
SPECIAL BUILDING SET BACK LINE NOTES
1. NO NEW CONSTRUCTION SHOULD BE MADE WITHIN THE MINIMUM BUILDING SET BACK LINE DISTANCE FROM ANY EDGE OF THE BUILDING.
2. THE MINIMUM DISTANCE FROM THE BUILDING TO THE RETAIL EDGE OF THE BUILDING IS 10'.
3. CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT TO MAKE SURE THAT ALL WORK IS WITHIN THE BUILDING SET BACK LINE DISTANCE FROM ANY EDGE OF THE BUILDING.
4. ALL ITEMS WHICH ARE TO BE DELETED OR REMOVED FROM THE BUILDING SHOULD BE DELETED OR REMOVED FROM THE BUILDING SET BACK LINE DISTANCE FROM ANY EDGE OF THE BUILDING.
5. CONSULT THE TYBEE PLANNING AND ZONING DEPARTMENT FOR BUILDING SET BACK LINE REQUIREMENTS IF A SPREAD FOOTING IS USED.
6. CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED IF ANY PART OF THE BUILDING INCLUDING SIDING, SHUTTERS, GUTTERS, DOWNSPOUTS, ETC. EXTENDS OVER THE BUILDING SET BACK LINE WITHOUT A WAIVER.

SPECIAL AVERAGE GRADE NOTES
1. ANY MINOR DRAINAGE PROBLEMS WILL BE OPERATED BY THE CITY, DU TO THE DATABASE OF THE BEING SET BACK LINE WITHOUT A WAIVER.
PROPOSED SITE PLAN

SCALE: 1" = 20'

GENERAL BUILDING INFORMATION NOTES:

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A
   INCH / SQUARE FOOT OF ENCLOSED AREA  WITH A MINIMUM ROUND OPENING
   FLOOD.

2. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING,
   CODE.

3. BUILDINGS IN AE ZONE AE BFE 9.0 AND ZONING DEPARTMENT.

THE AVERAGE GRADE TO BE USED AS A BASE ELEVATION TO SET THE

1. PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE SET AS PER FEMA
   2. PROPOSED BUILDINGS ARE TO BE SUPPORTED ON PIERS OR FOUNDATIONS
   GENERAL BUILDING INFORMATION NOTES:

   CONSULT THE TYBEE PLANNING AND ZONING DEPARTMENT FOR BUILDING
   CONTRACTOR IS TO COORDINATE BUILDING WITH THE OWNER AND
   ANY KIND OR TYPE OF COVERING OR AESTETIC PART OF THE BUILDING.
   SHUTTERS, GUTTERS, DOWNSPOUTS, DOWNSPUT BOOTS, TRIM WORK OF
   CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH
   THE OWNER.  ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE
   CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR
   OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR
   SPECIAL CONSTRUCTION NOTE:

PERMEABLE PAVER DETAIL
(25 YR PAVER)

NOTES:
1. CONTRACTOR WILL COordinate WITH THE CITY OF TYBEE ISLAND
   (SHADED)
   GEOTEXTILE UNDER BASE COURSE -
   TYPE AND INSTALLATION TO BE AS PER
   2. CONCRETE TO BE 3,000 PSI AND REINFORCED WITH FIBERMESH OR STEEL.
   3. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.
   4. BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).
   5. SYSTEM IS TO BE APPROVED BY TYBEE ISLAND PRIOR TO INSTALLATION.
   6. SYSTEM TO BE GRADED FOR 2-3 YEARS PRIOR TO METALIZATION.

SPECIAL AVERAGE GRADE NOTES:

1. SPECIAL BUILDING GUTTER NOTES:
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   3. CONTRACTOR IS TO CONSIDER ALL ORAL, CONTROL, ELECTRICAL, 
   4. CONTRACTOR IS TO CONSIDER ALL ORAL, CONTROL, ELECTRICAL, 
   5. CONTRACTOR IS TO CONSIDER ALL ORAL, CONTROL, ELECTRICAL, 
   6. ALL ROOF WATER FILLED TO A MINIMUM OF 18" ABOVE FINISHED FLOOR.
   7. ALL ROOF WATER FILLED TO A MINIMUM OF 18" ABOVE FINISHED FLOOR.
   8. ALL ROOF WATER FILLED TO A MINIMUM OF 18" ABOVE FINISHED FLOOR.
   9. ALL ROOF WATER FILLED TO A MINIMUM OF 18" ABOVE FINISHED FLOOR.
   10. ALL ROOF WATER FILLED TO A MINIMUM OF 18" ABOVE FINISHED FLOOR.

SPECIAL MATERIALS:

1. CONSTRUCTION MATERIALS ARE TO BE BUILT TO MEET THE PROPER ZONING
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SPECIAL GUIDELINES, TECHNICAL SPECIFICATIONS AND STANDARD DETAILS.

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STREAM BUFFER ENCROACHMENT NOTES:

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

1. This phase shall include site fencing and construction mats and erosion and sediment control to be installed prior to any soil disturbance to prevent sediment from leaving the site.
2. Non-Exempt Activities
3. This phase shall include construction of any outlet structures, retaining walls, dams, filling, and any other permanent devices.
SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

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SOIL EROSION LEGEND

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SOIL EROSION AND SEDIMENT CONTROL PLANNING

Initial Phase (Phase I):

1. This phase shall include Silt fencing and construction of stabilizing ditches and sediment and erosion control measures to be installed prior to any land disturbing activities.

Intermediate Phase (Phase II):

1. This phase shall include installation of any erosion control structures, benches, check dams, and stockpiling of stockpiled materials.

Final Phase (Phase III):

1. This phase shall include erosion control, revegetation, and any other permanent erosion and sediment control measures.
1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD LEVEL.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER.  ALL ITEMS TO BE RETURNED TO OWNER.

3. INITIAL BACKFILL FOR SANITARY FORCEMAIN SHALL BE CLASS III OR STANDARD PIPE BEDDING WITH 1" LATERAL EMBEDMENT ZONE - PROPERTY LINE AND SEWER MAIN          7.5' IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF EXISTING UTILITIES, SHALL BE LOCATED AT THE RIGHT-OF-WAY OR SURVEYED TO SECURE THEIR LOCATION.  LATERAL EMBEDMENT ZONE - PROPERTY LINE AND SEWER MAIN          7.5' IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF EXISTING UTILITIES, SHALL BE LOCATED AT THE RIGHT-OF-WAY OR SURVEYED TO SECURE THEIR LOCATION.  ANY DAMAGE TO ESSENTIAL STRUCTURES OR OTHER ITEMS NOT TO BE RELOCATED OR GIVEN TO THE CONTRACTOR.  ESSENTIAL STRUCTURES OR OTHER ITEMS TO BE RETURNED TO OWNER.

4. COPPER COATED STEEL TRACER WIRE.

5A. FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.  MIN. 1% SLOPE.

5B. FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.  MIN. 1% SLOPE.

6. RESIDUAL PRESSURE = 60 PSI SUPPLIED BY TYBEE ISLAND.

7. TAPPING SADDLE - 2' MIN. BENEATH NON-TRAFFIC AREAS

8. CAST IRON VALVE BOX - 2' MIN. BENEATH TRAFFIC AREAS

9. LOT), EXISTING AND FUTURE.  STRUCTURE LOCATIONS (DRAINAGE, SANITARY, ETC), PROPERTY LINE AND SEWER MAIN.

10. MIN. HORZ. DIST. (FT.) - SEE NOTE 5 FOR LOCATION OF WATER LATERAL BEYOND THE METER / BACKFLOW PREVENTER ASSEMBLY.

11. COPPER COATED STEEL TRACER WIRE.  SEE NOTE 5A

12. MIN. 1% SLOPE.

13. 9.5 mm SUPERPAVE

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15. MIN. 1% SLOPE.

16. 9.5 mm SUPERPAVE

17. MIN. 1% SLOPE.

18. MIN. 1% SLOPE.

19. MIN. 1% SLOPE.

20. MIN. 1% SLOPE.

21. MIN. 1% SLOPE.

22. MIN. 1% SLOPE.

23. MIN. 1% SLOPE.

24. MIN. 1% SLOPE.

25. MIN. 1% SLOPE.

26. MIN. 1% SLOPE.

27. MIN. 1% SLOPE.

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29. MIN. 1% SLOPE.

30. MIN. 1% SLOPE.

31. MIN. 1% SLOPE.

32. MIN. 1% SLOPE.

33. MIN. 1% SLOPE.

34. MIN. 1% SLOPE.

35. MIN. 1% SLOPE.

36. MIN. 1% SLOPE.