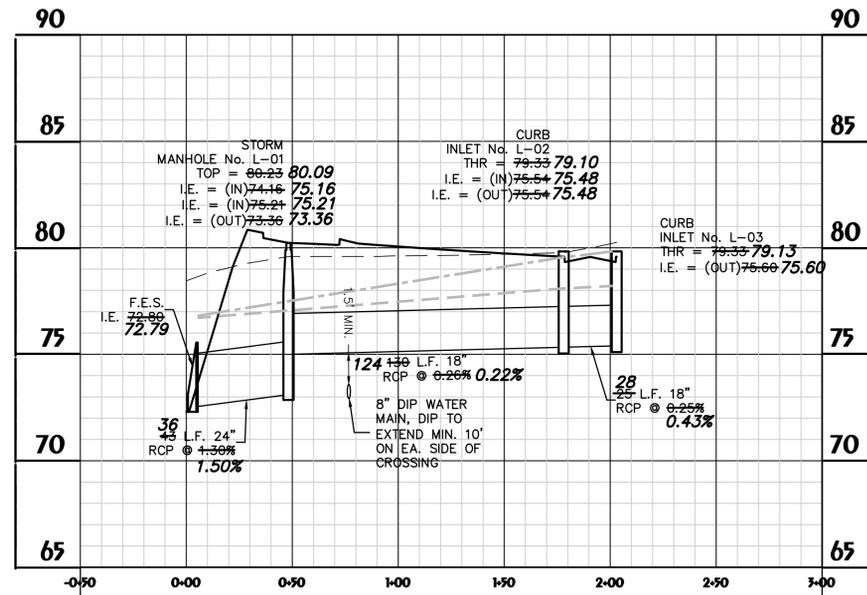
DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: AS SHOWN		

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
 FOR
HORIZON HOME BUILDERS
 STORM DRAINAGE PROFILES

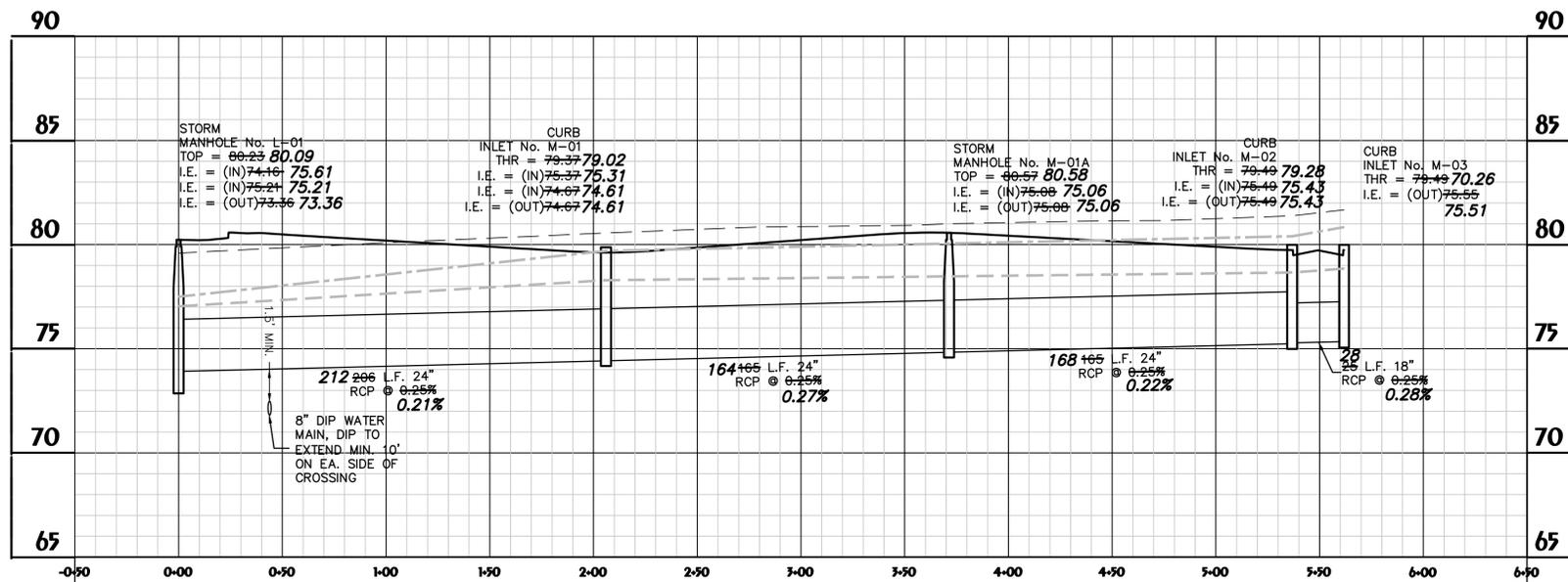
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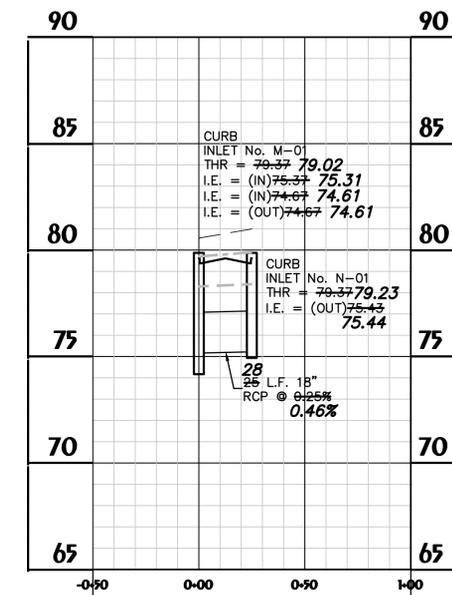
STORM RUN K
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN L
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN M
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'



STORM RUN N
 HOR. SCALE: 1" = 40' VER. SCALE: 1" = 4'

LEGEND:

- PROPOSED GRADE ————
- EXISTING GRADE - - - - -
- 25 YEAR HGL - · - · - ·
- 100 YEAR HGL - · - · - ·

RECORD DRAWING
 FIELD VERIFIED BY: PERFERRED
 SITE CONSTRUCTION, LLC
 DATE: 12-15-2025



HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
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REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED	DRAWN	CHECKED
A.M.F.	J.J.M.	H.F.R.
DATE: MARCH 7, 2025		
JOB NO. 124405104		
SCALE: AS SHOWN		

ALEXANDER FARMS SUBDIVISION
 GRACEN ROAD
 EFFINGHAM COUNTY, GEORGIA
 FOR
HORIZON HOME BUILDERS
STORM DRAINAGE PROFILES

DRAWING NUMBER
C6.7

