CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room	**Regular Meeting**	**6:30 PM**

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Mar 14, 2022 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

C. Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing
- Action

D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

- Public Hearing
- Action

E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room | **Regular Meeting** | **6:30 PM**

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

Minutes Acceptance: Minutes of Mar 14, 2022 6:30 PM (ADOPTION OF MINUTES)

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheathem for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT:	**WITHDRAWN [UNANIMOUS]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

B. Site Plan Review Application submitted by Paul Larner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

Minutes Acceptance: Minutes of Mar 14, 2022 6:30 PM (ADOPTION OF MINUTES)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.
-Public Hearing
--Murray Marshal spoke in favor of the resolution.
Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

Minutes Acceptance: Minutes of Mar 14, 2022 6:30 PM (ADOPTION OF MINUTES)

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester
NAYS:	Sopson
ABSENT:	Morris

10. ADJOURNMENT

A. Adjournment

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

_____
Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2022.

_____
Secretary

Minutes Acceptance: Minutes of Mar 14, 2022 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2637)

DOC ID: 2637

Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

Issue/Item: Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The number of acres to be rezoned is approximately 24.354. If rezoned the owner intends to construct multi-family apartments.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (PDF)
- ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Timeline (DOCX)
- ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Site Plan (PDF)

210437

RECEIVED MAR 10 20 BY:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Phillip R. McCorkle Phone #: 912-232-6000

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Name of Property Owner: Pointe Grand Savannah, LLC Phone #: 407-794-0434
(Use back if more than one owner)

Address of Property: Newport Blvd. west of Magellan Blvd.

PIN #: 7-0037-02-019 Number of Acres: 24.354 acres

Zoning Classification: Present P-C-3 Requested P-RIP
Use of Property: Present Vacant Requested Multi-Family

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

_____ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Newport is a mixture of single family detached, single family attached townhomes, and multi-family, all zoned P-RIP. The recently developed Pointe Grand Multi-Family development is fully leased. More apartments are needed in Port Wentworth.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. **Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".**
4. Site Plan of proposed use of property. **Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".**
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form.
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorization of Attorney form.
8. Filing fee of $356 + $50 per acre + $50 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 10th day of March, 2022.

Signature of Applicant

Krystal Rae Horsley
Notary Public

KRYSTAL RAE HORSLEY NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 5/13/2025

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interest is as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
Note 2: Financial Interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
Note 3: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
Note 4: Member of the family – Spouse, mother, father, brother, sister, son or daughter

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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this
_____ day of _____, 20_____.

_____
Signature of Official

_____
Notary Public

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: 912-232-6000

Pointe Grand Savannah, LLC

By: _____

Its: Authorized Person

Personally appeared before me

Steven Campisi

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Kyla Lee

Notary Public

Notary Public State of Florida
Kyla H Lee
My Commission GG 947474
Expires 01/15/2024

10/20/2021

Date

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00331848 11/02/2021 10:27 AM
OPER: ME TERM: 011
REF#: CK 1372

TRAN: 112.0000 BLDG PERMIT
210437 1,623.70CR
POINTE GRAND SAVANNAH, LLC
7-0037-02-019
DEV-ZMA 1,623.70CR

TENDERED: 1,623.70 CHECK
APPLIED: 1,623.70-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Type: WD
Kind: WARRANTY DEED
Recorded: 2/28/2020 4:15:00 PM
Fee Amt: $1,304.60 Page 1 of 6
Transfer Tax: $1,279.60
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 1983094574,
7067927936

BK 1861 PG 352 - 357

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Prepared by:
Shannon S. Vukmir, Esquire
Sitko Bruno, LLC
2740 Smallman Street, Suite 300
Pittsburgh, PA 15222

Return to:
Weiner, Shearouse, Weitz,
Greenberg & Shawe, LLP
Attn: Stuart R. Halpern
14 E State Street
Savannah, GA 31401

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 992277

STATE OF FLORIDA

COUNTY OF ORANGE

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED ("**Deed**"), made as of February 27, 2020, between **LAND HOLDING, LLC**, a Delaware limited liability company ("**Grantor**"), having an office c/o PNC Bank, National Association, 201 E. Pine Street, Suite 100, Locator: A1-P812-01-2, Orlando, FL 32801,

AND

COASTAL CLUB PORT WENTWORTH, LLC, a Georgia limited liability company ("**Grantee**"), having an address at 1031 W. Morse Boulevard, Suite 240, Winter Park, Florida 32789 (the words "Grantor" and "Grantee" include their respective heirs, successors and assigns as applicable).

WITNESSETH that Grantor, for and in consideration of ONE MILLION THREE HUNDRED FIFTY-SIX THOUSAND and 00/100ths DOLLARS ($1,356,000.00) in hand paid at and before the execution and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its heirs, successors and assigns, the following described real property (the "**Property**"), to-wit:

All that tract or parcel of land lying and being in Chatham County, Georgia, and being more particularly described on the attached ***Exhibit "A" Leal Description***.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its heirs, successors and assigns, forever, in FEE SIMPLE.

UNDER AND SUBJECT TO those matters shown on **Exhibit "B"** attached hereto and made a part hereof.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH DEED IN LIEU OF FORECLOSURE AND THAT GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE TO FOLLOW

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

Signed and delivered as to all signatories in the presence of:

GRANTOR:

LAND HOLDING, LLC, a Delaware limited liability company

By: _____
John R. Gassie, Vice President

_____
Unofficial Witness

_____
Notary Public (Affix seal and commission expiration date)

LEXIE ANN ISAAC
MY COMMISSION # GG 065825
EXPIRES: April 14, 2021
Bonded Thru Notary Public Underwriters

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Control Number : 19111555

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Coastal Club Port Wentworth, LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 03/20/2020 changing its name to

Pointe Grand Savannah, LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on 03/25/2020.

Brad Raffensperger

Brad Raffensperger
Secretary of State

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

EXHIBIT "A"

Legal Description

PARCEL 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING PARCEL 2A OF SAVANNAH GATEWAY WEST, AS PER PLAT RECORDED FEBRUARY 27, 2020 IN PLAT BOOK 52, PAGE 363, CHATHAM COUNTY RECORDS.

PARCEL 2:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY AS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH GATEWAY WEST, DATED MARCH 26, 2009, AND RECORDED IN DEED BOOK 350-U, PAGE 687, CHATHAM COUNTY RECORDS, TO WHICH INSTRUMENT THIS CONVEYANCE IS EXPRESSLY SUBJECT.

BEING a portion of the same property which Savannah Gateway West, LLC d/b/a Savannah West, LLC, by Deed Under Power of Sale dated June 2, 2015 and recorded on July 21, 2015 with the Chatham, Georgia Clerk of Superior Court in Book 586, Page 156, Document No. 028959640006, granted and conveyed unto Land Holding, LLC, a Delaware limited liability company, Grantor herein.

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Exhibit "A"

Legal Description

All that certain tract of land located in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, and containing 24.354 acres, more or less, being shown as "Parcel 2A" on that certain Minor Subdivision Plat of Parcel 2A, Savannah Gateway West, a Portion of Tax Parcel No. 7-0037-02-004, dated February 27, 2020, and recorded in Plat Book 52, Page 363, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, being more particularly described as follows:

Commencing at a 5/8" reinforcing bar found W/SLS CAP 2509 on the western side of Magellan Boulevard R/W (Public Road) being the northeast corner of Parcel 2A, and being said POINT OF BEGINNING; thence S18°17'53"E a distance of 299.39' to a 5/8" reinforcing bar found; thence S71°59'28"W a distance of 31.59' to a 5/8" reinforcing bar found; thence S22°16'28"W a distance of 1687.06' to a 5/8" reinforcing bar found; thence N19°10'47"W a distance of 706.57' to a reinforcing bar found; thence N19°11'24"W a distance of 875.54' to a 5/8" reinforcing bar found; thence N71°45'46"E a distance of 1153.37' to a 5/8" reinforcing bar found W/SLS CAP 2509, and being said POINT OF BEGINNING.

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October, 2021, to rezone real property described as follows:

Parcel 2A as shown on plat recorded in Plat Book 52, page 363.

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating $250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each such campaign contribution.

None

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this

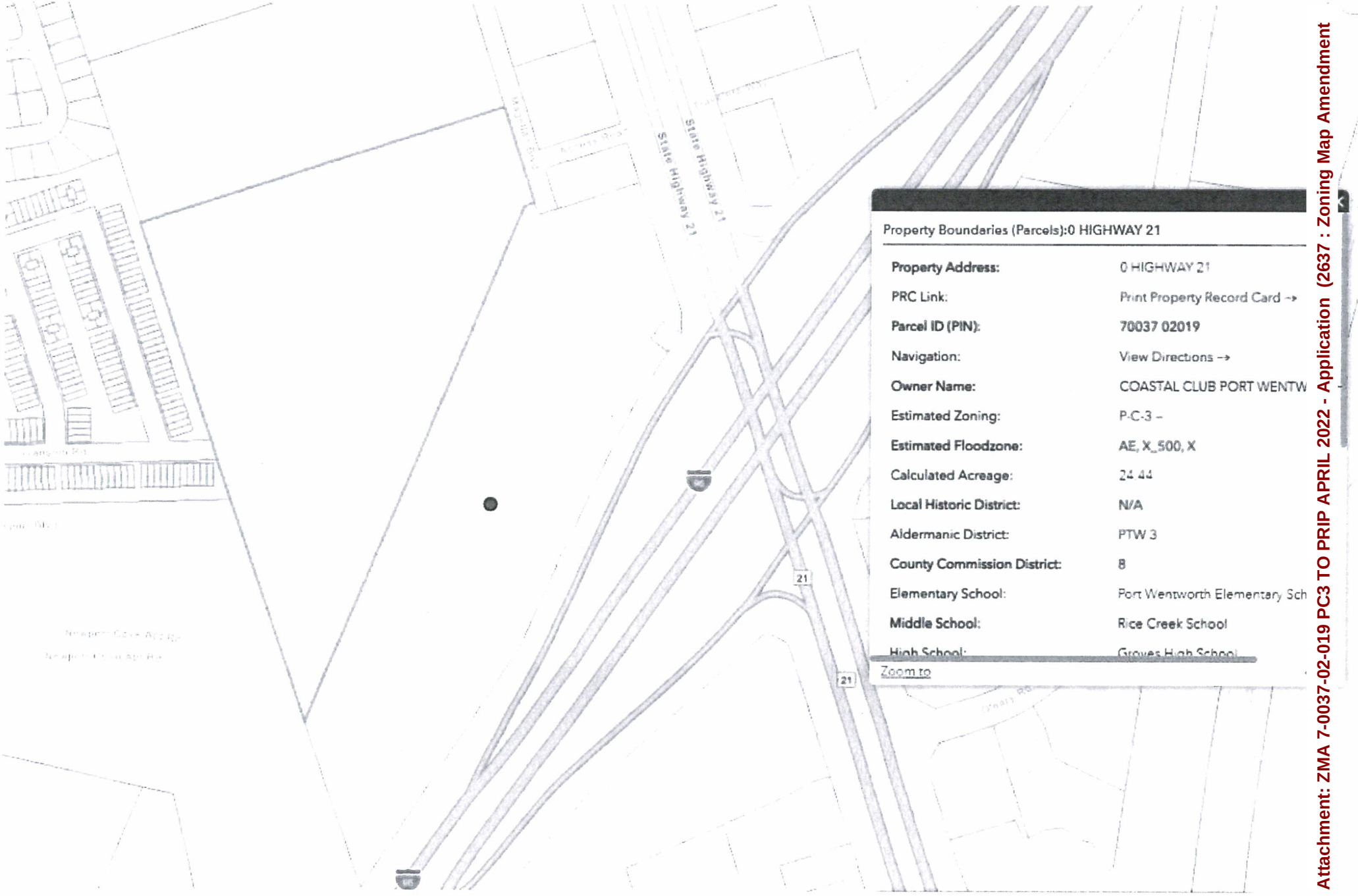
20th day of October, 2021

Signature of Applicant

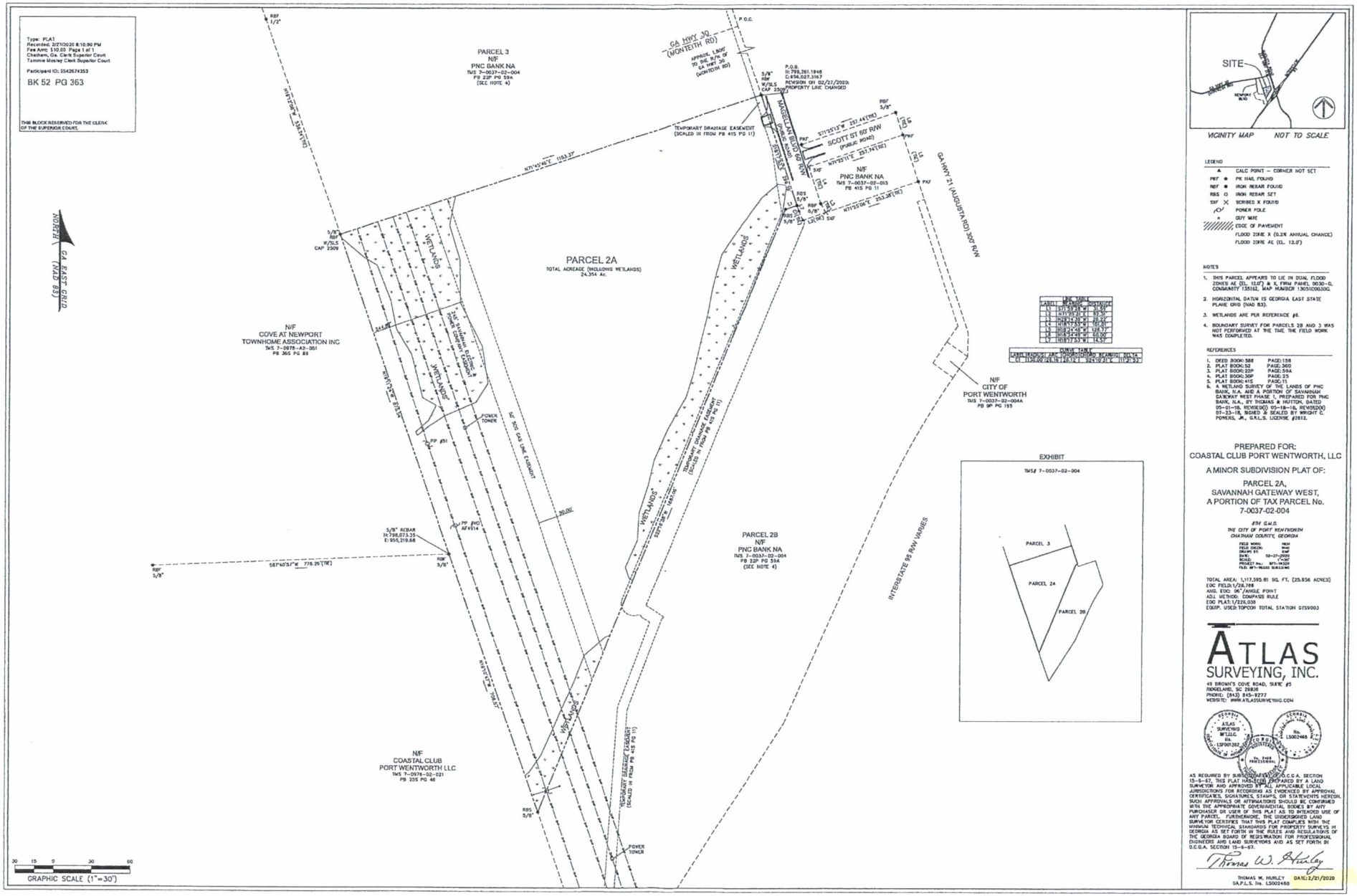
Notary Public

KRYSTAL RAE HORSLEY NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 5/13/2025

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd



Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment



Bank 52 Page 363 Page 1 of 1

2/20

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment

Adjacent Property Owners Within 250 Feet

Double Reverse, LLC
250 N. Orange Avenue, Suite 150
Orlando, Florida 32801

Coastal Club Port Wentworth, LLC
1031 West Morse Boulevard, Suite 240
Winter Park, Florid 32789

Cove at Newport Townhome Association
100 Commerce Court
Pooler, Georgia 31322

Shayanam, LLC
Attn: Hemlata Patel, Manager
3758 US 17
Richmond Hill, Georgia 31324

1311 Euclid LLC
1128 24th Street
Santa Monica, California 90403

Carlos N. Silva &
Lissete Paola Gamez Castillo
41 Cordage Circle
Port Wentworth, Georgia 31407

Dishon G. Aiken
43 Cordage Circle
Port Wentworth, Georgia 31407

Horace Harvey
59 A Bearing Circle
Port Wentworth, Georgia 31407

Cuong C. Dao
210 Fish Hawk Lane
Savannah, Georgia 31410

Helga J. Voisine
275 North Popi Trail
Hinesville, Georgia 31313

Sheila Wilcox Conyers
59 D Bearing Circle
Port Wentworth, Georgia 31407

Properties of the Low Country, Inc.
59 B Bearing Circle
Port Wentworth, Georgia 31407

RNJ Investments LLC
7640 Abercorn Street
Savannah, Georgia 31406

Mulik Simmons &
Alexis Crawford
2 Emmet Court
Savannah, Georgia 31419

Beulah Spencer
140 Cambridge Drive
Rincon, Georgia 31326

Realty Investors US LLC
105 Hillside Drive
Rincon, Georgia 31326

Pamela Marie Cervone
361 Ohio Street
Elyria, Ohio 44035

Bryan A. Hill
48 Bearing Circle
Port Wentworth, Georgia 31407

Charles H. Conner, Sr.
130 Jim Waters Road
Statesboro, Georgia 30458

Dynesha D. Dempsey
52 Bearing Circle
Port Wentworth, Georgia 31407

John P. Mitchell
54 Bearing Circle
Port Wentworth, Georgia 31407

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Dante L. Raven
700 Brogdon Road
Guyton, Georgia 31312

Luann L. Foster
58 C Bearing Circle
Port Wentworth, Georgia 31407

Brion R. Hunt
58 B Bearing Circle
Port Wentworth, Georgia 31407

Christopher D. Morgan
58 Bearing Circle, Unit D
Port Wentworth, Georgia 31407

Capital Avenue Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Dillard Park Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Avalon Cove Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Brighton Bluff Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Mary Toneitha Page
46 Transom Road
Port Wentworth, Georgia 31407

Edna D. Davis
48 Transom Road
Port Wentworth, Georgia 31407

Evalyn R. Lewis
50 Transom Road
Port Wentworth, Georgia 31407

Warren Manley
117 Polk Lane
Fitzgerald, Georgia 31750

Raquisha Shantoria Jones
54 Transom Road
Port Wentworth, Georgia 31407

Michael D. Clendenen
56 Transom Road
Port Wentworth, Georgia 31407

Ashley Sullivan
58 Transom Road
Port Wentworth, Georgia 31407

Julio Jalil & Gladys Jalil
7 Hamilton Grove Drive
Pooler, Georgia 31322

Sandra E. Riley-Howlett
62 Transom Road
Port Wentworth, Georgia 31407

Tamisha L. Simmons
64 Transom Road
Port Wentworth, Georgia 31407

Charles K. Nunn, II
66 Transom Road
Port Wentworth, Georgia 31407

Natascha D. Jones
127 Bearing Circle
Port Wentworth, Georgia 31407

Bearing Putter LLC
195 Spanton Crescent
Pooler, Georgia 31322

James E. Miles
123 Bearing Circle
Port Wentworth, Georgia 31407

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Jerrell T. Eiland & Carolyn A. Eiland
121 Bearing Circle
Port Wentworth, Georgia 31407

Lauren Micah Robinson
119 Bearing Circle
Port Wentworth, Georgia 31407

Keith Brown
117 Bearing Circle
Port Wentworth, Georgia 31407

Jonathon C. Neisler
115 Bearing Circle
Port Wentworth, Georgia 31407

Tyler C. Moore
213 Rosehill Drive E
Rincon, Georgia 31326

Terrance B. Conley
4125 Pittman Road
Atlanta, Georgia 30349

Monefa E. Murdock-Bey
109 Bearing Circle
Port Wentworth, Georgia 31407

LaDonia Yvonne Mathis
107 Bearing Circle
Port Wentworth, Georgia 31407

Joseph A. Christie
215 Fish Hawk Lane
Savannah, Georgia 31410

Katie Cupstid
103 Bearing Circle
Port Wentworth, Georgia 31407

LaShonda M. Johnson
101 Bearing Circle
Port Wentworth, Georgia 31407

Shawn Green & Megan Dimattio
97 Bearing Circle
Port Wentworth, Georgia 31407

Detroit Flower and Zuena Mohamed Salim
95 Bearing Circle
Port Wentworth, Georgia 31407

Alicia Cummings
93 Bearing Circle
Port Wentworth, Georgia 31407
Tiffany R. Cook
91 Bearing Circle
Port Wentworth, Georgia 31407

Kayla Gordon
89 Bearing Circle
Port Wentworth, Georgia 31407

Fisher Isle Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Eden Lake Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Garnett Ridge Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Hardee Grove Investments LLC
120 Commerce Court
Pooler, Georgia 3132

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

McCorkle, Johnson & McCoy, LLP

ATTORNEYS AT LAW
319 Tattnall Street • Savannah, Georgia 31401
Phone: (912) 232-6000 • Fax: (912) 231-2038

prm@mccorklejohnson.com
Direct: (912) 232-7416

March 10, 2022

Melanie B. Ellis, CPT
Building Inspector
City of Port Wentworth

Via Hand Delivery

Re: Pointe Grand Savannah Rezoning Application

Dear Melanie:

Enclosed is the application for the Point Grand Savannah Apartment complex. You may recall that we previously filed last year for a duplex project but my client decided in February that he would rather build another phase of his multi-family apartments. I ask you to not process his previous application to allow this modification to be filed. You agreed to do so and asked me to refile. It was also agreed that my client will not have to pay an additional filing fee as long as acreage did not change. It has not.

You had sent me a note asking me to double check the property identification number. The number on the application, 7-0037-2-019 is correct.

I'm not sure whether I will be able to get a stamped in application when this is delivered or whether it will be left in the box out front. If that's the case please send me a pdf of the front page with the "received" stamp on it. I need that for my file.

Please call if you have any questions. As always, I thank you for your help.

Sincerely,

McCORKLE, JOHNSON & McCOY, LLP

Phillip R. McCorkle
Attorney At Law

enclosure

Q:\DATA\WPDATA\9500\9585-01 letter re pointe grand application.docx

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd

Project Timeline

Project Number: 210437

Project Name: 7-0037-02-019, Rezone from PC3 to PRIP

Applicant / Engineer: Phillip McCorkle / McCorkle, Johnson, McCoy LLP

Owner: Pointe Grand Savannah, LLC

City Review Engineer: N/A

- 10/25/2021 – application received – complete
- 11/30/2021 – received email from Phillip McCorkle that they would like to postpone the rezoning application until the March 2022 meetings.
- 1/14/2022 – ordered zoning signs.
- 2/17/2022 – Application pulled by Phillip McCorkle.
- 3/10/2022 – New application received for project with updated site plan. Application is complete.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
- 3/31/2022 – signs posted.

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Timeline (2637 : Zoning Map Amendment PIN# 7-0037-02-019 Newport Blvd APRIL

GENERAL NOTES

1. INTENDED USE
THE PROPOSED MULTIFAMILY DEVELOPMENT LIES WITHIN PARCEL 2A WITH A TOTAL ACREAGE OF 24.354 AC (SAVANNAH GATEWAY WEST, A PORTION OF TAX PARCEL 7-0037-02-004). THE PROPOSED PROJECT WILL CONSIST OF FOUR 3-STORY 36 UNIT 2 BEDROOM AND FOUR 3-STORY 24 UNIT APARTMENT BUILDINGS. THE DEVELOPMENT WILL INCLUDE PARKING, AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 10.45 AC.

2. OWNER/DEVELOPER
HILLPOINTE, LLC
8830 MACON HWY, BLDG 300
ATHENS, GA 30606
(678) 628-4678

3. PARKING REQUIREMENTS
REQUESTED ZONING: P-RIP
1.75 SPACES PER DWELLING UNIT (ALL UNITS ARE 2 BEDROOM)

TOTAL SPACES REQUIRED
4 BUILDINGS X 36 UNITS EACH = 144 UNITS
4 BUILDINGS X 24 UNITS EACH = 96 UNITS
240 UNITS x 1.75 SPACES/UNIT = 420 SPACES REQUIRED

TOTAL SPACES PROVIDED
378 STREET PARKING SPACES (INCLUDES 8 REQUIRED HC)
50 GARAGE PARKING SPACES
428 TOTAL SPACES PROVIDED

ALL PARKING SPACES AND STRIPED H/C SPACES ARE 20' X 9' MIN.
ALL CURBING WILL BE 1.5" MOUNTED (ROLLED)
ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE

4. SITE COVERAGE

TOTAL AREA	24.354 AC	
TOTAL IMPERVIOUS	9.78 AC	(40.2%)
DRIVES, PARKING AND WALKS	5.83 AC	(23.9%)
BUILDINGS	2.22 AC	(9.1%)
PONDS	1.73 AC	(7.1%)
TOTAL PERVIOUS	14.574 AC	(59.8%)

5. SITE DESCRIPTION: THIS PARCEL IS CURRENTLY UNDEVELOPED AND DISCHARGES INTO THE WETLAND SYSTEM TO THE WEST AND SOUTH. THE PROPOSED DEVELOPMENT CONTAINS FOUR 3-STORY 36 UNIT 2 BEDROOM AND FOUR 3-STORY 24 UNIT APARTMENT BUILDINGS, TOTALING 240 UNITS AND THE INFRASTRUCTURE TO SUPPORT THEM.

6. DEVELOPMENT STANDARDS

ZONING	P-RIP
DENSITY	(240 UNITS/24.354 ACRES) 9.85 DU/AC PROPOSED
MAX BUILDING COVERAGE	40%
SETBACKS:	
COLLECTOR	60' FROM STREET CENTERLINE
SIDE YARD	8'
REAR YARD	25'
MAX BUILDING HEIGHT	50 FEET

7. PROPOSED UTILITIES
WATER: THE PROPOSED WATER WILL TIE INTO THE EXISTING WATER LOCATED ON NEWPORT BOULEVARD.
SEWER: THE PROPOSED GRAVITY SEWER WILL BE CONNECTED TO THE EXISTING SEWER SYSTEM OFF OF NEWPORT BOULEVARD.
STORMWATER: A STORM PIPE SYSTEM WILL BE PROVIDED ONSITE AND ROUTED TO AN ON-SITE DETENTION AREA AND DISCHARGE TO THE ROADSIDE DITCH, AND ULTIMATELY DISCHARGE INTO THE WETLAND SYSTEM TO THE EAST.

DEVELOPMENT STANDARDS

1. COMMON OPEN SPACE (EXCLUDING STREETS, DRIVES AND PARKING AREAS) IS TO BE NOT LESS THAN 20% OF THE TOTAL DEVELOPMENT.
2. RECREATION ACTIVITY AREAS ARE TO BE PROVIDED AND EQUIPPED IN SCALE WITH THE RECREATIONAL NEEDS OF THE RESIDENTS OF THE DEVELOPMENT, A MINIMUM OF 135 SQ. FT. OF DEVELOPED RECREATIONAL SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT. RECREATIONAL SPACE IS TO BE AGGREGATED AND LOCATED IN READILY ACCESSIBLE SITES AND SHALL BE IDENTIFIED ON THE SITE CONSTRUCTION PLANS.
3. MINIMUM SPACING BETWEEN THE SIDE OF BUILDINGS SHALL BE NOT LESS THAN 20 FEET.

GENERAL DEVELOPMENT PLAN FOR A MULTI-FAMLIY DEVELOPMENT

PORT WENTWORTH, GEORGIA

PREPARED FOR

HILLPOINTE, LLC
8830 MACON HWY, BLDG 300
ATHENS, GA 30606
(678) 628-4678

PREPARED BY

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE
WWW.ROBERTSCIVILENGINEERING.COM



NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

GENERAL DEVELOPMENT PLAN
CONCEPT B

MULTIFAMILY DEVELOPMENT
PORT WENTWORTH

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2021-11-12
PROJECT NUMBER: 19519
DRAWN BY: JLV
CHECKED BY: JDR
SCALE: 1" :100'

SHEET: 1

Attachment: ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Site Plan (2637 : Zoning Map Amendment

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2638)

DOC ID: 2638

Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Issue/Item: Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The number of acres to be rezoned is approximately 65.77. The proposed concept plan is for approximately 190 townhome units.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (PDF)
- ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Timeline (DOCX)
- ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Plat (PDF)
- ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Site Plan (PDF)
- ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement(PDF)

220148

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

6.B.a

Name of Applicant: Neil McKenzie Phone #: 912-200-3041

Mailing Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia

Name of Property Owner: William Grah & Wendelyn Hester Phone #:

(Use back if more than one owner)

Address of Property: 462 & 468 Monteith Road

PIN #: 7-0978 05 002 & 7-0978 05 014 Number of Acres: 65.77

Zoning Classification: Present R-A Requested P-R-M

Use of Property: Present Residential/ agriculture Requested Residential

_____ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

__X__ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

There are planned developments to the west and north of the subject property. (P-RIP). The result of this rezoning request would provide more options for affordable housing in Port Wentworth.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than pla reference.
2. Name, PIN #, property address and mailing address of owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. **Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".**
4. Site Plan of proposed use of property. **Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11'**
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form.
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorization of Attorney form.
8. Filing fee of $356 + $50 per acre + $50 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 14th day of February, 2022

Signature of Applicant

Tracie T. McIntyre
Notary Public

TRACIE T. McINTYRE NOTARY PUBLIC CHATHAM COUNTY, GEORGIA

Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023

RECEIVED FEB 14 2022 BY:

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

462 & 468 Monteith Road properties from R-A to R-M-F

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interest is as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest ir said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
Note 2: Financial Interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
Note 3: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
Note 4: Member of the family – Spouse, mother, father, brother, sister, son or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this
_____ day of _____ , 20_____.

_____
Signature of Official

_____
Notary Public

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Neil P. McKenzie, Coleman Company Inc

Address: 1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Telephone Number: (912) 200-3041

William L. Coleman

Signature of Owner

Personally appeared before me

Jane Allen

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Jane Allen

Notary Public

1-27-2022

Date

JANE ALLEN NOTARY PUBLIC CHATHAM COUNTY, GEORGIA My Commission Expires June 13, 2022

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____ , 20_____ , to rezone real property described as follows:

462 & 468 Monteith Road properties from R-A to R-M-F

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating $250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each such campaign contribution.

N/A

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this

14th day of February, 2022.

Signature of Applicant

Tracie T. McIntyre

Notary Public

TRACIE T. McINTYRE NOTARY PUBLIC CHATHAM COUNTY, GEORGIA

Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS 65.77 ACRES, PORTION OF THE ROBERT H. HESTER ESTATE, 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, RECORDED IN PLAT RECORD BOOK 3P, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD THE FOLLOWING COURSES AND DISTANCES; N88°52'43"W A DISTANCE OF 113.27' TO A POINT, N88°50'13"W A DISTANCE OF 292.88' TO A POINT, S82°06'47"W A DISTANCE OF 455.65' TO A POINT, N88°52'13"W A DISTANCE OF 225.56' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 208.21', A RADIUS OF 902.65', A CHORD BEARING OF N82°06'46"W AND CHORD LENGTH OF 207.75' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.09', A RADIUS OF 902.65', A CHORD BEARING OF N72°53'56"W AND CHORD LENGTH OF 98.05' TO A RIGHT-OF-WAY CONCRETE MONUMENT, S18°34'56"W A DISTANCE OF 19.58' TO A RIGHT-OF-WAY CONCRETE MONUMENT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 136.81', A RADIUS OF 922.65', A CHORD BEARING OF N65°18'15"W AND CHORD LENGTH OF 136.68' TO A POINT, N60'53'13"W A DISTANCE OF 593.19' TO A POINT, PASSING A RIGHT-OF-WAY CONCRETE MONUMENT AT 95.37', N60'53'13"W A DISTANCE OF 181.55' TO A POINT, N60'53'13"W A DISTANCE OF 54.63' TO A POINT; THENCE ALONG THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY JULES PADEREWSKI, N33°31'17"E A DISTANCE OF 34.41' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY OF SEABOARD AIT LINE RAILROAD, N33°31'17"E A DISTANCE OF 114.35' TO A POINT; THENCE ALONG THE EASTERN PROPERTY LINES OF TRACT 2B, MEADOW LAKES II, RECORDED IN SUBDIVISION MAP BOOK 33S, PAGES 24A-B, OPEN SPACE AND LOT 304, NEWPORT, PHASE V, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGES 51A-G, N33°31'17"E A DISTANCE OF 3015.12' TO A POINT, PASSING A CONCRETE MONUMENT AT 418.44', PASSING A CONCRETE MONUMENT AT 763.13', PASSING A CONCRETE MONUMENT AT 1280.12', PASSING A CONCRETE MONUMENT AT 1016.00', PASSING A CONCRETE MONUMENT AT 1517.08'; THENCE ALONG THE SOUTHERN PROPERTY LINES OF OPEN SPACE, NEWPORT, PHASE V, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGES 51A-G AND TRACT 3, MEADOW LAKES, RECORDED IN SUBDIVISION MAP BOOK 25S, PAGE 46, S77°55'13"E A DISTANCE OF 746.30' TO A CONCRETE MONUMENT, PASSING AN ANGLE IRON AT 648.80'; THENCE ALONG THE WESTERN PROPERTY LINES OF PARCEL B AND PARCEL A, THE ROBERT HESTER ESTATE, RECORDED IN PLAT RECORD BOOK 45P, PAGE 13, S27°22'07"W A DISTANCE OF 3324.49' TO THE POINT OF BEGINNING, PASSING A CONCRETE MONUMENT AT 643.72', PASSING A CONCRETE MONUMENT AT 1176.77', PASSING A CONCRETE MONUMENT AT 1765.62', PASSING AN IRON ROD AT 2108.13', PASSING A CONCRETE MONUMENT AT 2712.26'; AND CONTAINING 65.77 ACRES OR 2,865,004 SQUARE FEET.

LESS AND EXCEPT ALL THAT PORTION OF SEABOARD AIT LINE RAILWAY RIGHT-OF-WAY, BEGINNING AT A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 794,771.61 AND EAST: 951,894.64, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD, N60°53'13"W A DISTANCE OF 181.55' TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SEABOARD AIT LINE RAILWAY, N27°27'49"W A DISTANCE OF 62.28' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY OF SEABOARD AIT LINE RAILROAD, N33°31'17"E A DISTANCE OF 114.35' TO A POINT; THENCE ALONG

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

THE NORTHERN RIGHT-OF-WAY OF SEABOARD AIT LINE RAILWAY, S27°27'49"E A DISTANCE OF 269.27' TO THE POINT OF BEGINNING.

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Adjacent Property Owners

1. PIN 7097805016
   Steven Miles & Janet N. Hester
   440 Meinhard Road
   Port Wentworth, GA 31407

2. PIN 7097807005
   Virgil Hester
   13 Pine Island Road
   Bluffton, SC 29910

3. PIN 7097805017
   Robert L. Hester
   8 Nanny Cove Court
   Bluffton, SC 29910

4. PIN 70978A20028
   Danielle Blige
   40 Tiller Way
   Port Wentworth, GA 31407

5. PIN 70978A20032
   Mark David & Charlie Mae Kinlaw
   48 Tiller Way
   Port Wentworth, GA 31407

6. PIN 70978A20031
   Jonathan Connett
   46 Tiller Way
   Port Wentworth, GA 31407

7. PIN 70978A20033
   Ricardo & Nilda L. LLorin
   50 Tiller Way
   Port Wentworth, GA 31407

8. PIN 70978A20030
   Latonya S. Humphries
   44 Tiller Way
   Port Wentworth, GA 31407

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

1480 Chatham Parkway, Suite 100, Savannah, GA 31405
912-200-3041 912-200-5916 cci@cci-sav.com

9. PIN 70978A20029
   AMH 2014-2 Borrower LP
   23975 Park Sorrento Ste. 300
   Calabasas, CA 91302

10. PIN 70978A20027
    Jenna L. Reece
    735 2nd Street
    Radford, VA 24141

11. PIN 70978A20026
    Nakia A. Short
    36 Tiller Way
    Port Wentworth, GA 31407

12. PIN 70978A02009 & 70978A20061
    Newport HOA, Inc.
    2680 Quacco Road
    Pooler, GA 31322

13. PIN 70978A20025
    Che J. Thompson
    34 Tiller Way
    Port Wentworth, GA 31407

14. 70978A20024
    Sededra Armstrong
    32 Tiller Way
    Port Wentworth, GA 31407

15. City of Port Wentworth
    305 S. Coastal Hwy.
    Port Wentworth, GA 31407

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Application (2638 : Zoning Map Amendment PIN#'s 7-0978-

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00345818 2/28/2022 11:40 AM
OPER: ME TERM: 011
REF#: CK 063481

TRAN: 112.0000 BLDG PERMIT
220148 3,694.50CR
HESTER, WILLIAM & WENDE
7-0978-05-002 & 014
DEV-ZMA 3,694.50CR

TENDERED: 3,694.50 CHECK
APPLIED: 3,694.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.

Attachment: ZMA 7-0978-05-002,

Project Timeline

Project Number: 220148

Project Name: 7-0978-05-002, 014 - 462 & 468 Monteith Rd Mungo Rezone from RA to PRM

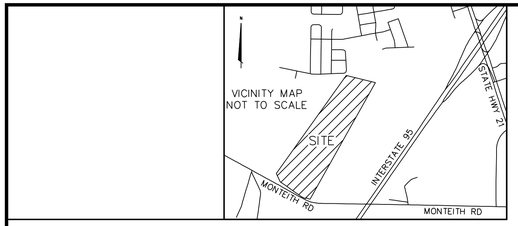
Applicant / Engineer: Neil McKenzie, Coleman Company

Owner: William & Wendelyn Hester

City Review Engineer: NA

- 2/14/2022 – Application Received
- 2/28/2022 – Emailed Neil McKenzie that I was missing the PDF.
- 3/1/2022 – received PDF's
- 3/21/2022 – sent a email to Creative Approach for update on signs.
- 3/23/2022 – sent a email to Creative Approach for update on signs.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
- 3/31/2022 – signs posted.

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Timeline (2638 : Zoning Map Amendment PIN#'s 7-0978-05-



NOTES:
1. PROPERTY ADDRESS: 468 & 462 MONTEITH RD, PORT WENTWORTH, GA 31407
2. PARCEL IDENTIFICATION NUMBERS: 70978 05002, 70978 05014, 70978 05015
3. THIS PROPERTY IS CURRENTLY ZONED R-A
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C0040H & 13051C0030G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
8. NO SEARCH OF THE PUBLIC RECORDS OF CHATHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY COLEMAN COMPANY, INC ABSTRACT INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN AGENT FILE NUMBER OF 21214924, COMMITMENT DATE OF NOVEMBER 15, 2021 AT 8:00 a.m.
9. THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERY FOUND OR KNOWN OF WITHIN THE BOUNDARY OF THE SUBJECT PROPERTIES AT THE TIME OF THE FIELD SURVEY.
10. UTILITIES SHOWN ARE OBSERVED EVIDENCE ONLY. NO PLANS OR INFORMATION RECEIVED FROM UTILITY COMPANIES, MUNICIPALITIES, OR PRIVATE UTILITY LOCATERS.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELD SURVEY.
12. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED TO THE SURVEYOR.
13. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
14. WETLANDS AS SHOWN HEREON WERE DELINEATED BY RESOURCE LAND CONSULTANTS ON NOVEMBER 15, 2021.

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS 65.77 ACRES, PORTION OF THE ROBERT H. HESTER ESTATE, 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, RECORDED IN PLAT RECORD BOOK 3P, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

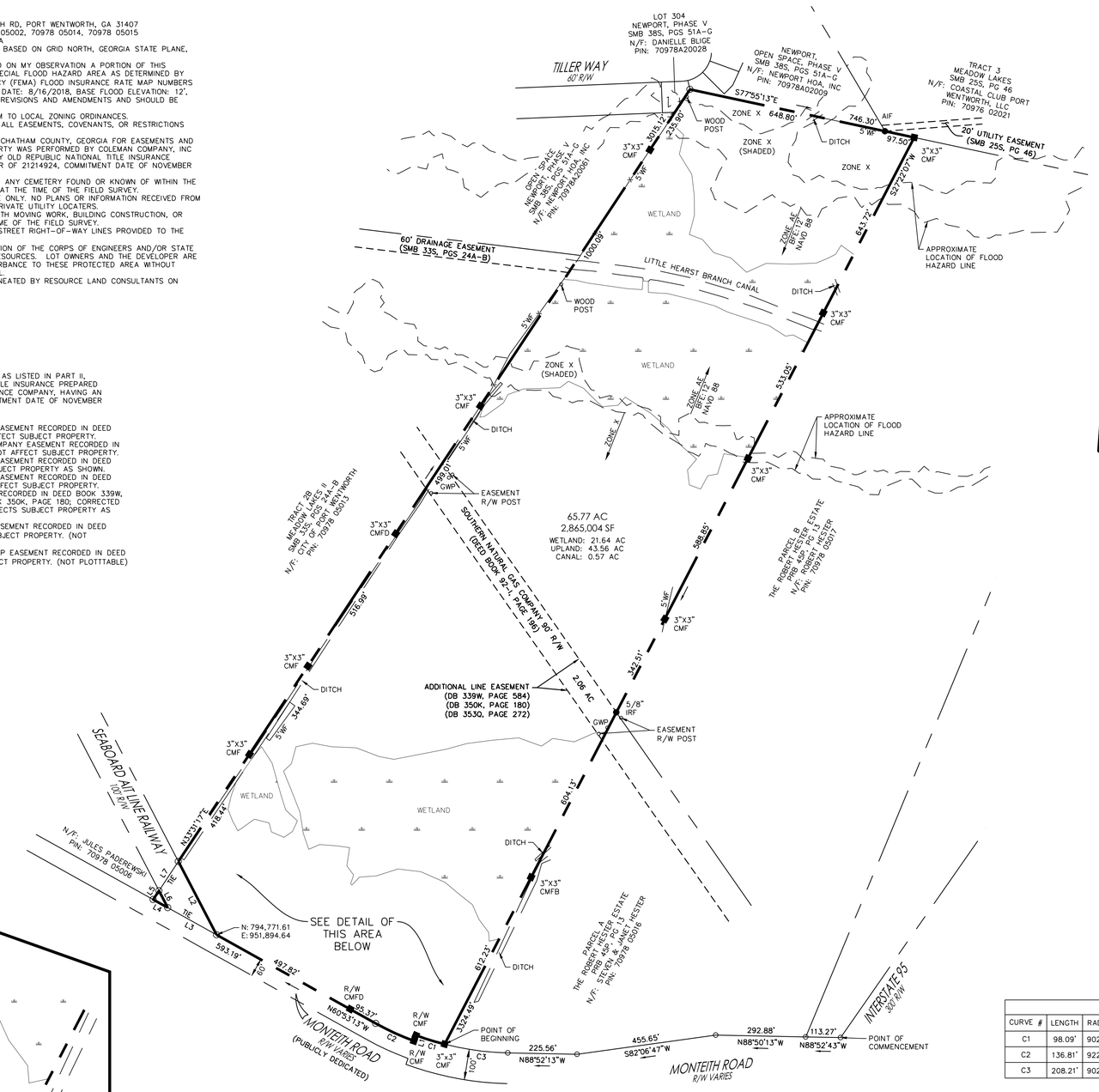
COMMENCING AT A POINT MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD THE FOLLOWING COURSES AND DISTANCES; N88°52'43"W A DISTANCE OF 113.27' TO A POINT, N88°50'13"W A DISTANCE OF 292.88' TO A POINT, S82°06'47"W A DISTANCE OF 455.65' TO A POINT, N88°52'13"W A DISTANCE OF 225.56' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 208.21', A RADIUS OF 902.65', A CHORD BEARING OF N82°06'46"W AND CHORD LENGTH OF 207.75' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.09', A RADIUS OF 902.65', A CHORD BEARING OF N72°53'56"W AND CHORD LENGTH OF 98.05' TO A RIGHT-OF-WAY CONCRETE MONUMENT, S18°34'56"W A DISTANCE OF 19.58' TO A RIGHT-OF-WAY CONCRETE MONUMENT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 136.81', A RADIUS OF 922.65', A CHORD BEARING OF N65°18'15"W AND CHORD LENGTH OF 136.68' TO A POINT, N60°53'13"W A DISTANCE OF 593.19' TO A POINT, PASSING A RIGHT-OF-WAY CONCRETE MONUMENT AT 95.37', N60°53'13"W A DISTANCE OF 181.55' TO A POINT, N60°53'13"W A DISTANCE OF 54.63' TO A POINT; THENCE ALONG THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY JULES PADEREWSKI, N33°31'17"E A DISTANCE OF 34.41' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY OF SEABOARD AIT LINE RAILROAD, N33°31'17"E A DISTANCE OF 114.35' TO A POINT; THENCE ALONG THE EASTERN PROPERTY LINES OF TRACT 2B, MEADOW LAKES II, RECORDED IN SUBDIVISION MAP BOOK 33S, PAGES 24A-B, OPEN SPACE AND LOT 304, NEWPORT, PHASE V, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGES 51A-G, N33°31'17"E A DISTANCE OF 3015.12' TO A POINT, PASSING A CONCRETE MONUMENT AT 418.44', PASSING A CONCRETE MONUMENT AT 763.13', PASSING A CONCRETE MONUMENT AT 1280.12', PASSING A CONCRETE MONUMENT AT 1016.00', PASSING A CONCRETE MONUMENT AT 1517.08'; THENCE ALONG THE SOUTHERN PROPERTY LINES OF OPEN SPACE, NEWPORT, PHASE V, RECORDED IN SUBDIVISION MAP BOOK 38S, PAGES 51A-G AND TRACT 3, MEADOW LAKES, RECORDED IN SUBDIVISION MAP BOOK 25S, PAGE 46, S77°55'13"E A DISTANCE OF 746.30' TO A CONCRETE MONUMENT, PASSING AN ANGLE IRON AT 648.80'; THENCE ALONG THE WESTERN PROPERTY LINES OF PARCEL B AND PARCEL A, THE ROBERT HESTER ESTATE, RECORDED IN PLAT RECORD BOOK 45P, PAGE 13, S27°22'07"W A DISTANCE OF 3324.49' TO THE POINT OF BEGINNING, PASSING A CONCRETE MONUMENT AT 643.72', PASSING A CONCRETE MONUMENT AT 1176.77', PASSING A CONCRETE MONUMENT AT 1765.62', PASSING AN IRON ROD AT 2108.13', PASSING A CONCRETE MONUMENT AT 2712.26'; AND CONTAINING 65.77 ACRES OR 2,865,004 SQUARE FEET.

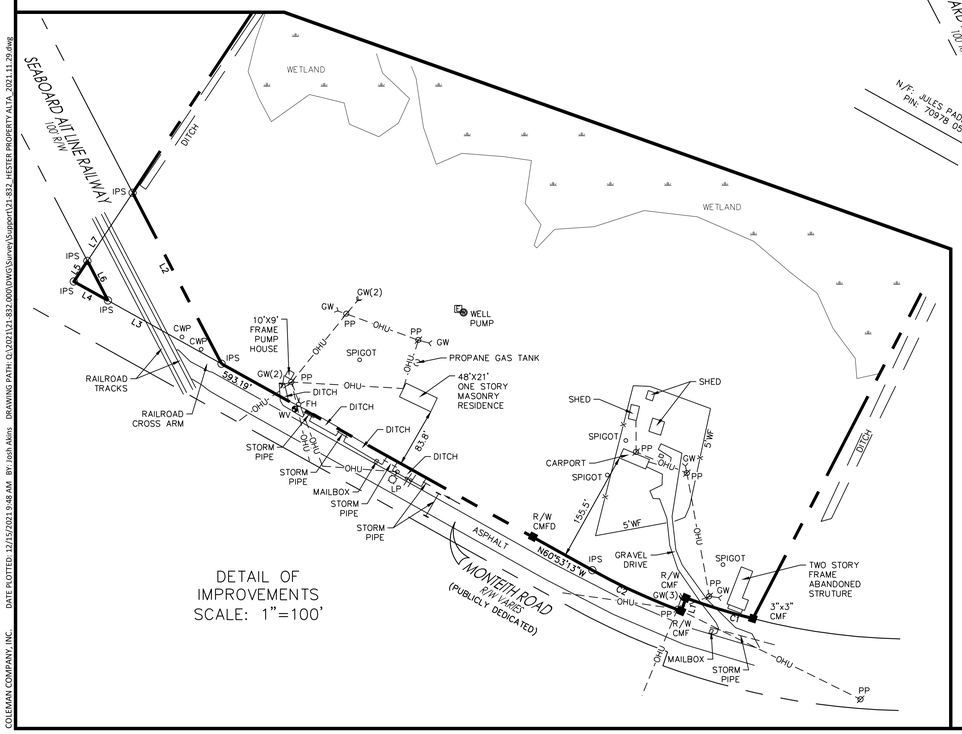
LESS AND EXCEPT ALL THAT PORTION OF SEABOARD AIT LINE RAILWAY RIGHT-OF-WAY, BEGINNING AT A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 794,771.61 AND EAST: 951,894.64, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF MONTEITH ROAD, N60°53'13"W A DISTANCE OF 181.55' TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SEABOARD AIT LINE RAILWAY, N27°27'49"W A DISTANCE OF 62.28' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY OF SEABOARD AIT LINE RAILROAD, N33°31'17"E A DISTANCE OF 114.35' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SEABOARD AIT LINE RAILWAY, S27°27'49"E A DISTANCE OF 269.27' TO THE POINT OF BEGINNING.

EXCEPTIONS TO TITLE

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN AGENT FILE NUMBER OF 21214924, COMMITMENT DATE OF NOVEMBER 15, 2021 AT 8:00 a.m.

12. SOUTHERN NATURAL GAS COMPANY EASEMENT RECORDED IN DEED BOOK 56V, PAGE 382; DOES NOT AFFECT SUBJECT PROPERTY.
13. SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 59L, PAGE 458; DOES NOT AFFECT SUBJECT PROPERTY.
14. SOUTHERN NATURAL GAS COMPANY EASEMENT RECORDED IN DEED BOOK 92--, PAGE 196; AFFECTS SUBJECT PROPERTY AS SHOWN.
15. SOUTHERN NATURAL GAS COMPANY EASEMENT RECORDED IN DEED BOOK 1024, PAGE 791; DOES NOT AFFECT SUBJECT PROPERTY.
16. ADDITIONAL LINE RECEIPT EASEMENT RECORDED IN DEED BOOK 339W, PAGE 584; CORRECTED IN DEED BOOK 350K, PAGE 180; CORRECTED IN DEED BOOK 353Q, PAGE 272; AFFECTS SUBJECT PROPERTY AS SHOWN.
17. GEORGIA POWER COMPANY UTILITY EASEMENT RECORDED IN DEED BOOK 375W, PAGE 539; AFFECTS SUBJECT PROPERTY. (NOT PLOTTABLE)
18. SPRINT COMMUNICATIONS COMPANY, LP EASEMENT RECORDED IN DEED BOOK 3931, PAGE 1; AFFECTS SUBJECT PROPERTY. (NOT PLOTTTABLE)





DETAIL OF IMPROVEMENTS
SCALE: 1"=100'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.58'	S18°34'56"W
L2	269.27'	N27°27'49"W
L3	181.55'	N60°53'13"W
L4	54.63'	N60°53'13"W
L5	34.41'	N33°31'17"E
L6	62.28'	S27°27'49"E
L7	114.35'	N33°31'17"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	98.09'	902.65'	N72°53'56"W	98.05'
C2	136.81'	922.65'	N65°18'15"W	136.68'
C3	208.21'	902.65'	N82°06'46"W	207.75'

LEGEND

●	AIF	ANGLE IRON FOUND
○	IPS	1" IRON PIPE SET
■	CMFB	CONCRETE MONUMENT FOUND BROKEN
■	CMFD	CONCRETE MONUMENT FOUND DISTURBED
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF
⊘	PP	POWER POLE
^	GW	GUY WIRE
○□	LP	LIGHT POLE
		SIGN
⋈	FH	FIRE HYDRANT
◆	WV	WATER VALVE
▣		ELECTRIC PANEL
	--OHU--	OVERHEAD UTILITY
	R/W	RIGHT-OF-WAY
	CWP	COMMUNICATION WITNESS POST
	GWP	GAS WITNESS POST
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	WF	WIRE FENCE

SURVEY DATE: 11/26/2021
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 05"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/594,168
FIELD ERROR OF CLOSURE: 1/21,353

REFERENCE:
1. PLAT RECORD BOOK 3P, PAGE 51.

200' 100' 0' 200'
GRAPHIC SCALE: 1"=200'

SURVEYORS CERTIFICATION

TO: CLAYTON PROPERTIES GROUP INC, WENDELYN HESTER, WILLIAM HESTER AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 11(b), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/26/2021.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR

DRAFT

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

AN ALTA/NSPS LAND TITLE OF 65.77 ACRES, PORTION OF THE ROBERT H. HESTER ESTATE, 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: MUNGO HOMES

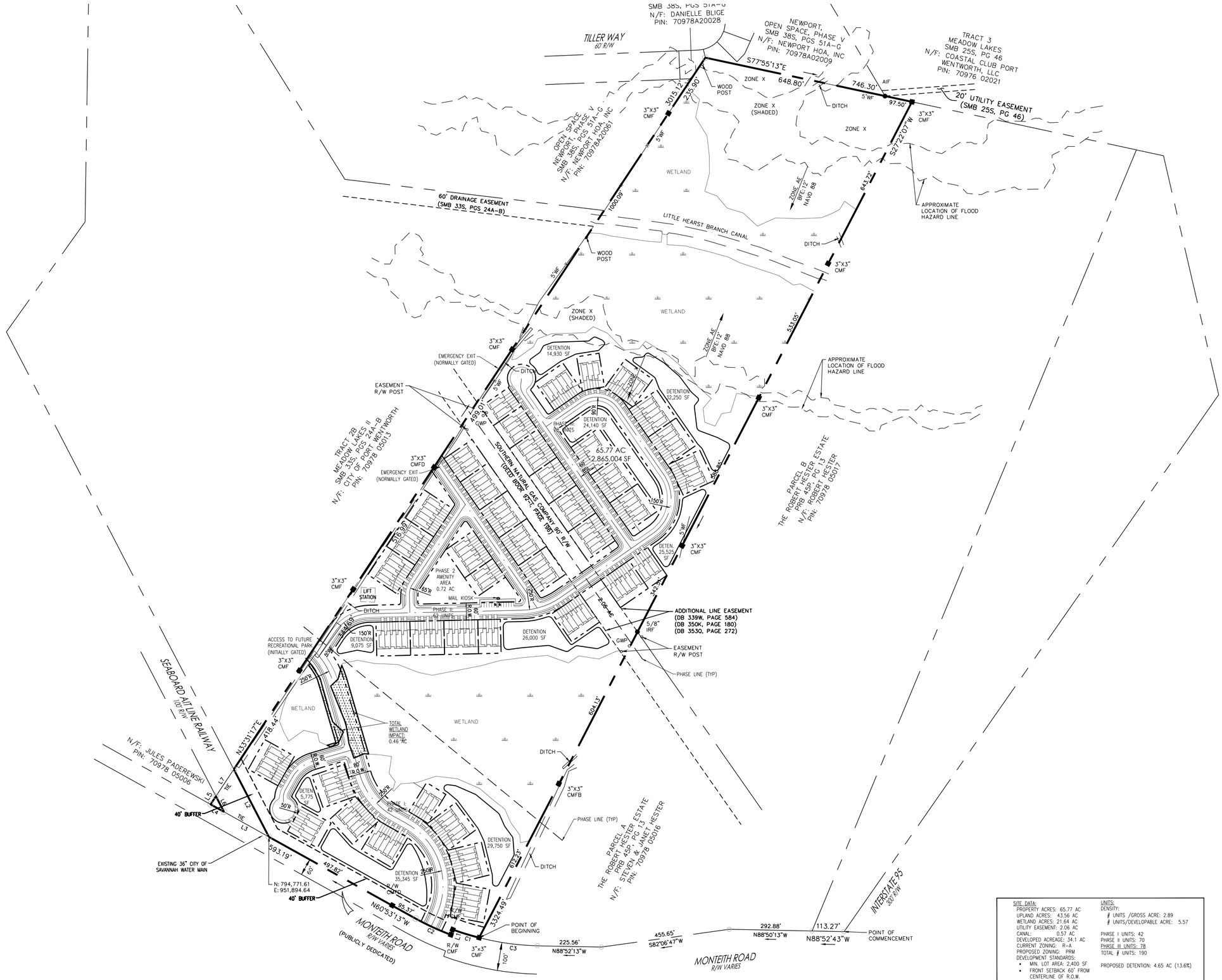
JOB NUMBER:	21-832
DATE:	12/1/2021
DRAWN BY:	JPA
CHECKED BY:	
SCALE:	1" = 200'

ALTA/NSPS LAND TITLE SURVEY

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 12/15/2021 9:48 AM BY: Josh Akins DRAWING PATH: G:\2021\21-832.000\DWG\Survey\Support\21-832_HESTER PROPERTY ALTA_2021.11.29.dwg

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Plat (2638 : Zoning Map Amendment PIN#'s 7-0978-05-002 & 7-0978-05-014 Monteith APRIL 2022)



SITE DATA:
- PROPERTY ACRES: 65.77 AC
- UPLAND ACRES: 43.56 AC
- WETLAND ACRES: 21.64 AC
- UTILITY EASEMENT: 2.06 AC
- CANAL: 0.57 AC
- DEVELOPED ACREAGE: 34.1 AC
- CURRENT ZONING: R-A
- PROPOSED ZONING: PRM

DEVELOPMENT STANDARDS:
- MIN. LOT AREA: 2,400 SF
- FRONT SETBACK 60' FROM CENTERLINE OF R.O.W.
- SIDE YARD 10'
- REAR YARD 25'

UNITS:
DENSITY:
- # UNITS /GROSS ACRE: 2.89
- # UNITS/DEVELOPABLE ACRE: 5.57

PHASE I UNITS: 42
PHASE II UNITS: 70
PHASE III UNITS: 78
TOTAL # UNITS: 190

PROPOSED DETENTION: 4.65 AC (13.6%)

SCALE: 1"=160'
0' 80' 160' 320'

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

PROPOSED TOWNHOMES

HESTER TRACT
468 & 462 MONTEITH RD.
LOCATED IN PORT WENTWORTH, GEORGIA

JOB NUMBER:	21-832
DATE:	02/08/2022
DRAWN BY:	LJS
CHECKED BY:	NPM
SCALE:	AS NOTED

CONCEPTUAL PLAN

SHEET:
CP1.0

© 2018 COLEMAN COMPANY, INC.

DATE PLOTTED: 2/14/2022 12:06 PM BY: Linda Sims DRAWING PATH: Q:\2021\21-832.000\DWG\Planning\21-832 Concept Plan 2.dwg

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Site Plan (2638 : Zoning Map Amendment PIN#'s 7-0978-05-002 & 7-0978-05-014 Monteith APRIL 2022)

DRAFT COPY

After recording return to:

_____

_____

_____

STATE OF GEORGIA)
COUNTY OF CHATHAM)

INFRASTRUCTURE AGREEMENT

THIS INFRASTRUCTURE AGREEMENT (this "Agreement") made and entered into this ____ day of January, 2022 (sometimes referred to herein as the **"Effective Date"**), by and between **THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH**, a political subdivision of the State of Georgia (hereinafter referred to as the **"City"**), and **CLAYTON PROPERTIES GROUP, INC.,** a corporation organized and existing under the laws of the State of Tennessee, and its successors and/or assigns (hereinafter referred to as the **"Owner"**):

WHEREAS, the Owner currently owns or intends to purchase certain property along Meinhard Road in the City of Port Wentworth, Chatham County, Georgia, consisting of approximately 66 acres, more or less, as more particularly described on the attached **Exhibit "A"** (the **"Property"**); and

WHEREAS, the Owner desires access to water and sewer service from the City for the Property to serve a residential subdivision comprising approximately 225 units and related common areas and infrastructure (the "Subdivision"); and

WHEREAS, under the Constitution and applicable laws of the State of Georgia, the City may contract with the Owner for the purposes set forth herein.

WHEREAS, the City desires to obtain access through the Property to provide water, sewer, and other utilities to service a prospective sports complex located to the west of the Property and being more particularly described on the attached Exhibit "B" (the "PW Property").

WHEREAS, the Owner shall design and construct a waste water pump station that is adequate to serve Subdivision and proposed sports complex on the PW Property as set forth herein (the "Pump Station");

WHEREAS, the Owner shall design and construct on-site water distribution and gravity sewer and sewage collection facilities on the Property that are adequate to serve the Subdivision, which, together with the Pump Station, are hereinafter described as the "On-Site WS Facilities";

WHEREAS, upon completion of such On-Site WS Facilities by Owner and acceptance by the City, the On-Site WS Facilities shall be dedicated to the City in accordance with City Ordinances, in which case the City will accept responsibility for the maintenance and operation of such On-Site WS Facilities subject to customary City maintenance bond requirements;

WHEREAS, following dedication of the On-Site WS Facilities for public use, as described above, the City shall supply water and accept sewage for treatment by way of Off-Site WS Facilities having connection points along the Property boundary (hereinafter referred to as the "Connection Points");

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

WHEREAS, the City shall recover the costs incurred in connection with the work and operations described herein by way of connection charges to be paid at the time customers located on the Property connect to the Off-Site WS Facilities and otherwise as described hereinbelow;

WHEREAS, subject to the provisions of this Agreement, the City shall make a good faith effort to install Off-Site WS infrastructure and provide water and sewer service at the Connection Points on or before the earlier of (i) the date that is eighteen (18) months after the City approves Owner's construction plans with respect to the Project (including, without limitation, plans for the Access Road and On-Site WS Facilities) or (ii) the date that is twenty-four (24) month following the Effective Date (as said date may be extended due to force majeure, the **"Completion Date"**); and

WHEREAS, subject to the foregoing, on or prior to the Completion Date, the Owner shall design and construct an access road from Meinhard Road to the PW Property (the "Access Road") and provide an access easement to the City as set forth herein;

NOW, THEREFORE, incorporating the foregoing recitals, and in consideration of the mutual promises, covenants and undertakings of the parties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, the City and Owner hereby covenant, agree and bind themselves as follows:

1. Definitions. In addition to such other capitalized terms as are defined herein, the following terms shall have the meanings set forth in this section.

a. "Agreement" shall mean this agreement between the City and the Owner concerning the provision of water and sewer service to the Property between the City and Owner.

b. "Equivalent Residential Unit" or "ERU" shall mean, with respect to a water customer, the number of residential units to which the water demands of that customer is equivalent, where one (1) ERU is assumed to have an average demand of 300 gallons per day. The number of ERUs assigned to any customer shall be determined in accordance with the water use load factors set forth in the Revenue Ordinance, provided however, that the determination of the number of ERUs for customers on the Property shall be made on the same basis as for all other customers within the City.

c. "Force Majeure" means any terrorist act, strike, inclement weather, fire, act of God, or other similar unexpected event (to also include any act or omission of the other party to the Agreement) which prevents a party hereto claiming force majeure from performing its obligations and which act or event is beyond the reasonable control and not arising out of the fault of said party (or its contractors, officers, members, directors, shareholders, subcontractors, representatives and agents, as the case may be), and said party has been unable to overcome such act or event by the exercise of due diligence and reasonable efforts; provided, however, that the party claiming force majeure shall promptly notify the other party of the circumstances surrounding the same and the anticipated delay resulting therefrom.

d. **"**Master Plan**"** shall mean the conceptual plan and schedule of completion for the WS Facilities (including On-Site and Off-Site WS facilities) necessary to serve the Property and PW Property, to be prepared by engineering consultants working for the Owner, subject to approval and acceptance by City, which shall not be unreasonably withheld, or delayed; it being acknowledged that said Master Plan shall provide for the phased development of the Property as contemplated herein. Once approved as provided herein, the Master Plan shall be attached and made a part to this Agreement as **Exhibit "B"**.

e. **"**Off-Site WS Facilities" shall mean off-site mains, pump stations, wells, tanks, and other components of the Water Supply System and Sewer System that may be determined to be necessary to fully and adequately serve the Property and PW Property (and possibly neighboring properties) under the approved Master Plan, which may be located within or outside the Property. Such Off-Site WS Facilities shall include all

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

component parts of the Water Supply System and Sewer System to be constructed in connection with the Development hereunder, except for the On-Site WS Facilities to be constructed by the Owner hereunder.

f. "On-Site WS Facilities" shall mean all elements of the water distribution and sewer collection systems located on the Property necessary to serve the Development that are part of the Master Plan, including the waste water pump station but excluding any portions of the Off-Site WS Facilities to be constructed by the City.

g. "Person" means an individual, partnership, corporation, business trust, joint stock company, trust, unincorporated association, joint venture, governmental authority, or other entity of whatever nature.

h. "Pump Station" shall mean the real property located on and within Property, including all pump station improvements constructed thereon, as more particularly described on Exhibit "C" attached hereto and made a part hereof by reference.

i. "Sewage" or "Wastewater" shall mean the spent water of a community.

j. "Sewer System" shall mean those structures, facilities, lines, equipment, processes and other improvements owned, in whole or in part, by the City and used in the collection, transportation, treatment and disposal of sewer generated within its service delivery area, as said Sewer System presently exists or as it may hereafter be improved, expanded or modified.

k. "Subdivision" means the resulting residential subdivision(s) developed and constructed by the Owner and/or its successors-in-title or assigns within the Property, including approximately 225 dwelling units.

l. "Water and Sewer Ordinance" shall mean those ordinances and regulations adopted by the City governing the Water Supply System and Sewer System, including the rates governing connection to and use of the same, as amended from time to time.

m. "Water Supply System" shall mean those structures, facilities, lines, equipment, processes and other improvements owned, in whole or in part, by the City and used in the withdrawal, treatment, and transportation of water within the City's service delivery area, as said Water Supply System presently exists or as it may hereafter be improved, expanded or modified.

n. "Water" shall mean the potable water of a community.

o. "Owner" shall mean Clayton Properties Group, Inc., its successors and assigns.

q. "Water and Sewer Tap Fee" shall mean that fee imposed from time to time by the Water and Sewer Ordinance or Water and Sewer Ordinance, as the case may be, necessary to cover the cost of purchase and installation of a water meter and related box, and inspection of sewer connection installed by others, as said fee exists at the time a dwelling unit connects to the Water and Sewer Systems as authorized under this Agreement.

2. Construction of the On-Site WS Facilities. All On-Site WS Facilities shall be built and funded by the Owner, its successors or assigns. The following terms shall apply to construction of such On-Site WS Facilities:

a. The Owner shall prepare, or cause the preparation by a competent engineer, construction plans for any on-site water or sewer facilities required to serve the Property. The plans and specifications for On-Site WS Facilities shall be consistent with City design standards and the Master Plan as well as applicable state and federal regulations. The plans and specifications shall be reviewed and approved by the City as well as approvals from applicable regulatory agencies prior to the Owner entering into a contract for their construction.

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

b. The Owner shall be responsible to provide resident engineering representation during construction to verify the construction contractor's conformance to the approved plans and specifications for the On-Site WS Facilities. The City shall have free access to the construction to perform additional inspection at its own expense and risk. Upon project completion, the Owner shall provide to the City a statement from the design engineer that the materials and workmanship, including pipes, bedding, thrust blocks, valves, fire hydrants, manholes, and other related materials and work, as applicable, meet the requirements of the Master Plan, Approved Plans and Specifications and applicable City ordinances. Upon request of the City, the statement shall be substantiated by material affidavits from suppliers and by applicable test results to the extent required by the Master Plan, Plans and Specification and the City's ordinances. The City shall be given reasonable notice of and an opportunity to observe any tests of the system or facilities.

c. The Owner will provide the City a recordable plat(s) showing the On-Site WS Facilities located within public easements and/or rights-of-way. Should installation deviate from the recordable plat(s), the Owner will provide to the City a revised recordable plat showing all On-Site WS Facilities in public easements and rights-of-way. Subject to the foregoing, the City agrees to accept title to, and assume responsibility for maintenance and operation of, those portions of the On-Site WS Facilities located within public easements, right-of-way, and land owned by the City in fee simple.

d. The Owner shall submit a construction maintenance bond in accordance with the Port Wentworth Code of Ordinances to warrant that the On-Site WS Facilities will be free of installation and material defects for a period of thirty-six months following the date of acceptance. Any failure of the On-Site WS Facilities due to faulty installation or material defect during the warranty period shall be repaired or replaced by invoking the maintenance bond.

e. Design and construction of the On-Site WS Facilities shall be in accordance with the sizes and depths provided for in the Master Plan, which plan provides for the orderly and efficient water and sewer service for the Property as a whole.

3. Construction of Off-Site WS Facilities: The City shall prepare, or cause the preparation by a competent engineer, construction plans for the Off-Site WS Facilities, which plans shall be incorporated in or made a part of the Master Plan. The City shall then construct said Off-Site WS Facilities on or before the Completion Date, subject to delays due to force majeure or as otherwise agreed in writing between the parties. The City and the Owner shall coordinate the planning, design, and construction of the Off-Site WS Facilities with the planning, design, and construction of the On-Site Facilities and associated rights of way for the Property, all of which shall be reflected or incorporated in the Master Plan.

The City acknowledges and agrees that the construction of the Off-Site WS Facilities is essential to the Owner's use of the Property for the Subdivision. Therefore, in the event that the City fails to construct the Off-Site WS Facilities by the Completion Date, then (a) the City shall provide alternate means of removing sanitary sewage from the Property at its sole cost and expense until the Sewer System is fully operational and able to service the Property and (b) upon at least thirty (30) days' prior written notice to the City, including the opportunity to cure, Owner shall have the right, license, easement, power and authority to perform and complete (or have performed and completed by qualified contractors) such Off Site Facility work as was not timely performed by the City, in accordance with the Master Plan and associated Off-Site WS Facilities construction plans described above, subject to supervision by a competent engineer, in which event, (i) the City shall cooperate with Owner regarding such work and procurement of any remaining permits, approvals and authorizations therefor, (ii) the City shall pay and/or reimburse Owner all of Owner's out-of-pocket costs and expenses to perform such work within ten (10) days following receipt of invoices and evidence of payments therefor, and (iii) if the City fails or refuses to timely pay or reimburse Owner any such costs and expenses, then Owner shall have the right to apply any and all such unreimbursed amounts as a credit against any Connection Fees payable by Owner (or its successors or assigns) to the City under Section 6 below until all of Owner's out-of-pocket costs and expenses to perform the outstanding Off Site Facility work is paid and reimbursed in full.

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

4. **Pump Station Site; Access Road; Easements**. The Pump Station Site and Access Road shall be built and funded by the Owner, its successors or assigns, subject to the following terms:

a. The Owner shall design and construct an Access Road in accordance with the Master Plan by the Completion Date.

b. The Owner shall design and construct the Waste Water Pump Station in accordance with the Master Plan by the Completion Date.

c. Owner shall convey to the City, at no cost to the City, such non-exclusive rights-of-way or easements located on Property as are reasonably necessary for the construction, operation or maintenance of the Sewer System and Water Supply System, including without limitation access to the Access Road. All of the utilities and related equipment installed within such easement area shall be located underground and Owner will reserve the right to allow other utility lines to be installed under, across and within such easement areas so long as such additional utility lines do not materially interfere with the City water and sewer utilities. Owner, its successors and assigns, shall have the right to relocate all or portions of such easement areas so long as the replacement areas are sufficient to provide the same or substantially equivalent rights and easements as provided originally, at no cost or expense to the City.

5. **Public Dedication; Reservation of Water and Sewage Treatment Capacity.**

a. Owner shall convey to the City, at no cost to the City, a suitable site comprising at least fifty feet by fifty feet (50' x 50') for installation and maintenance of the Pump Station, substantially as described in the Master Plan.

b. The Owner agrees to convey to the City, at no cost to the City, all necessary rights-of-way and/or easements for access to, and ownership, use and maintenance of, the On-Site WAS Facilities, as described in the Master Plan.

c. Notwithstanding the property dimensions indicated above, the City agrees that it shall request only so much land, rights-of-way and/or easements contemplated to be transferred to it hereunder as it needs to adequately accommodate such public improvements, and that such property shall in no event exceed that areas specified above (unless otherwise approved by the Owner).

d. Subject to the foregoing, the City shall accept dedication of such On-Site WS Facilities as are constructed within public rights of way or the platted easements and rights-of-way described above upon completion and connection of the On-Site and Off-Site WS Facilities, as contemplated hereunder, and thereafter the City shall be solely responsible for thereafter maintaining the On-Site and Off-Site WS Facilities in good working order, subject only to payment of the fees and charges therefor described in Section 6 below. After construction and acceptance of the On-Site WS Facilities, the City will make available water supply and sanitary sewage treatment capacity sufficient to serve at least 225 residential units (225 ERUs) and such other active and prospective users of the On-Site and Off-Site WS Facilities. This allocation of water and sanitary sewer capacity shall run with the title to the Property, and shall not be transferable in any manner to any other person or entity, except as appurtenant to and as a part of a sale of the fee simple interest in the Property or portions thereof, as provided below.

6. **Connection Fees.** The City will charge, and the Owner shall pay (or cause to be paid), city water tap-in fees, sewer tap-in fees, water connection fees, sewer connection fees, water re-use fees, water meter installation fees, and any other connection charges assessed in accordance with applicable revenue ordinances in effect at the time of each such connection for each connection to the water and sewer system within the Property, without any unusual costs or fees with connection charges (collectively, "Connection Fees"). Such Connection Fees (other than the tap-in and the water meter installation fees) shall be levied on a per ERU basis, and shall be paid prior to occupancy and prior to issuance of a water meter and connection to the system by a user. The rate for such Connection Fees shall be at rates as set by the applicable City revenue ordinance at the

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

time of connection. This Agreement shall run with the title to the Property, such that as and when the Owner subdivides the Property and sells the resulting lots or tracts to other Persons, those successors and assigns shall likewise be bound by the terms and conditions of this Agreement, as the same may be supplemented or otherwise modified by the City and the Owner.

7. Vested Rights regarding Water and Sewer Service. In consideration of the Owner's performance of this Agreement, including, without limitation, the payment of applicable Connection Fees, the Owner and its successors and assigns shall have the vested right to access, connect to, and otherwise utilize the Water Supply System and Sewer System as contemplated in this Agreement.

8. Notices. Any notices required to be given to any party under the terms of this Agreement shall be forwarded by United States Postal Service as follows:

If to the City:
Port Wentworth Planning Commission
Attn: City Administrator
7224 GA Highway 21
Port Wentworth, GA 31407

If to the Owner:
Clayton Properties Group, Inc.
Attn: Fred Bricketto, Area Manager
138 Canal Street, Suite 203
Pooler, Georgia 31322
Email: fbricketto@mungo.com

With a copy to:
Weiner Shearouse
14 East State Street
Savannah, GA 31401
Email: bglass@wswgs.com

9. Term. This Agreement shall terminate ten (10) years from the date hereof or such earlier date as the parties have fully performed their respective obligations hereunder, after which the City shall not be liable for any further obligation under this Agreement.

10. Representations and Warranties. As an inducement to enter into this Agreement, the Owner and the City hereby represent and warrant to each other (which representations and warranties shall be deemed independently material notwithstanding any prior inquiries or knowledge on the part of the other party) the following:

a. Organization. On behalf of Owner only, Owner warrants and represents that it is a limited liability company lawfully organized and validly existing, in good standing, under and by virtue of the laws of the State of Georgia.

b. Signatories. Each party hereto represents and warrants that the individual or individuals signing this Agreement on behalf of each such party has or have the right, legal power and actual authority to bind said party to the terms and conditions of this Agreement.

c. Authority. Each party hereto represents and warrants that (i) it has the power to make, deliver and perform this Agreement, and has taken all necessary action to authorize the execution, delivery and performance of this Agreement; (ii) this Agreement when executed will constitute the valid obligations with respect to it legally binding upon the same and enforceable in accordance with the terms hereof; and (iii) no further consent or approval of any other party not specifically mentioned herein is required in connection with the execution, delivery, performance, validity and enforcement of this Agreement. Without limiting the generality of the foregoing, the City hereby expressly acknowledges and represents that it has officially adopted and otherwise approved this Agreement at a meeting of its governing authority in accordance with the

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

Constitution and laws of the State of Georgia, to include, without limitation, the Georgia Open Meetings Act, O.C.G.A. 50-14-1 et seq.

d. Not Violative of Law. On behalf of the City only, the City warrants and represents that this Agreement and the City's performance hereunder is authorized under the laws and Constitution of the State of Georgia. Without limiting the foregoing, the City further warrants and represents, and does hereby find, that this Agreement (i) does not authorize the creation of "new debt" as contemplated by Ga. Const. of 1983, Art. IX, Sec. V. Par. I(a); (ii) does not violate O.C.G.A. § 36-30-3(a) or otherwise prevent free legislation by the City in matters of government; (iii) shall be binding and enforceable against the current and all future Boards of Commissioners of the City during the term hereof as provided herein; and (iv) promotes and protects the health, welfare and safety of the citizens and residents of Port Wentworth, Georgia and is otherwise in the public interest. Without limiting the foregoing, the City does further specifically represent and warrant that this Agreement is not intended to restrict the City's or its Board of Commissioner's governmental decision-making process or its powers of legislation, and to the extent any governmental functions are implicated by this Agreement, the decisions for the same have already been freely made by the City and its Board of Commissioners, and the performance of this Agreement during its stated term merely represents the exercise of a proprietary function in carrying out such previously made governmental decisions.

e. No Conflicting Agreements. The execution, delivery and performance of this Agreement will not violate or contravene any contract, undertaking, instrument or other agreement to which the City or Owner (as the case may be) are a party or which purports to be binding upon said parties. Furthermore, the execution, delivery and performance of this Agreement does not violate the provisions of any party's respective charter, articles of incorporation, bylaws, or the Code (as the case may be).

The representations and warranties contained in this section shall be true and correct as of the date hereof and remain true and correct for the term of this Agreement. Furthermore, each party hereto specifically acknowledges and agrees that they shall be forever estopped from making any claim, counterclaim, assertion, or other argument of any kind contrary to the representations and warranties set forth hereinabove or otherwise contained in this Agreement.

11. Miscellaneous.

a. Amendments. No amendment to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of the parties hereto.

b. Counterparts. This Agreement may be signed in several counterparts, each one of which shall be an original and all of which when taken together will constitute one agreement between the parties.

c. Validity and Enforceability. If any provision of this Agreement is held invalid or unenforceable, the validity and enforceability of the remaining provisions of the Agreement shall not be affected thereby, unless the provision held invalid is a material element of this Agreement.

d. Waivers. No delay or failure to exercise a right under this Agreement shall impair such right or shall be construed to be a waiver thereof, and any such rights may be exercised from time to time as often as deemed expedient. Any waiver shall be in writing and signed by the party granting such waiver.

e. Headings. The headings of the sections of this Agreement have been inserted for convenience of reference only and shall in no way restrict or otherwise modify any of the terms or provisions hereof.

f. Construction of Agreement. The parties acknowledge that each party has participated in the negotiation and preparation of this Agreement. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing the Agreement to be drafted.

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

g. Provisions of Law. All generally applicable provisions of law now or hereafter in effect relating to water service by the City shall be applicable to this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first written above:

EXECUTED IN THE PRESENCE OF:

CITY OF PORT WENTWORTH, GEORGIA

_____
WITNESS

By: _____

_____
NOTARY PUBLIC

Attest: _____

EXECUTED IN THE PRESENCE OF:

CLAYTON PROPERTIES GROUP, INC.

_____
WITNESS

By: _____

_____
NOTARY PUBLIC

Attest: _____

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

EXHIBIT "A"

Description of Phase I Property

[Plat of Survey Attached]

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

EXHIBIT "B"

Description of PW Property

Attachment: ZMA 7-0978-05-002, 014 Monteith Rd Mungo RA to PRM APRIL 2022 - Draft Infrastructure Agreement (2638 : Zoning Map

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2636)

DOC ID: 2636

Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

Background: The subject property is currently a vacant lot at the corner of Highway 21 and Rice Creek Road. There are no buildings or structures on the subject property.

Facts and Findings: The site plan is for an expansion of the existing storage facility. The proposed building is 23,100 square foot and will be single story. Access to the new building will be through the existing Stop N Stor driveway. The application is under review by City Engineers Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (PDF)
- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Timeline (DOCX)
- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - 1st Comment Letter T&H 3.30.22 (PDF)
- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (PDF)

220162

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

RECEIVED MAR 04 2022 BY:

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (*Check One*): ☐ General / Concept ☒ Specific Development

Site Plan Address: NE corner Hwy 21 & Rice Creek Rd.

PIN #(s): 70906 01038

Zoning: P-R-M Estimated Cost of Construction: $ +/- $1,000,000.00

Type of Construction: self storage building: Pre-fab steel with stucco accents

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Applicant's Name: Coleman Company, Inc. - Chuck Singleton P.E.

Mailing Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia 30105

Phone #: 912-200-3041 Email: csingleton@cci-sav.com

Owner's Name (If Different form Applicant): Stop N Stor 7, LLC

Mailing Address: 9100 White Bluff Rd., Suite 502 Savannah, Georgia 31406

Phone #: 912-572-1300 Email: alan@stopnstorstorage.com

I hereby acknowledge that the above information is true and correct.

Applicant's Signature — Date: 3/4/22

Owner's Signature (If Different form Applicant) — Date: 3-2-22

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (2636 : Site Plan Review Application StopNStor Expansion 8901

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal ~~(either flash drive or CD)~~ (Emailed Dropbox Link)
- ☐ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
  - ○ No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - ☒ With Land Disturbance - $836.00 Site Plan Fee + $50.00 Admin Fee = Total $886.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

PE

Applicant's Signature

3/4/22

Date

Updated 4/28/2020

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00347501 3/14/2022 11:36 AM
OPER: ME TERM: 011
REF#: CK 2880

TRAN: 112.0000 BLDG PERMIT
220162 886.00CR
STOP N STOR #7 LLC
8901 HIGHWAY 21
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (2636 : Site Plan Review Application StopNStor Expansion 8901

COLEMAN COMPANY
ENGINEERS • SURVEYORS

March 4, 2022
CCI Project #: 21-708

RE: Adjacent Property Owners
Proposed Stop N Stor

1. PIN: 70906 01018
   Rice Creek Commercial, LLC
   c/o Development Associates Inc.
   17 Park of Commerce Blvd., Unit 105
   Savannah, Georgia 31405

2. PIN: 70906C05074
   Rice Creek HOA, Inc.
   c/o Sentry Management, Inc.
   119 Canal St., Suite 102
   Pooler, Georgia 31410

3. PIN: 70906 02005
   Neil and Amelia Thompson
   8024 Old Hwy 21
   Port Wentworth, Georgia 31407

4. PIN: 70906 04005A
   Jimmy Neal Thompson
   8024 Old Hwy 21
   Savannah, Georgia 31407

5. PIN: 70906 01026
   RC Residential, LLC
   1049 Powers Ferry Rd.
   Marietta, Georgia 30067

6. PIN: 70906C11014
   Rice Creek HOA, Inc.
   c/o Sentry Management, Inc.
   119 Canal St., Suite 102
   Pooler, Georgia 31410

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (2636 : Site Plan Review Application StopNStor Expansion 8901

Project Timeline

Project Number: 220162

Project Name: Stop N Stor Hwy 21 Specific Site Plan

Applicant / Engineer: Chuck Singleton, Coleman Company

Owner: Stop N Stor 7, LLC

City Review Engineer: Thomas & Hutton

- 3/4/2022 – application received. Complete
- 3/11/2022 – sent documents to Thomas & Hutton for review.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
- 3/30/2022 – received 1st review comment letter from T&H. Chuck Singleton copied on email.

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Timeline (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

March 30, 2021

Mr. Brian Harvey
Director of Development Services
City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

Re: Stop N Stor Highway 21
Port Wentworth, Georgia
Site Plan Review
J–25412.0028

Dear Brian:

We have received the site plan for the referenced project submittal. The following information was included in the submittal package:

- Hydrology Narrative
- Site Development Plans

This site plan review was completed based on our interpretation of the latest City of Port Wentworth zoning ordinance and development regulations. Thomas & Hutton's review was performed in an effort to assess if the application package for the proposed improvements is in general conformance with City of Port Wentworth regulations. Our review shall not be interpreted as a detailed technical analysis of the design or for verification of technical sufficiency for elements of design. Under no circumstances shall our review and comments related to the site plans relieve the Applicant's Design Professional of their professional obligations and professional standards of care. As such, the design submitted by the Applicant's Design Professional shall be the sole responsibility of the Applicant's Design Professional. Thomas & Hutton shall not accept any responsibility for any liability due to design and construction, in whole or in part, for any aspect of the design and construction of design documents.

We have reviewed the submittal package and offer the comments noted below for consideration:

General Comments

1. The site appears to be zoned Planed Community Business (P-C-2).
2. According to NWI data, it appears that wetlands exist on-site. Please provide a Jurisdictional Determination and, if applicable, a wetland impact permit.
3. This site lies within an Effective FEMA Special Flood Hazard Area Zone X, Area of Minimal Flood Hazard, according to FEMA FIRM Panel 13051C0030G effective August 16, 2018.
4. Please provide an EPD Land Disturbance approval.
5. Please provide EPD water/wastewater permits, if applicable.

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - 1st Comment Letter T&H 3.30.22 (2636 : Site Plan Review Application StopNStor

6. Development is occurring within a "common access and utility easement" and "drainage easement". Provide documentation indicating that proposed encroachment on the easements is permitted.

Stormwater Comments

In accordance with the City of Port Wentworth Stormwater Management Ordinance (PWSMO) Section 7–79, this project proposes a redevelopment that will involve the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on the site previously. Sites having master planned stormwater do not appear to be exempt. As such, all stormwater provisions apply to this site.

1. Provide the following items to complete the Stormwater Management Design Plan per Section 7-80(d) of the Port Wentworth Code of Ordinances:
   a. Certification by Plan Preparer
   b. Certification by Owner
2. Provide a stormwater management inspection and maintenance agreement and plan as prescribed in Section 7–80(e) of the Port Wentworth Code of Ordinances.
3. Please acknowledge that a performance bond will be required prior to construction, as listed in Section 7–80(h) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.
4. Provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.
5. The "volume in the wet pool and extended detention" for the stormwater pond differs in the previously approved hydrologic analysis versus the proposed hydrology narrative. Please explain ore revise.
6. Provide profile views of existing and proposed storm drainage infrastructure with resulting water surface elevations pursuant to Section 7-80(d)(3) of the Port Wentworth Code of Ordinances.
7. Provide a signed and dated seal of a professional engineer licensed in the State of Georgia on the site development plans pursuant to Section 3.7.9(3) of the Port Wentworth Comprehensive Development Manual.

Water, Fire System, and Sanitary Sewer Design Comments

1. It appears that no sanitary sewer is proposed as a part of the site development plans. If sanitary sewer is purposed, provide the requirements set forth in Section 3.5 of the Port Wentworth Comprehensive Design Manual.
2. Please provide the Water/Wastewater Availability Request Form found in Appendix A of the Port Wentworth Comprehensive Design Manual (CDM) as required by Section 3.3 of the CDM.
3. It appears that fire protection is proposed as a part of this development but not domestic water. Please confirm. Provide the requirements set forth in Section 3.4 of the Port Wentworth Comprehensive Design Manual including the water distribution checklist and associated exhibits.
4. Please coordinate with the Fire Marshal for fire protection comments and approval.
5. Additional water, fire system, and sanitary sewer design comments may arise upon submission of the requested calculations.

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - 1st Comment Letter T&H 3.30.22 (2636 : Site Plan Review Application StopNStor

Plan Sheets Comments

1. Provide a fence and the proposed exterior building surface that meets the requirements set forth in Section 5.6 of the Port Wentworth Code of Ordinances for a self-storage mini-warehouse in zone C-2.
2. Pursuant to Section 7-80 (b)(3) of the Port Wentworth Code of Ordinances, provide all existing roads, buildings, parking areas, impervious surfaces, utilities, and stormwater drainage infrastructure on the site development plans. It appears that some of these elements are missing from the plans. There are several features, such as "Existing Master Detention Pond", and "Existing Stop N Stor #7" that are called out on the plans with no associated linework for the features.
3. On Sheet C5.0, provide the size of the existing water main and tapping sleeve that is connecting to the internal backflow prevention device.

Site Lighting Comments

1. Provide a site lighting plan for the improved areas of the development, if applicable. If lighting is proposed, provide light shielding in conformance with Section 5.6 of the Port Wentworth Code of Ordinances for a self-storage mini-warehouse in zone C-2.

Paving, Signage, and Parking Comments

1. Please confirm with a note on the plans that all accessible paths will comply with the latest edition of the Americans with Disabilities Act.

Thank you for your attention to this project. If there are any questions or comments, please feel free to call us at (912) 234–5300.

Sincerely,

THOMAS & HUTTON

Darby Burk

DMB

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - 1st Comment Letter T&H 3.30.22 (2636 : Site Plan Review Application StopNStor

CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE
HIGHWAY 21 EXPANSION

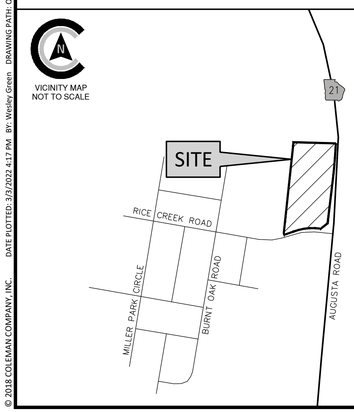
PREPARED FOR
STOP N STOR 7, LLC

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

CIVIL ENGINEER:
CHARLES C. SINGLETON III, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PARKWAY, SUITE 100
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VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	RICE CREEK ROAD
PROJECT CITY, STATE:	PORT WENTWORTH, GEORGIA
OWNER/REPRESENTATIVE:	STOP N STOR 7, LLC
PROPERTY AREA:	5.85 ACRES
DISTURBED AREA:	1.22 ACRES
ZONING:	P-R-M
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF PORT WENTWORTH
PINS:	7-0906-01-038
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	
ARCHITECT:	
CONSTRUCTION EXIT LOCATION:	32.23107, -81.19433

SHEET INDEX

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COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON, III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE
HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR
STOP N STOR 7, LLC

JOB NUMBER:	21-708.000
DATE:	03/04/2022
DRAWN BY:	CCS
CHECKED BY:	CCS
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 3/3/2022 4:17 PM BY: Wesley Green DRAWING PATH: Q:\2021\21-708.000\DWG\Civil\21-708 Main Project.dwg

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 2%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES. THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER; AND ANY OTHER REQUIREMENT MADE BY CITY OF PORT WENTWORTH.
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
17. CONTRACTOR SHALL PROVIDE CRUSHED STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
18. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
19. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF PORT WENTWORTH AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
20. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
21. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
22. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHOULD CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED; THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
23. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
24. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
25. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
26. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
27. THE SUBGRADE SHOULD BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
28. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
29. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
30. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF PORT WENTWORTH CONVEYANCE AND DISTRIBUTION DEPARTMENT.
31. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
32. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
33. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
34. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
35. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
36. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
37. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST 3 DAYS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
38. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
39. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
40. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
41. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
42. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
43. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
44. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
45. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
46. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH AND CHATHAM COUNTIES LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
47. ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
48. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
49. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.
50. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

    GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.

    MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS WEIGHTS SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

    MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF PORT WENTWORTH" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
51. INTERNATIONAL FIRE CODE, 2018 EDITION:

    SECTION 3310
    ACCESS FOR FIREFIGHTING
    3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) 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.

    SECTION 3312
    WATER SUPPLY FOR FIRE PROTECTION
    3312.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
52. MAXIMUM BUILDING HEIGHT IS TO BE 45' PER APPENDIX A, ARTICLE III, SECTION 6 OF THE CITY OF PORT WENTWORTH CODIFIED ORDINANCES.
53. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF PORT WENTWORTH CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF PORT WENTWORTH STANDARDS ARE TO TAKE PRECEDENCE.

ADA NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0 TO 1/4" : NO REQUIREMENTS
   B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
   C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
   - •• MAX RAMP SLOPE 8.33% (1:12)
   - •• RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
   - •• MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
   - •• MAX CROSS SLOPE OF RAMP 2% (1:50)

   A. LANDINGS :
   - ••• RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   - ••• LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   - ••• LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
   - ••• IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
   - ••• ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

   B. HANDRAILS:
   - ••• HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - ••• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - ••• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ••• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - ••• STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
   - •• MAX SLOPE OF CURB RAMP 8.33%
   - •• MAX SLOPE OF SIDE FLARES 10%
   - •• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - •• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - •• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
   - •• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   - •• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - •• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - •• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - •• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

WATER - SEWER NOTES:

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

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 40'
SIDE YARD SETBACKS: 10'
REAR YARD SETBACK: ??

20% OPEN SPACE REQD: N/A
OPEN SPACE PROVIDED: N/A

*PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTAGES CANOPY SETBACK FROM R.O.W. 45.22'

BUILDING AREA = 23,100 SQ. FT.
PARKING REQUIRED = 0
PARKING PROVIDED = 0

SITE INFORMATION:

PARENT PIN: 7-0906-01-038
ZONING DISTRICT: P-R-M
FLOOD ZONE: X
SIZE: 5.85 ACRES
PROPOSED LAND USE: STORAGE WAREHOUSE

EROSION CONTROL NOTES:

1. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".
2. NARRATIVE DESCRIPTION:

   LOCATION: RICE CREEK ROAD PORT WENTWORTH,GEORGIA

   PINs: 7-0906-01-038

   NATURE OF WORK: STOP N STOR SELF STORAGE HIGHWAY 21 EXPANSION

   SIZE: TOTAL PROPERTY ACREAGE: 5.85 ACRES
   DISTURBED ACREAGE: 1.17 ACRES

   ZONING CLASSIFICATION: P-R-M

   MAXIMUM BUILDING HEIGHT:

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : CAPE FEAR SOILS (Cc) AND OCILLA COMPLEX (Oj)
7. THIS SITE IS CURRENTLY DEVELOPED AS UNDEVELOPED
8. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".
9. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
10. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SILT REMOVAL, OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0030G EFFECTIVE DATE: AUGUST 16, 2018.
15. CONTACT INFORMATION:

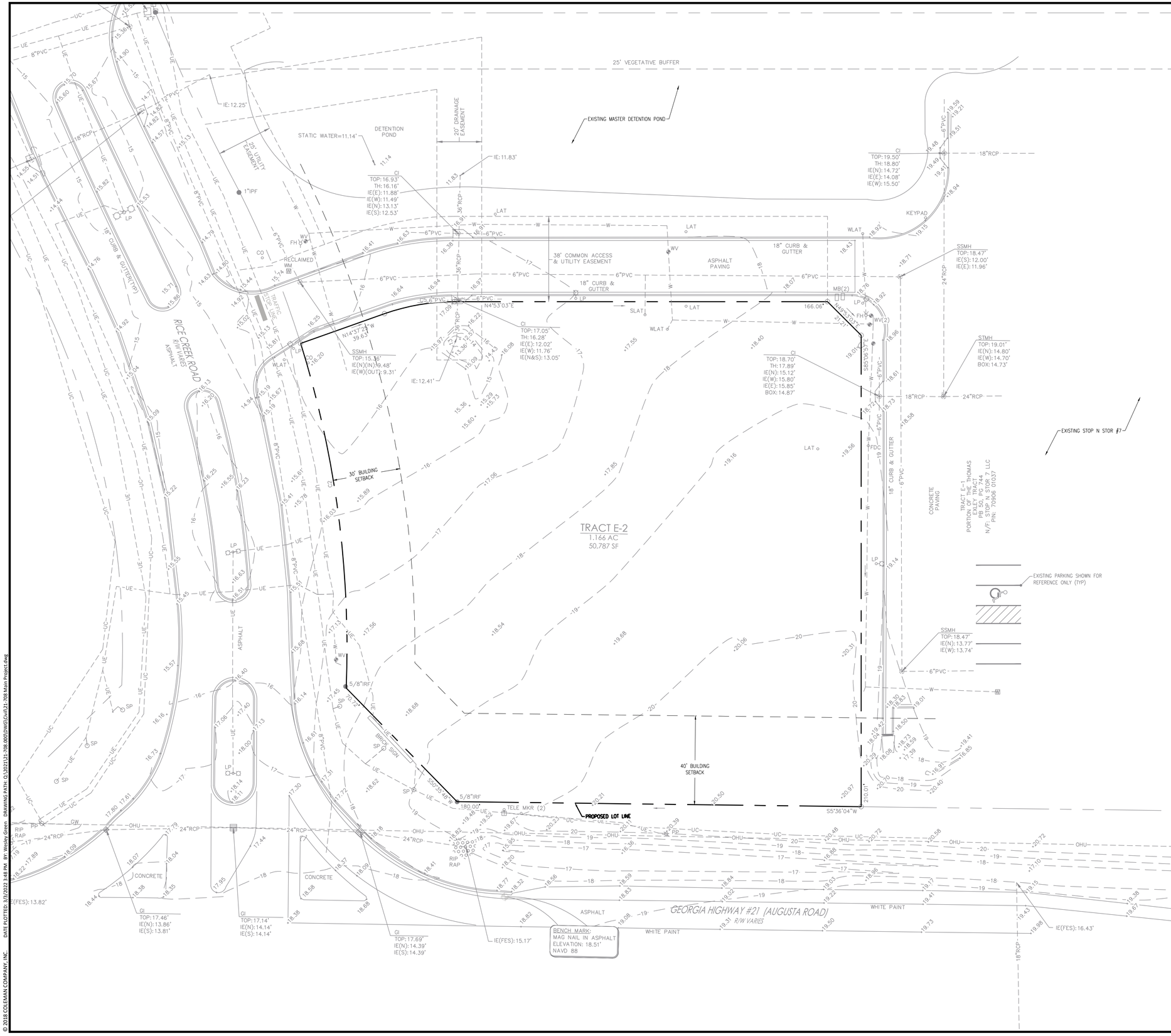
CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:
CHARLES C. "CHUCK" SINGLETON III, PE	STOP N STOR SELF STORAGE
COLEMAN COMPANY, INC.	ATTN: MR. ALAN DASHER
1480 CHATHAM PKWY, SUITE 100	9100 WHITE BLUFF ROAD, SUITE 509
SAVANNAH, GA 31405	SAVANNAH, GA 31406
P: 912.200.3041	hurshell8@yahoo.com
F: 912.200.3056	

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS AN EXISTING DETENTION POND THAT OUTFALLS INTO THE RICE CREEK SUBDIVISION AND INTERCONNECTED LAGOON SYSTEM. FINAL RECEIVING WATERS IS BLACK CREEK.
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

	AREA	IMPERVIOUS	CN	Q25
PRE-DEVELOPMENT	1.17ac	0.00ac	80	(±)36.12 cfs Tc=18.4min.
POST-DEVELOPMENT	1.17ac	4.52ac	89	(±)19.30 cfs Tc=20.0min.

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON, III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE
HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR
STOP N STOR 7, LLC

JOB NUMBER:	21-708.000
DATE:	03/04/2022
DRAWN BY:	CCS
CHECKED BY:	CCS
SCALE:	AS NOTED

EXISTING CONDITIONS

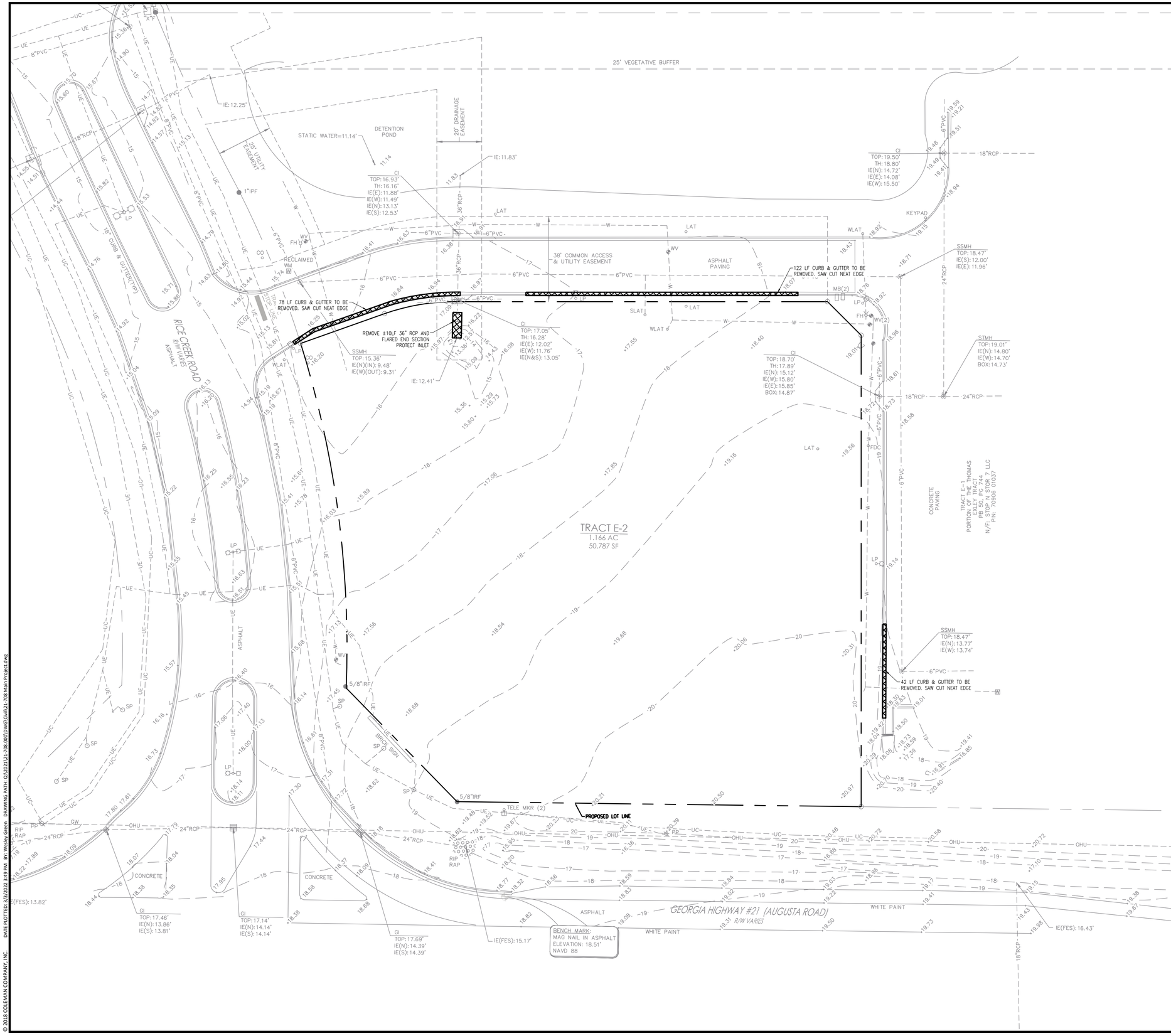
SHEET:
C1.0

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Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)



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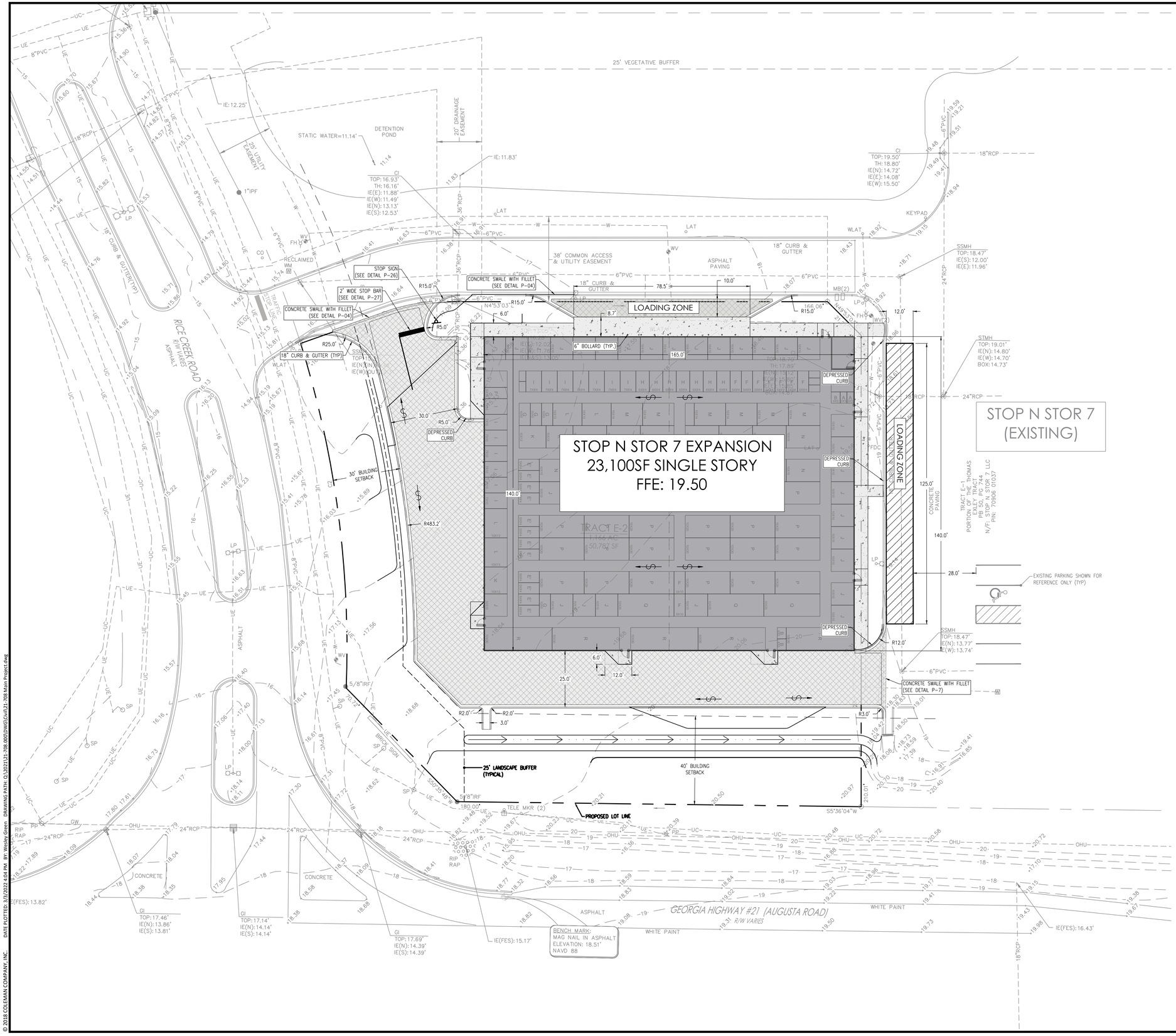
DEMOLITION PLAN

SHEET:
C2.0

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1. PARCEL IDENTIFICATION NUMBERS: 70906 01038.
2. THIS PROPERTIES IS CURRENTLY ZONED P-C-2.
3. LOTS TO BE SERVED BY CITY OF PORT WENTWORTH WATER AND SANITARY SEWER SYSTEMS.
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0030G, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
8. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

SITE DATA:

SITE AREA: 1.17 AC

PROPOSED OPEN SPACE: 21,677 SF (43%)
MASTER DETENTION PROVIDED AS SHOWN

DEVELOPMENT REQUIREMENTS:

BUILDING SETBACK REQUIREMENTS:

(TAKEN FROM CITY OF PORT WENTWORTH ZONING ORDINANCE, SECTION 5.7)

GA HWY #21 R/W (MAJOR ARTERY)
- 40' FROM CENTER OF STREET

RICE CREEK ROAD R/W (CONNECTING ROUTE)
- 30' FROM CENTER OF STREET

SIDE
- 10' FROM PROPERTY LINE

REAR
- N/A

NO PARKING REQUIRED FOR SELF STORAGE
(1) LOADING SPACE REQUIRED

SCALE: 1"=20'
0' 10' 20' 40'

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON, III

REVISIONS:

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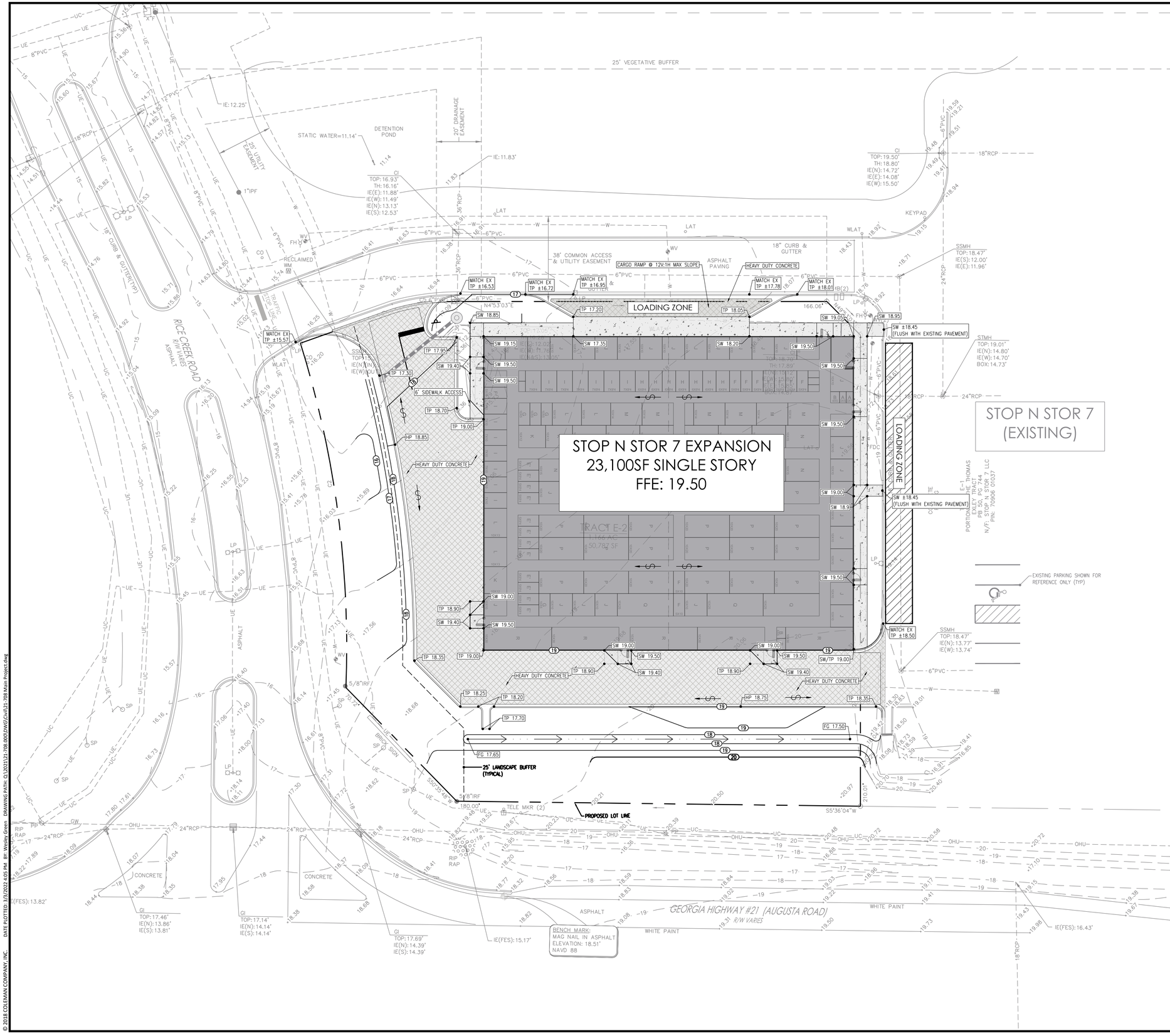
JOB NUMBER:	21-708.000
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SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

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PAVING & GRADING

SHEET:
C4.0

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25' VEGETATIVE BUFFER

STOP N STOR 7 EXPANSION
23,100SF SINGLE STORY
FFE: 19.50

STOP N STOR 7
(EXISTING)

DETENTION POND
STATIC WATER=11.14'

DITCH INLET #1
TOP: 18.55
IE IN: 13.65
IE OUT: ±12.21
(CONNECT TO EXISTING 36" RCP)
(SEE DETAIL SD-7)

43 LF 15" RCP @ 0.33% SLOPE

TYPE V-1 DROP INLET
TOP: 17.80
IE: 13.80
(SEE DETAIL D8)

LOADING ZONE

6" TAPPING SLEEVE

6 LF 6"ø C900 FIRE LATERAL (PRIVATE)

INTERNAL BACKFLOW PREVENTION DEVICE. REFER TO ARCHITECTURAL/MEP PLANS

25' LANDSCAPE BUFFER (TYPICAL)

PROPOSED LOT LINE

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 18.51'
NAVD 88

GEORGIA HIGHWAY #21 (AUGUSTA ROAD)
R/W VARIES

RICE CREEK ROAD

EXISTING PARKING SHOWN FOR REFERENCE ONLY (TYP)

SCALE: 1"=20'
0' 10' 20' 40'

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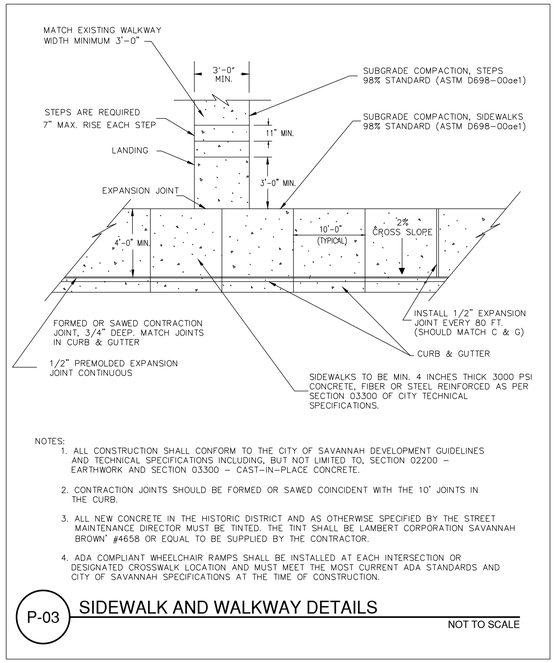
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DRAINAGE & UTILITY PLAN

SHEET:
C5.0

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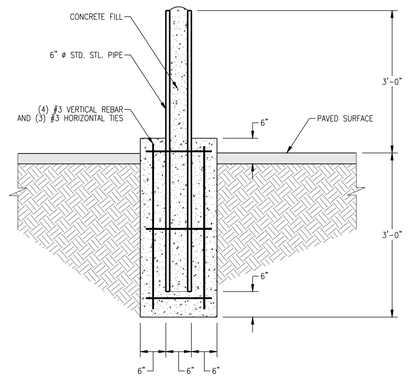


NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAVANNAH DEVELOPMENT GUIDELINES AND TECHNICAL SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, SECTION 02200 – EARTHWORK AND SECTION 03300 – CAST-IN-PLACE CONCRETE.
2. CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 10' JOINTS IN THE CURB.
3. ALL NEW CONCRETE IN THE HISTORIC DISTRICT AND AS OTHERWISE SPECIFIED BY THE STREET MAINTENANCE DIRECTOR MUST BE TINTED. THE TINT SHALL BE LAMBERT CORPORATION SAVANNAH BROWN' #4658 OR EQUAL TO BE SUPPLIED BY THE CONTRACTOR.
4. ADA COMPLIANT WHEELCHAIR RAMPS SHALL BE INSTALLED AT EACH INTERSECTION OR DESIGNATED CROSSWALK LOCATION AND MUST MEET THE MOST CURRENT ADA STANDARDS AND CITY OF SAVANNAH SPECIFICATIONS AT THE TIME OF CONSTRUCTION.

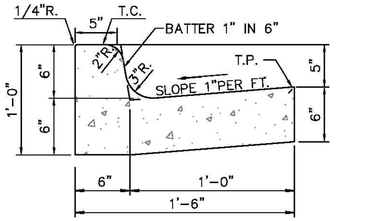
P-03 SIDEWALK AND WALKWAY DETAILS

NOT TO SCALE

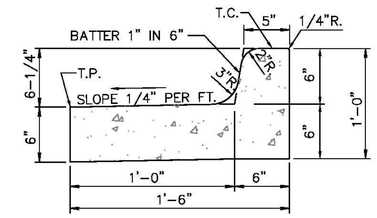


P-24 BOLLARD DETAIL

NOT TO SCALE



NORMAL GUTTER



PITCHED GUTTER

NOTE: COMPACT SUBGRADE TO 98% (ASTM D698-00ae1)

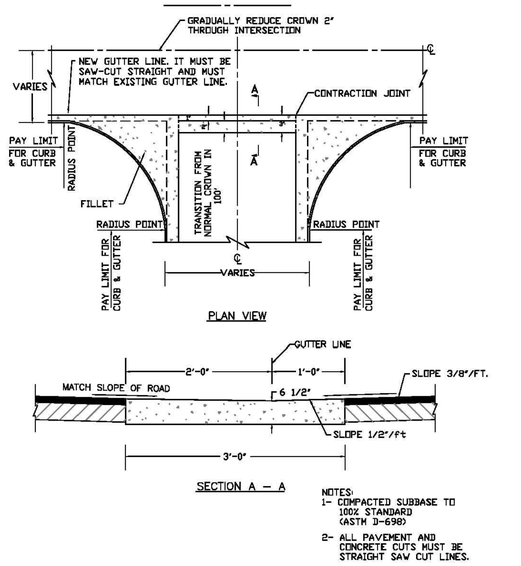
18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS

P-3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

SCALE: N.T.S.
DATED: FEBRUARY 2007



PLAN VIEW

SECTION A – A

NOTES:
1- COMPACTED SUBBASE TO 100% STANDARD (ASTM D-698)
2- ALL PAVEMENT AND CONCRETE CUTS MUST BE STRAIGHT SAW CUT LINES.

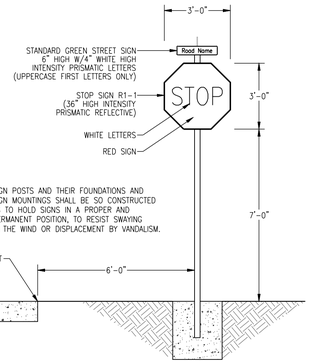
CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS

P-7

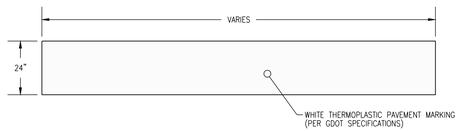
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

SCALE: N.T.S.
DATED: FEBRUARY 2007



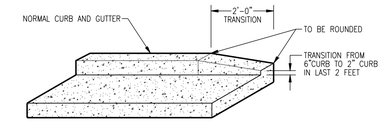
P-26 TYPICAL STOP SIGN

NOT TO SCALE



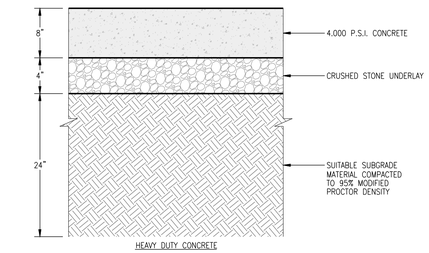
P-27 TRAFFIC STOP BAR

NOT TO SCALE



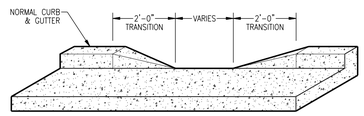
P-2 FEATHERING OF CONCRETE CURB & GUTTER

NOT TO SCALE



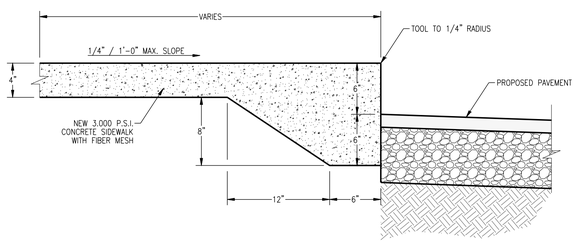
P-20 HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



P-1 DEPRESSED CURB

NOT TO SCALE



P-16 MONOLITHIC SIDEWALK

NOT TO SCALE

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SCALE: AS NOTED

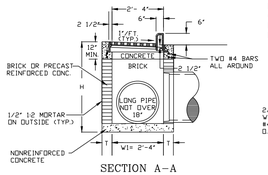
CONSTRUCTION DETAILS

SHEET:
C7.0

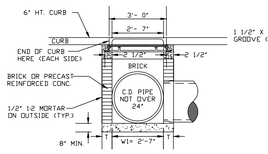
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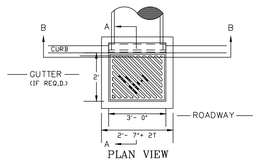
DROP INLET TYPE V-1



SECTION A-A



SECTION B-B

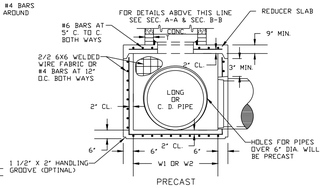


PLAN VIEW

NOTE:
CURB INLET FRAME, GRATE, AND CURB BOX SHALL BE EAST JORDAN #7510Z1-7030T6-7510M1 OR EQUAL WITH DIAGONAL BARS. WEIGHT = 566 LBS. (SEE DETAIL D8A FOR FRAME, GRATE AND CURB BOX DETAILS)

DROP INLET TYPE V-1 OR V-2:

REDUCER SLABS ARE FOR USE WITH LARGER PIPES. IN GENERAL THIS WILL BE CROSS DRAIN PIPES OVER 24", LONGITUDINAL PIPES OVER 18" (TYPE V-1) AND LONGITUDINAL PIPES OVER 15" (TYPE V-2).



PRECAST

W1 OR W2 DIMENSIONS WITH REDUCER SLAB

* W1 X W2 NOT LESS THAN 2'- 4" X 2'- 7" FOR TYPE V-1 AND NOT LESS THAN 1'- 8" X 2'- 7" FOR TYPE V-2

MINIMUM W1, W2, & H DIMENSIONS			
PIPE SIZE	W1(MIN) OR W2(MIN.) BRICK	REINF. CONC.	H (MIN.)
15"	@ 1'- 8"	@ 1'- 8"	3'- 10"
18"	@ 2'- 0"	@ 2'- 0"	4'- 2"
24"	2'- 7"	2'- 7"	4'- 9"
30"	3'- 4"	3'- 6"	5'- 10"
36"	3'- 10"	4'- 0"	6'- 5"
42"	4'- 5"	4'- 6"	7'- 0"
48"	5'- 0"	5'- 0"	7'- 10"
54"	5'- 7"	5'- 6"	8'- 5"
60"	6'- 2"	6'- 0"	9'- 0"

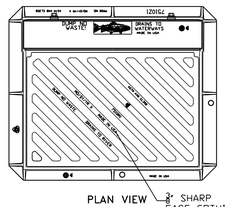
BRICK WALL THICKNESS	
H	T (MIN.)
TO 10'	8"
10' TO 20'	12"
20' TO 30'	16"

NOTE:
THE MINIMUM H DIMENSIONS SHOWN ARE BASED ON TYPICAL OUTSIDE DIAMETERS OF PIPES AND MAY BE MODIFIED WHERE THE CITY ENGINEER OR DESIGNER DETERMINES THAT CONDITIONS PERMIT. IT IS NOT NECESSARY THAT THE BOX TYPE BASE BE SQUARE. W1 AND W2 DIMENSIONS WILL VARY ACCORDING TO PIPE SIZE.

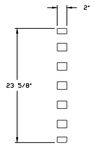
D-8 TYPE V-1 OR V-2 DROP INLET

NOT TO SCALE

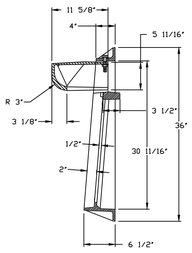
NOTES:
1. FRAME AND GRATE TO BE EAST JORDAN CATALOG #7501Z1-7030T6-7510M1 OR EQUIVALENT WITH DIAGONAL BARS (WEIGHT 566 LBS.)
2. GRATE MUST PROVIDE "DUMP NO WASTE-DRAINS TO RIVER", "MADE IN USA", AND FOUNDRY STAMP



PLAN VIEW

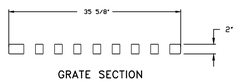


GRATE SECTION

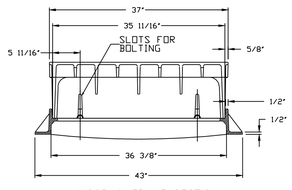


HOOD & FRAME SECTION

CURB ADJUSTMENT
3 1/4" TO 9"



GRATE SECTION

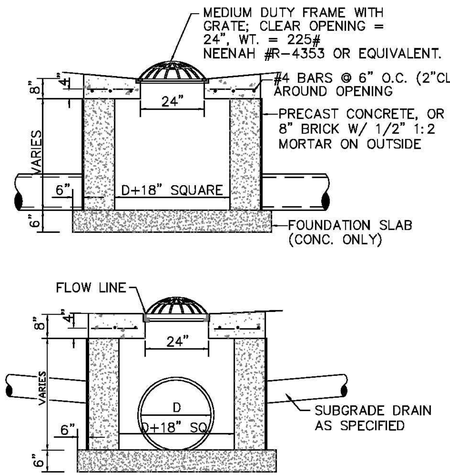


HOOD & FRAME SECTION

NOTE: COMPONANT PARTS ARE SHIPPED LOOSE. NOT ASSEMBLED.

D-8A DROP INLET FRAME, GRATE, AND CURB

NOT TO SCALE



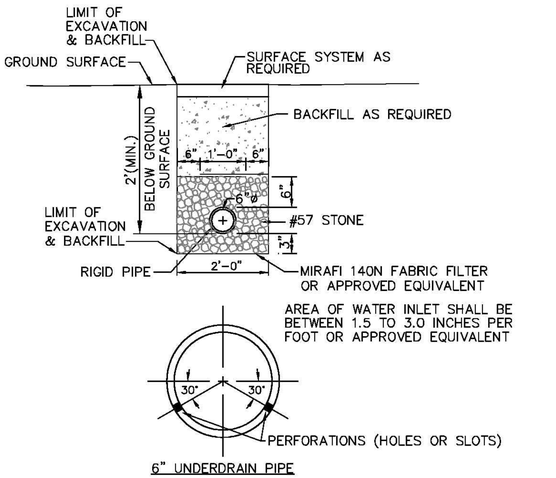
DITCH INLET

City of Port Wentworth
TECHNICAL DETAILS

SD-7

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

SCALE: N.T.S.
DATED: FEBRUARY 2007



6" UNDERDRAIN PIPE

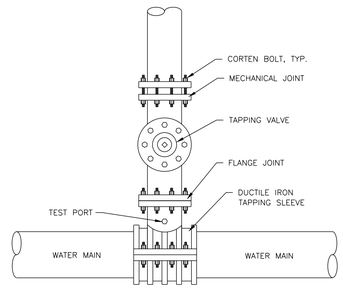
City of Port Wentworth
TECHNICAL DETAILS

SD-10

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTE:
1. THE TAPPING SLEEVE AND VALVE MUST BE INSTALLED IN A MANHOLE. (SEE DETAILS W25C & W25D FOR THE MANHOLE DETAILS)



PLAN VIEW

W-24 TYPICAL TAPPING SLEEVES & TAPPING VALVE

NOT TO SCALE

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE
HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR
STOP N STOR 7, LLC

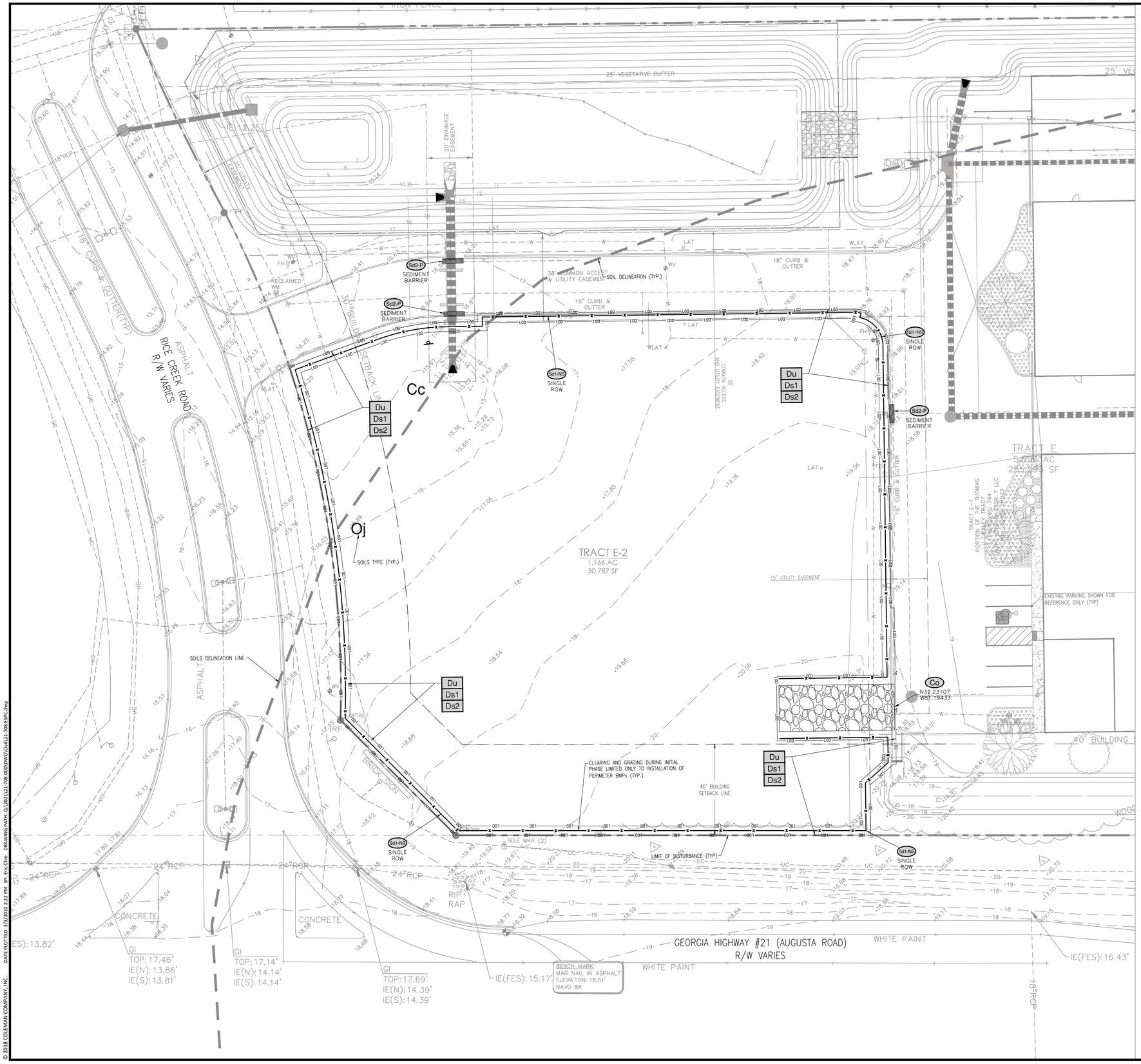
JOB NUMBER:	21-708.000
DATE:	03/04/2022
DRAWN BY:	CCS
CHECKED BY:	CCS
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C7.1

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Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)



SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.

INTERMEDIATE PHASE:

1. MASS GRADE SITE TO FINAL ELEVATIONS.
2. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS.
2. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INITIAL PHASE:

THE ONLY LAND THAT IS BEING DISTURBED IN THE INITIAL PHASE IS THE SILT FENCE AREA AND CONSTRUCTION ENTRANCE. THUS THE INITIAL PHASE IS A LINEAR PROJECT AS DEFINED BY THE EROSION CONTROL MANUAL. LINEAR PROJECTS CAN UTILIZE SILT FENCE FOR SEDIMENT STORAGE. ALSO, THE DISTURBED AREA IN THE INITIAL PHASE IS LESS THAN 1 ACRE. FINALLY, THE WAY THE EXISTING SITE IS CONFIGURED, MUCH MORE AREA WOULD NEED TO BE DISTURBED IN THE INITIAL PHASE TO INCLUDE SEDIMENT BASINS AND DIVERSION SWALES TO CONVEY WATER AND SEDIMENT TO SAID BASINS. THUS, SEDIMENT STORAGE IN SILT FENCE IS THE BEST OPTION FOR SEDIMENT STORAGE IN THE INITIAL PHASE.

SEDIMENT STORAGE REQUIREMENTS - TRACT 1

DISTURBED AREA (INITIAL):	954 LF x 4 FT = 1,250 SF (Oj) = 5,066 SF = 0.12 AC
REQUIRED STORAGE (INITIAL):	0.12 AC X 67 CY/AC = 8.04 CY = 217 CF
STORAGE PROVIDED (INITIAL):	SILT FENCE STORAGE: BH/2 x LENGTH LENGTH: 954; B: 1.5'; H: 1.5'; (1.5')(1.5')/2 x 954' = 1,074 CF STORAGE PROVIDED > REQUIRED STORAGE 1,074 CF > 217 CF; THEREFORE ADEQUATE STORAGE IS PROVIDED IN THE INITIAL PHASE.

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

NRCS ORIGINAL SUBMITTAL:	03/04/2022

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GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON, III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR STOP N STOR SELF STORAGE

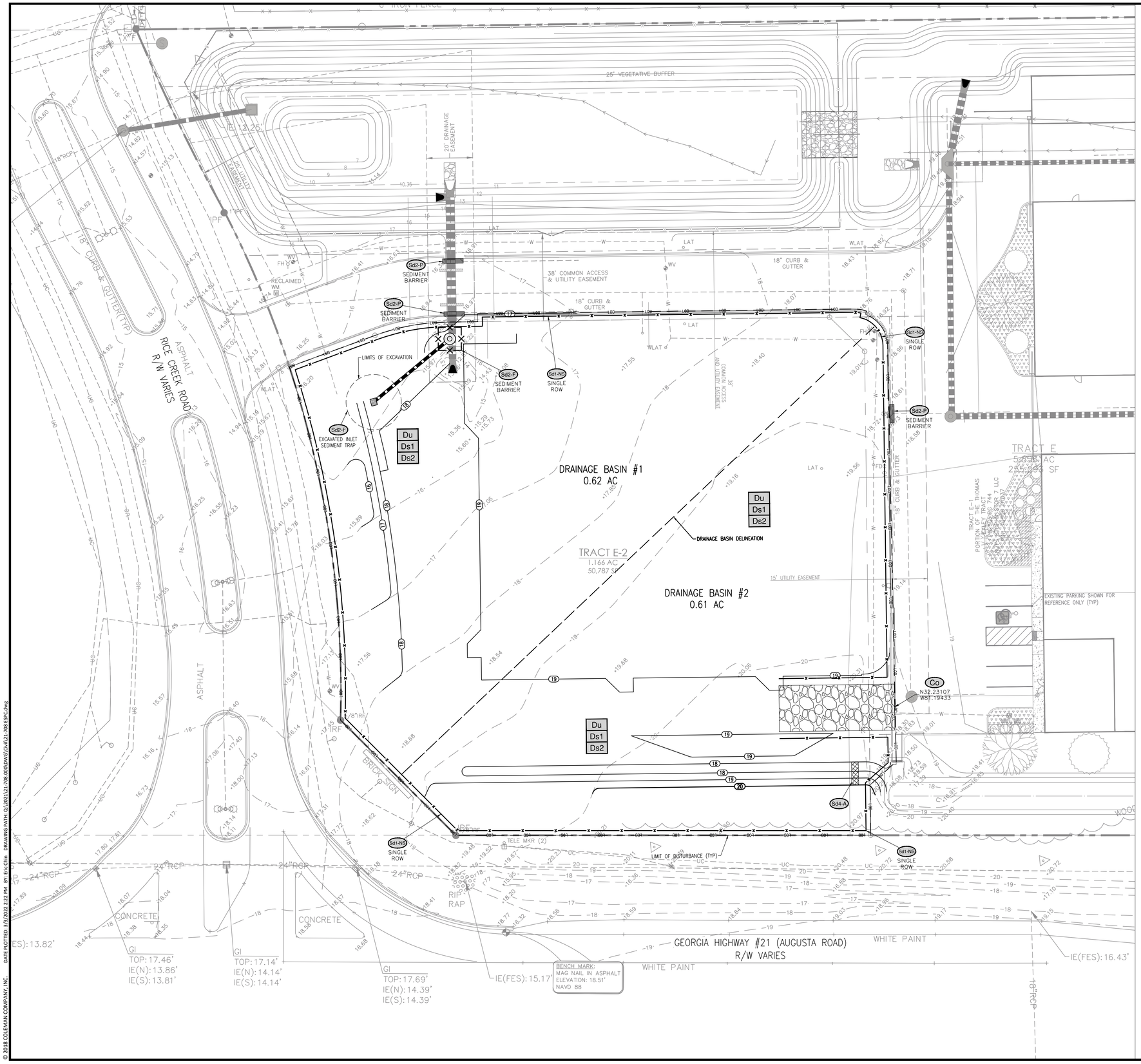
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INITIAL ES&PC PLAN

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SEQUENCE OF CONSTRUCTION

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SEDIMENT STORAGE REQUIREMENTS

DRAINAGE BASIN 1:

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

1. **Drainage area** = 0.62 ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * 0.62 ac
   Required sediment storage = 41.5 cy = 1,120 cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = 4 ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SA_{sed} = Required sediment storage / excavation depth
   SA_{sed} = 41.5 cy / 4 ft
   SA_{sed} = 452 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: CIRCULAR
   Dimensions: l = _____ ft w = _____ ft diameter (if *applicable*) = 24 ft

Provide a detail showing the depth, length and width, or diameter (if *applicable*), and side slopes of the excavation.

DRAINAGE BASIN 2:

0.61 AC DISTURBANCE
PRACTICE: STORAGE IN TEMPORARY SEDIMENT TRAP
REQUIRED STORAGE:
0.61 AC x 67 CY/AC = 40.9 CY
40.9 CY = 1,104 CF
STORAGE PROVIDED:
POND STORAGE: (TOP AREA + BOTTOM AREA)/2 x (TOP ELEVATION – BOTTOM ELEVATION)
(2,357 SF + 704 SF)/2 x (20 - 18) = 1,530.5 SF x 2 = 3,061 CF
3,061 CF = 113 CY
113 > 40.9
PROVIDED > REQUIRED

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

NRCS ORIGINAL SUBMITTAL:	03/04/2022

SCALE: 1"=50'
0' 25' 50' 100'

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GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER
CHARLES C. SINGLETON, III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR STOP N STOR SELF STORAGE

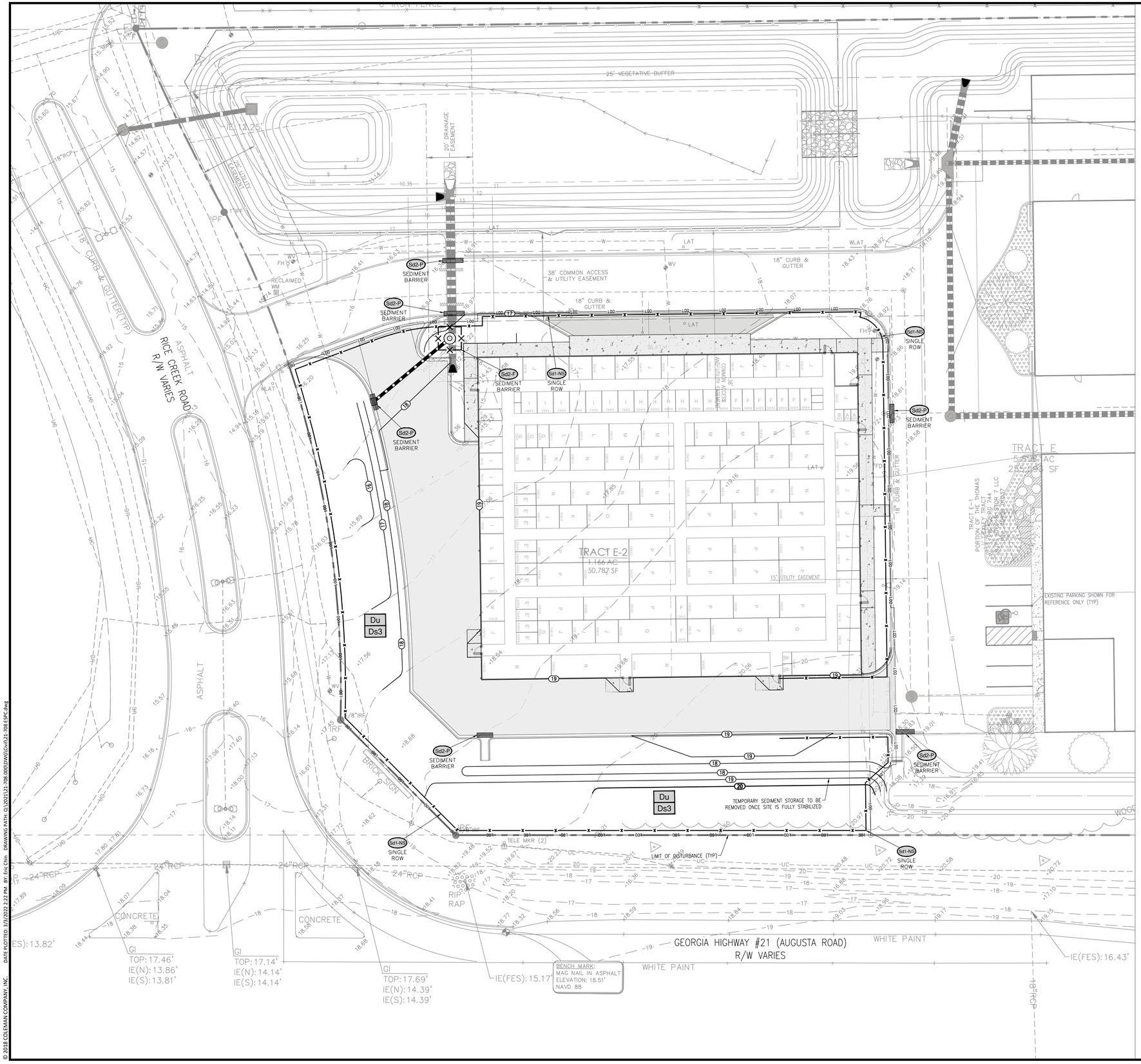
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INTERMIATE ES&PC PLAN

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SEQUENCE OF CONSTRUCTION

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CHARLES C. SINGLETON, III

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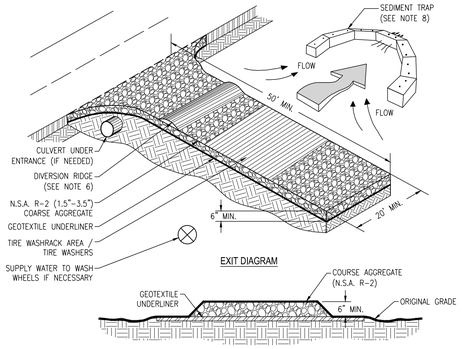
FINAL ES&PC PLAN

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Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)

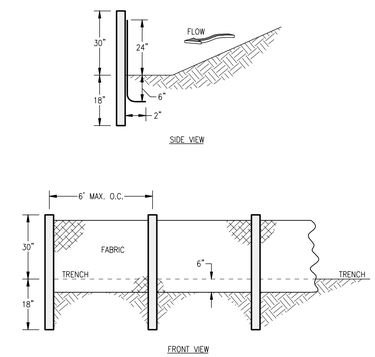


NOTES:

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.

Co **CRUSHED STONE CONSTRUCTION EXIT**

NOT TO SCALE

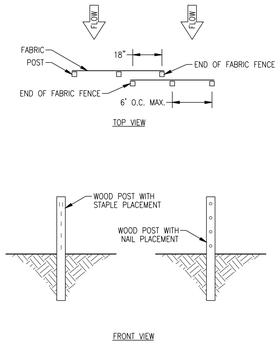


NOTE:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-NS **SILT FENCE - TYPE NON-SENSITIVE**

NOT TO SCALE

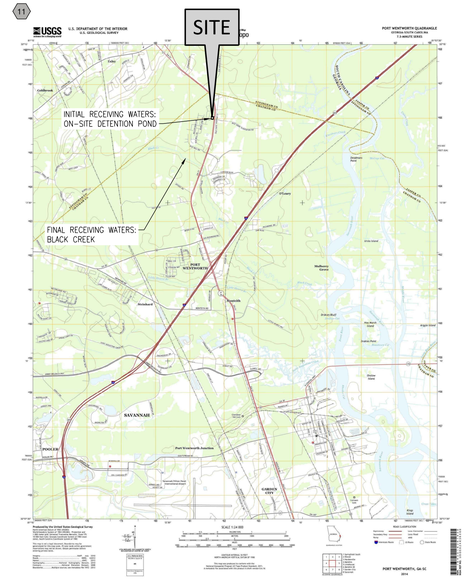


NOTE:

1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

FASTENERS FOR SILT FENCES
OVERLAP AT FABRIC ENDS

NOT TO SCALE



DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

NRCS ORIGINAL SUBMITTAL:	03/04/2022

Ds1

MULCHING WITHOUT TEMPORARY GRASSING:
WOOD MULCH SHALL BE PLACED AT A RATE OF 140 TONS PER ACRE AND APPLIED TO A DEPTH OF 2 TO 3 INCHES.

TEMPORARY GRASSING:
AGRICULTURAL LIME: APPLY 1 TON/ACRE
FERTILIZER: FOR SOILS WITH VERY LOW FERTILITY, APPLY 500-700 LBS. 10-10-10 PER ACRE FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT GRASSING:
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. SOIL TEST ARE REQUIRED PRIOR TO PERMANENT VEGETATION. PERMANENT GRASSING SHALL BE SOD.

HYDRAULIC SEEDING:
MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

MULCHING
MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2-1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER WILL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
* WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH:
STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE. WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS, OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

CONDITIONS

TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 LBS	3 BU	9/1-3/1
RYEGRASS	0.9 LB	40 LBS	8/15-4/1
ANNUAL LESPEDEZA	0.9 LB	40 LBS	1/15-3/15
WEEPING LOVEGRASS	0.1 LB	4 LBS	2/15-6/15
SUDANGRASS	1.4 LBS	60 LBS	3/1-8-1
BROWNTOP MILLET	0.9 LB	40 LBS	4/1-7/15
WHEAT	4.1 LBS	3 BU	9/15-2/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. 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.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.

CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.

2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB - TACKIFIERS AND BINDERS.
4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

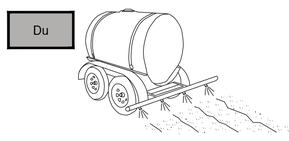
SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LB	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LB	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LB	4 LBS	2/1-6/15
SWITCHGRASS	0.9 LBS	40 LBS	3/15-6/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

DUST CONTROL ON DISTURBED AREAS

Du



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

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

*CHEMICAL CONTROL

ADHESIVE 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

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GEORGIA REGISTERED No. 033676 PROFESSIONAL ENGINEER CHARLES C. SINGLETON, III

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
STOP N STOR SELF STORAGE HIGHWAY 21 EXPANSION
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR STOP N STOR SELF STORAGE

JOB NUMBER:	21-708
DATE:	03/04/22
DRAWN BY:	CCS
CHECKED BY:	CCS
SCALE:	AS NOTED

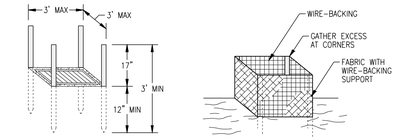
EROSION CONTROL DETAILS

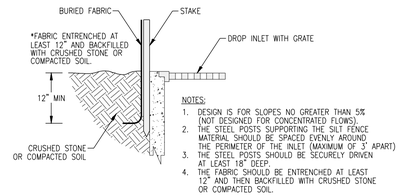
SHEET: CE4.0

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Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)

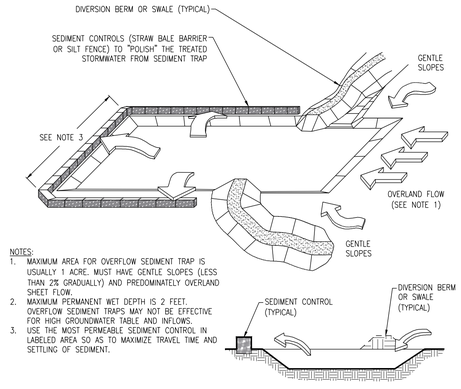
STEEL FRAME AND SILT FENCE INSTALLATION





NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS)
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART)
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION — NOT TO SCALE



NOTES:
1. MAXIMUM AREA FOR OVERFLOW SEDIMENT TRAP IS USUALLY 1 ACRE. MUST HAVE GENTLE SLOPES (LESS THAN 2% GRADUALLY) AND PREDOMINATELY OVERLAND SHEET FLOW.
2. MAXIMUM PERMANENT WET DEPTH IS 2 FEET. OVERFLOW SEDIMENT TRAPS MAY NOT BE EFFECTIVE FOR HIGH GROUNDWATER TABLE AND INFLOWS.
3. USE THE MOST PERMEABLE SEDIMENT CONTROL IN LABELED AREA SO AS TO MAXIMIZE TRAVEL TIME AND SETTLING OF SEDIMENT.

Sd4-A TEMPORARY SEDIMENT TRAP — NOT TO SCALE

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

NRCS ORIGINAL SUBMITTAL:	03/04/2022

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EROSION CONTROL DETAILS

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Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)

CLEARING PHASE
PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPING OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

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

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.

1. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM 6" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" & 3-1/2" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3 SEPARATION REQUIREMENTS.

2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS. ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

3. TYPE 'NS' SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.2. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHED ½ THE HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.

5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.

6. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

GRADING PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OR CONSTRUCTION.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPING OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE " NS" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.2. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIERS SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED " 3H:1V"

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURE, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS THE CONTRACTOR SHALL CONSTRUCT INLET PROTECTION AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF.

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL INSTALLATION PLAN WILL INSPECT THE INSTALLATION OF THE BMPS WITHIN SEVEN DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON THE PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND INLET PROTECTION ARE CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 1171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 164 OF THE GEORGIA D.O.T. STANDARD SPECIFICATION, FOR ROADS AND BRIDGES.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

TYPE " NS" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS, AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

AFTER PRELIMINARY GRADING ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT INLET PROTECTIONS AS SHOWN ON PLAN. THE CONTRACTOR SHALL MAINTAIN THE INLET PROTECTIONS AS SHOWN UNTIL PERMANENT GRADING COVER IS ESTABLISHED.

FINAL PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER.

AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL AREAS ADJACENT TO ROADWAY AND PARKING AREAS SHOULD HAVE A VEGETATIVE COVER APPLIED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OR THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATION OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

PERMIT COVERAGE
THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OR NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EDP); FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR INFRASTRUCTURE.

AUTHORIZED DISCHARGES
1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAT ONE ACRE. PART I.C.1.4.C

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART 1.C.2 AND PART III.A.2 OF THE PERMIT. PART III.A.1

3. AUTHORIZED MIXED STORM WATER DISCHARGES: PART 1.C.2
   A. THE INDUSTRIAL SOURCE OF ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
   B. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

4. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2
   A. FIRE FIGHTING ACTIVITIES
   B. FIRE HYDRANT FLUSHING
   C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
   D. IRRIGATION DRAINAGE
   E. AIR CONDITIONING CONDENSATE
   F. SPRINGS
   G. UNCONTAMINATED GROUND WATER
   H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART 1.C.3
1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
   A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATES FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAT DISCHARGES WHICH ARE IDENTIFIED IN PART 111.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.6 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
   D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A 12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ONSITE SPILL. PART 111.B.2

WATER QUALITY COMPLIANCE PART I.C.4

ALL DISCHARGES AUTHORIZED BY THIS PERMIT SHALL NOT CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03.

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED):	CHARLES C. SINGLETON, PE
GEORGIA PE NUMBER:	033676
GSWCC LEVEL II CERTIFICATION NUMBER:	12472

TENTATIVE ACTIVITY SCHEDULE
CONSTRUCTION DATES: Nov. 26, 2021 - May 26,2022	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT (Co)						
SILT FENCE AND OTHER ES&PC PRACTICES						
INLET SEDIMENT TRAP (Sd2)						
CLEARING AND GRUBBING						
GRADING / UTILITY						
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) (Ds2)						
FINE GRADING AND PAVING						
BUILDING CONSTRUCTION						
DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION) (Ds3)						
LANDSCAPE INSTALLATION						
MAINTENANCE OF ES&PC BMP's						

THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTELATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

SAMPLING METHODOLOGY PART IV.D.5
ALL SAMPLING SHALL BE COLLECTED BY " GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 135 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED), THE GUIDANCE DOCUMENT TITLES " NPDES STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARES BY THE EPD.

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
2. LARGE MOUTH, CLEAN AND RINSED GLASS OR PLASTIC JARS WITH A MINIMUM SAMPLE SIZE OF 200 MILLILITERS SHOULD BE USED FOR COLLECTING SAMPLES.
3. SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).
4. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
5. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED, SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED.
6. IF MANUAL SAMPLING IS EMPLOYED, THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM, THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS, AND CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.
7. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN AT THE DISCHARGE FARTHEST UPSTREAM AT THE SITE BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
8. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN AT THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
9. PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT.
10. DILUTION OF SAMPLES IS NOT REQUIRED.
11. SAMPLES MAY BE ANALYZED USING A DIRECT READING, PROPERLY CALIBRATED TURBIDMETER.
12. SAMPLES ARE NOT REQUIRED TO BE COOLED.
13. SAMPLES AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E OF THE PERMIT.
14. TURBIDITY RESULTS WHICH EXCEED 1000 NTUI SHALL BE REPORTED AS " EXCEEDS 1000 NTU."

SAMPLING FREQUENCY PART IV.D.6.D
1. SAMPLING FREQUENCY SHALL OCCUR IN ACCORDANCE WITH PART IV.D.6.D (3) OF THE PERMIT.
2. FOR A QUALIFYING EVENT THE PERMITTEE SHALL SAMPLE AT THE BEGINING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL WITHIN FORTY-FIVE (45) MINUTES OF OR AS SOON AS POSSIBLE:
   A. WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THE PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.
   B. NORMAL BUSINESS HOURS, AS DEFINED BY THE PERMIT, ARE MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM EXCLUDING ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY & NON-WORKING FEDERAL HOLIDAY.
3. SAMPLING SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
   A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
   B. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A N.O.T., IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST.
   C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BPMs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.
4. IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN 2 BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.
5. NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF NO. 3.A AND NO. 3.B BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site ex

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
Mick Jordan
9100 WHITE BLUF ROAD, SUITE 502
SAVANNAH, GA 31406
(912)-484-0933

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
STOP N STOR SELF STORAGE
9100 WHITE BLUF ROAD, SUITE 502
SAVANNAH, GA 31406
(912) 572-1300
alan@stopnstorstorage.com

6 THE TOTAL ACREAGE FOR THE SITE IS 5.85 ACRES.
DISTURBED ACREAGE IN THIS PHASE IS 1.22 ACRES.

7 THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE IS N32.23107° LATITUDE, W81.19433° LONGITUDE

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY
THE CLIENT IS PROPOSING THE CONSTRUCTION OF 23,100 SF OF BUILDING FOR SELF STORAGE SPACE AND THE ASSOCIATED PARKING. THE EXISTING CONDITIONS OF THE SITE IS UNDEVELOPED.

11 THE INITIAL RECEIVING WATER FOR THIS PROJECT IS AN EXISTING DETENTION POND THAT OUTFALLS INTO THE RICE CREEK SUBDIVISION AND INTERCONNECTED LAGOON SYSTEM. FINAL RECEIVING WATERS IS BLACK CREEK.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGN TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND SUBMIT THE INFORMATION. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CHARLES C. SINGLETON, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 12472

12 I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR BY MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

CHARLES C. SINGLETON, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 12472

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE STATE WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100002.

CHARLES C. SINGLETON, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 12472

14 FOR INFRASTRUCTURE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED. "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION"

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION.

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

15 "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR SO-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

ADDITIONAL SITE/EROSION CONTROL NOTES:

16 A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS P-C-2. PIN(S): 7-0906-01-038

B. BUFFER REQUIREMENTS: AS REQUIRED BY ARTICLES 15 OF SECTION 12-7-6 OF THE "GEORGIA EROSION AND SEDIMENTATION ACT OF 1975", THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF THE NATURAL RESOURCES AND THE ENVIRONMENT, WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO OCGA 12-2-8, OR WHERE A DRAINAGE STRUCTURE OR ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. "NO BUFFERS ARE REQUIRED FOR THIS PROJECT."

C. EROSION CONTROL PROGRAM: CLEARING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH SHALL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED, GRAVEL SHALL BE APPLIED TO PARKING AREAS AND ROADWAYS AS SOON AS GRADING IS COMPLETED. LAND SHALL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES SHALL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES SHALL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES.

D. STANDARDS AND SPECIFICATIONS: ALL DESIGNS SHALL CONFORM TO AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

E. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.

F. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS SHALL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES SHALL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION SHALL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.

G. EROSION CONTROL MEASURES SHALL 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.

H. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.

I. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 13051C0030G EFFECTIVE DATE AUGUST 15, 2018.

J. THERE ARE NOT STATE WATERS LOCATED ON OR WITHIN 200' OF THIS SITE.

K. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:

COLEMAN COMPANY
1480 Chatham Parkway, Suite 100
SAVANNAH, GA 31405
(912) 200-3041

17 "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."

18 "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."

19 " 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."

20 " 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."

21 " ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

22 ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C, OF THE PERMIT. (INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.)

23 IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

24 WASH DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLES SHALL BE ALLOWED AT THE CONCRETE WASHOUT AREA, TO BE DESIGNATED IN THE FIELD BY THE CONTRACTOR. WASHOUT OF THE CONCRETE MIXER'S DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

25 **SPILL CLEANUP AND CONTROL PRACTICES**
- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND PROCEDURES SHALL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES SHALL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS SHALL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITH IN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD SHALL BE CONTACTED WITHIN 24 HOURS AT (800) 241-4113 OR (404) 656-4863
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL SHALL BE CLEANED UP AND LOCAL AGENCIES SHALL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM ARE STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR SHALL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

26 MEASURES THAT SHALL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT SHALL REMAIN IN PLACE AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED: PERMANENT VEGETATIVE STABILIZATION (DS3).
THE SITE SHALL UTILIZE A SERIES OF PRACTICAL BMP'S. DIVERSION DITCHES SHALL BE USED TO CONVEY THE STORM WATER TO THE EXISTING WET DETENTION POND. THE POND IS A CONSTRUCTED BASIN THAT CONTAINS A PERMANENT POOL OF WATER AND TREATS POLLUTED STORM WATER RUNOFF VIA SETTLEMENT. THE WET DETENTION POND DETAINS THE STORM WATER RUNOFF LONG ENOUGH FOR CONTAMINATED SEDIMENTS TO SETTLE AND REMAIN IN THE POND, AS IT EVENTUALLY OUTFALLS THROUGH A SLOTTED BOARD RETROFIT. THIS SETTLEMENT PROCESS REMOVES PARTICULATES, ORGANIC MATTER, AND METALS FROM THE WATER WHILE NUTRIENTS ARE REMOVED THROUGH BIOLOGICAL UPTAKE. THE WET DETENTION POND SHALL OUTLET THE STORM WATER RUNOFF AT A SIGNIFICANTLY REDUCED RATE.

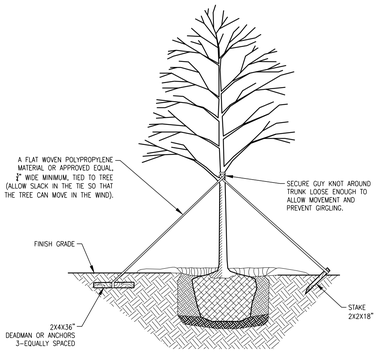
27 **PRODUCT SPECIFIC PRACTICES**
-CONTRACTOR SHALL MAINTAIN WEATHER-PROOF COVER FOR ALL BUILDING MATERIALS AND PRODUCTS STORED ON SITE.
-PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS SHALL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS SHALL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS AND STORM WATER INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS SHALL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
-PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS SHALL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT SHALL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS SHALL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
-CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
-FERTILIZER/HERBICIDES - THESE PRODUCTS SHALL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS SHALL BE UNDER ROOF IN SEALED CONTAINERS. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS SHALL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL SHALL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

28 **PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES**
1. PERMANENT SEEDING: THE SITE SHALL BE STABILIZED UTILIZING PERMANENT SEEDING TO PRE-TREAT THE STORMWATER RUNOFF PRIOR TO ENTERING THE DOWNSTREAM CONVEYANCE BY REMOVING SEDIMENT AS WELL AS ANY ATTACHED CHEMICALS FROM RUNOFF. PERMANENT SEEDING ALSO PREVENTS EROSION, REDUCES THE VOLUME AND VELOCITY OF THE RUNOFF AND IMPROVES WATER QUALITY.
2. TEMPORARY DIVERSION DITCHES ACT AS NATURAL BIOFILTERS TO REDUCE STORM WATER VELOCITY AND POLLUTANT LOAD PRIOR TO RELEASE OF THE RUNOFF INTO THE DOWNSTREAM CONVEYANCE. THIS IS ACCOMPLISHED VIA INFILTRATION AND SETTLEMENT.
3. WET POND: THE PERMANENT POOL OF THE WET POND ENHANCES PARTICULATE SETTLING BY INCREASING RESIDENCE TIME AND WILL EFFECTIVELY HAVE AN 80% TSS REMOVAL RATE, BY ALLOWING SETTLEMENT OF THE SEDIMENT AND OTHER POLLUTANTS THAT ARE TRANSFERRED TO THE POND VIA OTHER CONVEYANCES, THUS ELIMINATING THE RELEASE INTO AND IMPROVING THE WATER QUALITY OF THE DOWNSTREAM CONVEYANCE. WET PONDS ALSO SIGNIFICANTLY REDUCE THE VOLUME AND THE VELOCITY OF THE RUNOFF CONTRIBUTING TO THE DOWNSTREAM CONVEYANCE.

30 **INSPECTIONS REQUIREMENTS BY THE PERMITTEE:**
A. PRIMARY PERMITTEE REQUIREMENTS.
(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.B. (5) WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTE OF ANY PLAN DEFICIENCIES.
(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL) , MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5) . OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

31 REPORTING.
i. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD, THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED ;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

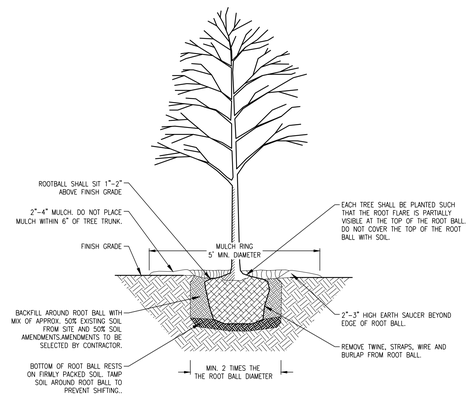
32 RETENTION OF RECORDS
1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLAC



NOTE:

1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE.
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CAUPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

TREE STAKING
2" CAL. AND ABOVE — NOT TO SCALE



NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
2. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING.

TREE PLANTING DETAIL
NOT TO SCALE

NOTE:

TOPSOIL TO BE MIXED WITH EXISTING SOIL WHILE PLANTING. PLANTER BEDS TO BE RAISED TO THE POINT THAT WATER RUNS OUT OF PLANTER BEDS UNLESS SPECIFIED OTHERWISE.

PLAN VIEW

NOTE:

1. MATURE GROWTH NOT TO OVERLAP WALKS, STRUCTURES, LAWN, ETC. PLANT ACCORDING TO SPECIES GROWTH HABIT.

SHRUB AND GROUNDCOVER SPACING
NOT TO SCALE

FINISHED GRADE OF TURF AT PAVEMENT
NOT TO SCALE

LANDSCAPE NOTES:

GENERAL:
BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN MARKED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ANY REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED IN THIS CONTRACT.

THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS ETC., FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVER OR ENCLOSED TRUCK.

ALL PLANTING AND PLANT MATERIALS REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.
INSTALL TREE PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANT TO A PLUMB POSITION. STAKING SHALL BE ON AN AS NEEDED BASIS.

INSPECTION:
THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING, ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY:
THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY THE OWNER, BY VANDALISM, OR BY ACTS OF GOD DAMAGE.

REPLACEMENT SIZES SHALL BE COMPARABLE TO THE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY PERIOD REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON THE DAY OF INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL MAKE AL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

GRASSED AREAS:
PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.

ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES TO PREVENT RE-GROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED/LOOSENED TO A 4" MINIMUM DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY A SOIL TEST INTO THE TOP 2-3".

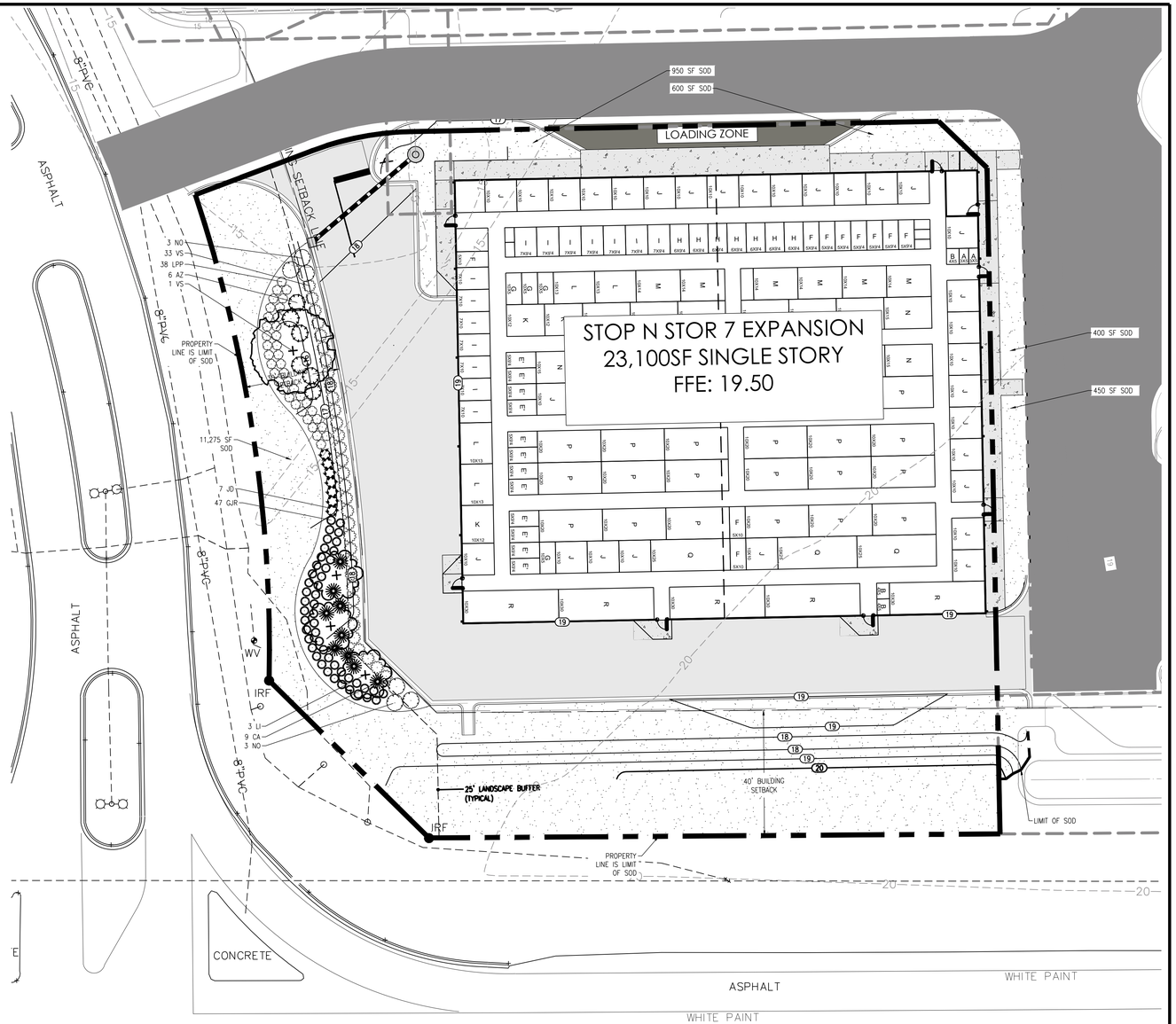
FOR SODDED AREAS:
SOD SHALL BE WELL ROOTED, TWO YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY, CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECT AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).

LAY SOD WITHIN 24 HOURS FRON=M THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND THE JOINTS STAGGERED.

SOD SHALL BE SECURED IN PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED, WITH LEGS 12" IN LENGTH AND A 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAT 2 FEET ON CENTER. TOP OF THE STAKES SHALL BE DRIVEN FLUSH WITH SOD AS TO NOT INTERFERE WITH MOWING OPERATIONS.

TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.



PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
LI	3	LAGERSTROMIA INDICA 'RED ROCKET'	RED ROCKET CRAPE MYRTLE	6-7' HT.	AS SHOWN	3-5 CANES MINIMUM. TREE-FORM
QV	1	QUERCUS VIRGINANA	LIVE OAK	2" CAL., 10-12' HT. MIN.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK
SHRUBS						
AZ	6	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	18-24" HT./SPRD.	5' O.C.	FULL POT
GJR	47	GARDENIA JASMINOIDES 'RADICANS	TRAILING GARDENIA	15-18" HT./SPRD.	3' O.C.	FULL POT
CA	9	CANNA AMERICANALLIS 'VARIEGATA'	BENGAL TIGER CANNA	18-24" HT./SPRD.	5' O.C.	FULL POT
JD	7	JUNIPERUS DAVURICA 'PARSONII'	PARSON'S JUNIPER	15-18" HT./SPRD.	3' O.C.	FULL POT
LPP	38	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	PURPLE PIXIE LOROPETALUM	15-18" SPRD.	3' O.C.	FULL POT
NO	6	NERIUM OLEANDER	OLEANDER	24-30" HT./SPRD.	5' O.C.	FULL POT, MATCHED
VS	33	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	18-24" HT./SPRD.	4' O.C.	FULL POT
TURF						
SOD	13,675 SF	EREMOCHLOA OPHIUROIDES	CENTIPEDE SOD			2 YEAR CERTIFIED, SEASON PERMITTING

NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
6. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR
STOP N STOR SELF STORAGE
HWY. 21 EXPANSION
LOCATED IN PORTWENTWORTH, GEORGIA
PREPARED FOR STOP N STOR 7, LLC

JOB NUMBER:	21-708
DATE:	03/03/2022
DRAWN BY:	LJS
CHECKED BY:	STAFF
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L1.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 8/15/2018 4:44:48 PM BY: Linda Sims DRAWING PATH: Q:\2021\21-708.000\DWG\Landscape\21-708 Landscape Plan.dwg

Attachment: Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Site Plan 3.4.22 (2636 : Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (Specific) APRIL 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2635)

DOC ID: 2635

Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. This parcel was approved to be rezoned to P-I-1 during the November 19, 2020 regularly scheduled City Council meeting.

Facts and Findings: The subject parcel is located in the Georgia International Trade Center and will be accessed using Trade Center Parkway. The site plan consist of a 733,321 square foot warehouse building, associated parking and stormwater detention and drainage. The project has been proposed to connect to Effingham County water and sewer utilities. This application is currently under review by City Engineers T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Timeline (DOCX)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Comment Letter TR Long 3.10.22 (PDF)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Return Comment Letter T&H 3.14.22 (PDF)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (PDF)

220122

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

RECEIVED JAN 31 2022 BY: MBE

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (*Check One*): ☐ General / Concept ☒ Specific Development

Site Plan Address: Augusta RD, Port Wentworth, GA 31407

PIN #(s): 7-0906-01-039

Zoning: Industrial Estimated Cost of Construction: $ 35,000,000

Type of Construction: Warehouse

Applicant's Name: Felipe Toledo, P.E - Thomas & Hutton

Mailing Address: 50 Park of Commerce Way Savannah, GA 31405

Phone #: 912-721-4090 Email: toledo.f@tandh.com

Owner's Name (If Different form Applicant): Chance Raehn - Chesterfield, LLC

Mailing Address: 100 Bull Street Savannah, GA 31401
Suite 200

Phone #: 912-721-8662 Email: craehn@chesterfieldllc.com

I hereby acknowledge that the above information is true and correct.

Applicant's Signature — Date: 10/11/2021

Chance Raehn — Date: October 13, 2021

Owner's Signature (If Different form Applicant)

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2635 : Site Plan Review Application Chesterfield 7-0906-01-

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☐ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ PDF of entire submittal (either flash drive or CD)
- ☐ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
  - ○ No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - ○ With Land Disturbance - $836.00 Site Plan Fee + $50.00 Admin Fee = Total $886.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

Applicant's Signature

10/11/2021
Date

Updated 4/28/2020

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2635 : Site Plan Review Application Chesterfield 7-0906-01-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00342544 2/03/2022 3:08 PM
OPER: ME TERM: 011
REF#: CK 1681

TRAN: 112.0000 BLDG PERMIT
220122 886.00CR
CHESTERFIELD, LLC
7-0906-01-039
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2635 : Site Plan Review Application Chesterfield 7-0906-01-

PIN	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0976-01-041	Varnedoe, Sam L	Saussy Rd, Port Wentworth GA 31407	PO Box 2379, Tybee Island, GA 31328-2379
7-0906-01-001B	GW Investments LLC	Augusta Rd, Port Wentworth GA 31407	660 E 39th St, Savannah, GA 31401-9275
7-0906-01-029	Exley, Thomas L	Augusta Rd, Port Wentworth GA 31407	PO Box 416, Springfield, GA 31329-0416
7-0906-01-032	Rice Creek Investors NO 2 LLC & Landmark 24 HMS of Savannah LLC	Rice Creek RD, Port Wentworth GA 31407	
7-0906-C01-068	125 Rivermarsh Drive LLC	27 Hasty Point Rd, Port Wentworth GA 31407-6071	525 Suncrest Blvd, Savannah, GA 31410-2219
7-0906-C01-069	Mills, Shirley Ann	25 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-070	BEP Rice Hope LLC	23 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-071	BEP Rice Hope LLC	21 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-072	BEP Rice Hope LLC	19 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-073	BEP Rice Hope LLC	17 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-074	BEP Rice Hope LLC	15 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-075	Rice Creek HOA of Port Wentworth GE	Hasty Point Rd, Port Wentworth GA 31407 (Drainage Easement)	
7-0906-C01-076	BEP Rice Hope LLC	13 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-077	BEP Rice Hope LLC	11 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-078	BEP Rice Hope LLC	9 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-079	BEP Rice Hope LLC	7 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-080	BEP Rice Hope LLC	5 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-081	BEP Rice Hope LLC	3 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-082	BEP Rice Hope LLC	1 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-083	BEP Rice Hope LLC	2 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-084	Morentin, Greg A	4 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-085	Johnson, Patricia A	6 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-086	Pitts, Deyvonndra L	8 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-087	Hodge, Erik K	10 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-088	Thompson, Jonathan R	12 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-089	Kelly, Patrick J & Kelly, Donna M	14 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-090	Governor, Dlynda R & Eugene, Ralph	16 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-091	Ware, Andria Denise	18 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-092	Howard, Michael Paul & Kent, Jonathan	20 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-093	Luke, Nadia & Placide, Norbert M	22 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-094	Warnock, Cheryl W	24 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-095	Bacon, Sean & Lakea V	26 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-096	Huss, Eric C	28 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-097	Richardson, Kenneth J	30 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-098	Overstreet, Michael S	32 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-099	BEP Rice Hope LLC	34 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-100	BEP Rice Hope LLC	36 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-101	BEP Rice Hope LLC	38 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-102	BEP RH Tract 1 LLC	40 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-103	BEP RH Tract 1 LLC	42 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-104	BEP RH Tract 1 LLC	44 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-105	BEP RH Tract 1 LLC	46 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-106	BEP RH Tract 1 LLC	48 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-107	BEP RH Tract 1 LLC	50 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-108	Fisher Isle Investments LLC	52 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-109	Fisher Isle Investments LLC	54 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-110	Eden Lake Investments LLC	56 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-111	Fisher Isle Investments LLC	58 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-112	Fisher Isle Investments LLC	60 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C04-029	Simmons, Latisha Diane	38 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-030	Mcintyre, Katina	40 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-037	Harvey, Jacquelyn E & Roberts, Brenda O	39 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-038	Montoyalopez, Carlos Andres	41 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-039	Harrison, Calvin Gregory & Kimedra, Dionne	31 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-040	Garcia-Degro, Santos I	29 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C04-053	Fisher Isle Investments LLC	25 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-054	Garnett Ridge Investments LLC	27 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-067	Fisher Isle Investments LLC	26 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-068	Fisher Isle Investments LLC	28 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2635 : Site Plan

ESTD 1946
75H
THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

RECEIVED
JAN 31 2022
BY:

January 27th, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Georgia International Trade Center
Building 4A (Chatham Building)
Effingham County, Georgia
J–26838.0029

Dear Mr. Harvey:

On behalf of our client, Chesterfield, LLC, we submit specific development plans and documents for the above referenced project for review. We request that the plans and documents be examined by the City of Port Wentworth for conformance with the applicable standards and development requirements. The following documents are enclosed:

- Three (3) copies of the GITC 4A Specific Development Plans dated 01/26/2021
- Two (2) copies of the GITC 4A Stormwater Management Report dated 01/26/2022
- One (1) copy of the Standard Sewer Calculations
- One (1) copy of the Pump Station Calculations
- One (1) Site Plan Review Application
- One (1) list of property owners within 250 feet of property

Georgia International Trade Center is a master planned industrial park. The scope of this project is to construct an approximately 733,000 warehouse facility with an associated roadway, parking and utility infrastructure.

The project site is located off the Trade Center Parkway on the south side of State Route 21, approximately 3.7 miles from the intersection of Interstate 95. The proposed activities will disturb approximately 88 aces. The parcel is currently owned by the Chesterfield, LLC.

If you have any questions, please call me at (912) 721–4090 or email me at toledo.f@tandh.com.

Sincerely,

THOMAS & HUTTON

Felipe Toledo, P.E.
Project Manager

Enclosures

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2635 : Site Plan Review Application Chesterfield 7-0906-01-

Project Timeline

Project Number: 220122

Project Name: Chatham Building, PIN #7-0906-01-039 Specific Site Plan

Applicant / Engineer: Felipe Toledo, Thomas & Hutton

Owner: Chesterfield, LLC

City Review Engineer: TR Long

- 1/31/2022 – Application received; incomplete – missing PDF & 15 Copies of Half size
- 2/3/2022 – sent email to Felipe Toledo that about the missing information.
- 2/8/2022 – received PDF & 15 copies.
- 2/8/2022 – Sent review link to TR Long.
- 3/10/2022 – received 1st review comment letter. Sent to T&H.
- 3/14/2022 – received 2nd resubmittal. TR Long copied on email.
- 3/21/2022 – received hard copy of the 2nd resubmittal.
- 3/22/2022 – sent email to Thomas & Hutton that I need 15 half size copies of the updated plans.
- 3/22/2022 – received 15 copies
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Timeline (2635 : Site Plan Review Application Chesterfield 7-0906-01-039

114 North Commerce Street
Hinesville, Georgia 31313
Office: (912) 368-5664
Fax: (912) 368-7206

T R LONG ENGINEERING, P.C.

308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

March 10, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Chesterfield Building S Site Plan
Chatham County
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the site development plan as well as the drainage report for the above referenced project as prepared by Thomas and Hutton and dated January 26, 2022. We offer the following comments for consideration prior to approval by the City.

1. Update the sheet references on the index page.
2. No drainage report was received to review.
3. The layout information provided for the project not sufficient to layout the paved areas, drainage facilities and the like. Please provide detailed layout information.
4. Consider adding an air release valve on the 2" force main near the 18" pipe crossing at station 13+00.
5. Add a 10" meter between the public water system and the 10" private water main around the building.
6. Please add labels for the major fittings for the 10" private water main around the building.
7. The copy of the plans that we reviewed appears to be missing a decimal point in the label for the water meters and backflow devices. Please review and update as necessary.
8. It appears that this facility will utilize water and sewer services from Effingham County. Please confirm that this is correct and provide documentation of approval from Effingham County.
9. This site flows into Black Creek. Please provide documentation that this site will not increase the stormwater flows to this creek in accordance with Port Wentworth requirements.
10. Please provide documentation that the proposed development will not increase the FEMA Flood elevation along Black Creek.
11. Please confirm that RI#8 has the capacity to handle the flow rates generated by all of the required design storms.
12. The ditch between Pond 1 and Pond 4 appears to be flat. There is no change in contour with elevation of 9 that would indicate that there is positive flow between the ponds. Please provide additional spot grades along this ditch.
13. Please label the double line of pipe draining into Pond 1 near the southwestern corner of the site.
14. Please label the Pond 1 outlet structure, outlet pipe and emergency overflow structure in the plan view.

Should you have any questions, comments or need additional information please contact us.

Sincerely,

Trent R. Long, P.E.

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Comment Letter TR Long 3.10.22 (2635 : Site Plan Review Application

ESTD 1946
THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

March 14, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Georgia International Trade Center-
Building 4A
Effingham County, Georgia
J–26838.0029

Dear Mr. Harvey:

On behalf of our client, Chesterfield, LLC, we resubmit specific development plans and documents for the above referenced project for review. We request that the plans and documents be examined by GSWCC for conformance with the applicable requirements. The following documents are enclosed:

1. Three (3) copies of GITC Building 4A Specific Development Plans dated 03/11/2022.
2. One (2) copy of the stormwater management report

The plans have been revised to address comments from T.R. Long Engineering dated 03/10/2022. Below is a summary of the comments and our responses:

Note: Responses are in ***bold italics***.

Plan Review – GITC Building 4A

1. Update the sheet references on the index page.
Sheet references have been updated.

2. No drainage report was received to review.
Please find attached the stormwater management report to review.

3. The layout information provided for the project not sufficient to layout the paved areas, drainage facilities, and the like. Please provide detailed layout information.
Labels have been added the PGD plans to provide more details to the layout.

4. Consider adding an air release valve on the 2" force main near the 18" pipe crossing at station 13+00.
Air release valve has been added near the 18" pipe crossing at station 12+75.

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Return Comment Letter T&H 3.14.22 (2635 : Site Plan Review

Mr. Brian Harvey
City of Port Wentworth
March 14, 2022

5. Add a 10" meter between the public water system and the private water main around the building.
   A 10" meter has been added between the public and private water systems.

6. Please add labels for major fittings for the 10" private water main around the building.
   Labels have been added to all fitting on the private 10" main

7. The copy of the plans we reviewed appear to be missing a decimal point in the label for the water meters and backflow devices. Please review and update as necessary.
   Decimal point is denoted on all backflow device and water meter labels.

8. It appears that this facility will utilize water and sewer services from Effingham County. Please confirm that this is correct and provide documentation of approval from Effingham County.
   This facility will utilize water and sewer services from Effingham County. Currently there are discussion with Effingham County to enter an intergovernmental agreement between them and the city of Port Wentworth to service this tract with water and sewer. We will provide a copy of the agreement once available to us.

9. This site flows into Black Creek. Please provide documentation that this site will not increase the stormwater flows to this creek in accordance with Port Wentworth
   Please see the attached storm report for the post development flows.

10. Please provide documentation that the proposed development will not increase the FEMA flood elevation along black creek.
    Please see the attached storm report and flood plain mitigation exhibit.

11. Please confirm that RI #8 has the capacity to handle the flows generated by all the required design storms.
    Please see the Secondary Pipe Sizing calculations in the storm report. RI # 8 has the capacity to handle the 25-year, 24-hour storm as required by the City of Port Wentworth.

12. The ditch between pond 1 and pond 4 appears to be flat. There is no change I contour with the elevation of 9 that would indicate that there is positive flow between the ponds. Please provide additional spot grades along this ditch
    The ditch between pond 1 and 4 is flat. Spot shots have been provided along the ditch.

13. Please label the double line of pipe draining to pond 1 near the southwestern corner of the site.
    Labels have been added to southwestern pipes draining to pond 1

14. Please label the pond 1 outlet structure, outlet pipe and emergency overflow structure in the plan view.
    The outlet control structure, pipe, and emergency spillway have been labeled in the plan view.

If you have any additional comments or questions, please call me at (912) 721–4170 or email me at chambless.j@thomasandhutton.com. Otherwise, please issue your approval for this development.

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Return Comment Letter T&H 3.14.22 (2635 : Site Plan Review

Mr. Brian Harvey
City of Port Wentworth
March 14, 2022

Sincerely,

THOMAS & HUTTON

Jason O. Chambless, P.E.

JOC

Enclosure

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Return Comment Letter T&H 3.14.22 (2635 : Site Plan Review

Chesterfield.

SITE DEVELOPMENT

OF

GEORGIA INTERNATIONAL TRADE CENTER

GITC - BUILDING 4A

CHATHAM & EFFINGHAM COUNTY, GEORGIA

PREPARED FOR:

CHESTERFIELD LLC

100 BULL STREET

SUITE 200

SAVANNAH, GEORGIA 31401

TM#

04660008A00

LAT: N 32.2269

LONG: W 81.2133

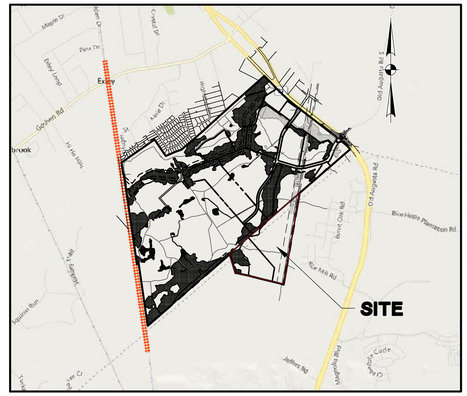
JANUARY 26, 2022

REVISED: MARCH 11, 2022

J-26838.0029

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP

SCALE: 1" = 3000'

GITC - BUILDING 4A

J-26838.0029

01/26/2022

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G3.2	EXISTING CONDITIONS PLAN
G3.3	EXISTING CONDITIONS PLAN
G3.4	EXISTING CONDITIONS PLAN
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ECO.I	ES & PC NOTES
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ECO.3	ES & PC NOTES
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ECI.2	ES&PC PLAN - INITIAL
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EC2.2	ES & PC PLAN - INTERMEDIATE
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C4.3	PAVING GRADING AND DRAINAGE DETAILS

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 32830 3/11/2022 JASON O. CHAMBLESS

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

REVISION HISTORY			
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
CITY OF PORT WENTWORTH	1/26/22
SUBMITTED TO	DATE

811 Know what's below. Call before you dig.

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300 f.912.234.2950
www.thomasandhutton.com

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	x
CLEARING LIMITS	CL CL
LIMITS OF DISTURBANCE	LOD
BUFFER ZONE	Bf
COASTAL DUNE STABILIZATION	Cs
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DISTURBED AREA STABILIZATION (SODDING)	Ds4
DUST CONTROL	Du
FLOCCULANTS AND COAGULANTS	Fl-Co
STREAMBANK STABILIZATION	Sb
SLOPE STABILIZATION	Ss
TYPE I TACKIFIERS	Tac-1
TYPE II TACKIFIERS	Tac-2
TYPE III TACKIFIERS	Tac-3
TYPE IV TACKIFIERS	Tac-3
TYPE V TACKIFIERS	Tac-5
CHECK DAM (STONE)	Cd-S
CHECK DAM (HAY BALE)	Cd-Hb
COMPOST FILTER SOCK	Cd-Fs
CHANNEL STABILIZATION CATEGORY I	Ch-1
CHANNEL STABILIZATION CATEGORY 2	Ch-2
CHANNEL STABILIZATION CATEGORY 3	Ch-3
CONSTRUCTION EXIT	Co
CONSTRUCTION ROAD STABILIZATION	Cr
STREAM DIVERSION (GEOTEXTILE, FILM OR SOD)	Dc-A
STREAM DIVERSION (GEOTEXTILE ONLY)	Dc-B
STREAM DIVERSION (GEOTEXTILE, RIPRAP)	Dc-C
DIVERSION	Di
DOWNDRAIN STRUCTURES (TEMPORARY)	Dn1
DOWNDRAIN STRUCTURES (PERMANENT)	Dn2
FILTER RING	Fr
GABION	Ga
GRADE STABILIZATION STRUCTURE	Gr
LEVEL SPREADER	Lv
ROCK FILTER DAM	Rd
RETAINING WALL	Re
PERFORATED HALF-ROUND PIPE	Rt-P
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT CONTROL GATE	Rt-Sg
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
BRUSH BARRIER	Sd1-BB
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (BAFFLE BOX)	Sd2-B
INLET SEDIMENT TRAP (BLOCK AND GRAVEL)	Sd2-Bg
INLET SEDIMENT TRAP (GRAVEL)	Sd2-G
INLET SEDIMENT TRAP (SOD)	Sd2-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
TEMPORARY SEDIMENT BASIN	Sd3
TEMPORARY SEDIMENT TRAP	Sd4
FLOATING SURFACE SKIMMER	Sk
SEEP BERM	SpB
TEMPORARY STREAM CROSSING (BRIDGE)	Sr-B
TEMPORARY STREAM CROSSING (CULVERT)	Sr-C
STORM DRAIN OUTLET PROTECTION	St
SURFACE ROUGHENING	Su
TURBIDITY CURTAIN - FLOATING	Tc-F
TURBIDITY CURTAIN - STAKED	Tc-S
TOPSOILING	Tp
TREE PROTECTION	Tr
VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	Wt

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE	JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM	LF	LINEAR FEET	SF	SQUARE FEET
CI	CURB INLET	MAX	MAXIMUM	SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE	MIN	MINIMUM	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	MH	MANHOLE	TG	TOP OF GUTTER
EL	ELEVATION	OC	ON CENTER	TP	TOP OF PAVEMENT
FG	FINISH GRADE	PC	POINT OF CURVE	TW	TOP OF WALK
FH	FIRE HYDRANT	PH	POST HYDRANT	TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)	PT	POINT OF TANGENT	W	WATER
FP	FINISH PAD	PVC	POLYVINYL CHLORIDE	W/	WITH
FR	FRAME	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
GI	GRATE INLET	RJP	RESTRAINED JOINT PIPE	YI	YARD INLET
GV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG \ CAP		

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL UTILITIES PRIOR TO BEGINNING WORK & NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE EXISTING TREES WHICH ARE TO REMAIN.
3. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
4. CONTRACTOR SHALL LIMIT CLEARING ACTIVITIES & TREE REMOVAL TO AREAS INDICATED ON PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AREA CLEARED OUTSIDE THE LIMITS AND ANY DAMAGE TO REMAINING TREES.
5. ALL ELEVATIONS REFER TO NAVD 88 DATUM.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
7. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
8. ALL EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
9. ALL PROPOSED ELEVATIONS SHOWN ARE TOP OF PAVEMENT OR FINAL DIRT GRADE (INCLUDING TOPSOIL) IN GRASSED AREAS UNLESS OTHERWISE INDICATED.
10. CALL BEFORE YOU DIG: 1-800-282-7411. FOR COUNTY WATER AND SANITARY SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
11. GRASSED AND LANDSCAPE AREAS SHALL BE GRADED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE. ALL PRECAUTIONS SHALL BE TAKEN TO PROTECT TREES RETAINED. PROVIDE 4" MIN. TOPSOIL IN ALL LANDSCAPED AREAS.
12. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. A MINIMUM 18 INCHES VERTICAL SEPARATION MUST BE MAINTAINED.
13. WHEN CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER TO A SEWER (ON A CASE-BY-CASE BASIS) PROVIDED THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IT IS ADVISED THE SEWER BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING.
14. THE MINIMUM DEPTH OF COVER OVER WATER LINES SHALL NOT BE LESS THAN 36" IN ANY CASE. WHERE IT IS IMPOSSIBLE TO MAINTAIN 36" COVER AND 18" MINIMUM SEPARATION, THE 36" COVER WILL BE MAINTAINED AND BOTH WATER AND SEWER LINES WILL BE CONSTRUCTED OF ONE SECTION EACH OF DUCTILE IRON PIPE. THE PIPES SHALL BE SUPPORTED AND CENTERED AT THE CROSSING WITH MECHANICAL JOINTS ON EACH LINE AT BOTH SIDES OF THE CROSSING.
15. THE REQUIRED MINIMUM 3 FT. OF COVER SHALL BE MAINTAINED ON THE EXISTING DOMESTIC AND FIRE SERVICE LINES. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING WATER VALVES AND HYDRANTS. AT NO TIME SHALL FLOW TO DOMESTIC WATER AND FIRE PROTECTION SUPPLY LINES BE DISRUPTED.
16. 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.
17. 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 ACCEPTABLE 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 OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
18. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
19. FLUSH THE NEW WATER, SEWER, AND NON-POTABLE PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE COMPLETED AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM FLUSHING VELOCITY OF 2.5 ft/sec MUST BE ACHIEVED TO PURGE ALL FOREIGN MATERIAL FROM ALL PROPOSED MAINS.
20. ALL JURISDICTIONAL WETLANDS ARE SUBJECT TO FEDERAL PROSECUTION BY THE ARMY CORPS OF ENGINEERS FOR WETLAND VIOLATIONS.
21. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BUILDING ROOF LEADS, WATER CONNECTIONS, AND SANITARY CONNECTIONS. ALL LOCATIONS AND ELEVATIONS TO BE VERIFIED WITH BUILDING ARCHITECTURAL, PLUMBING AND FIRE PROTECTION PLANS. CONTRACTOR REQUIRED TO COORDINATE ALL BUILDING LEAD LOCATIONS AND ELEVATIONS WITH BUILDING CONTRACTOR PRIOR TO INSTALLATION.
22. REFERENCE SURVEYS:
    22.1. THOMAS AND HUTTON TOPO SURVEY DATED 2018
23. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM EFFINGHAM COUNTY..
24. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
25. 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).
26. IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE COUNTY SYSTEM. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO EFFINGHAM COUNTY SPECIFICATIONS.
27. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE BUILDING..
28. CONTRACTOR RESPONSIBLE FOR PROVIDING ENGINEER AS-BUILT SURVEY IN AUTOCAD FORMAT. AS-BUILT SURVEY TO INCLUDE TWO COPIES OF SURVEY AND BE SIGNED BY REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA.
29. ACCORDING TO FEMA PANEL 13103C0380E THIS PROJECT IS LOCATED IN ZONE X AND ZONE AE (14).
30. A SITE SPECIFIC GEOTECHNICAL REPORT, GITC CHATHAM TRACT BUILDING 4A, HAS BEEN PREPARED BY TERRACON CONSULTANTS, INC. DATED 10/22/2021. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL CONSULTANT TO ENSURE APPROPRIATE MEASURES ARE TAKEN TO COMPLY WITH THE FINDINGS OF THE REPORT AND SPECIFICATIONS.

GENERAL INFORMATION

COUNTY	EFFINGHAM COUNTY
TOWN	N/A
ZONING	PUB

OWNER:
CHESTERFIELD LLC
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
912-721-8662

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

SURVEYOR:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

811 Know what's below. Call before you dig.

PREPARED FOR:

CHESTERFIELD LLC
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION THOMAS & HUTTON ENGINEERING No. C00285

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 32630 JASON O. CHRISTIAN 5.23.2022

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

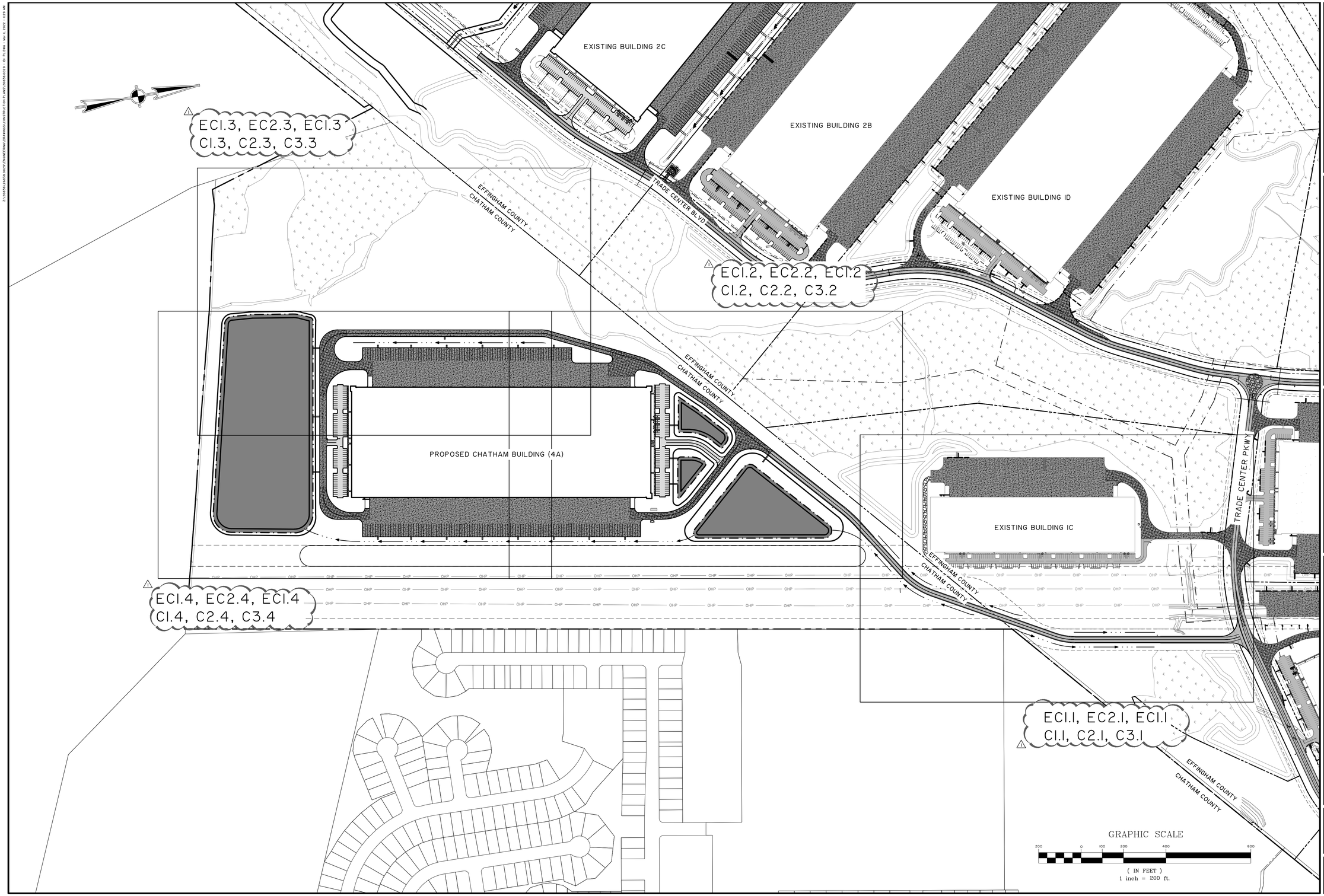
GITC - BUILDING 4A

GENERAL NOTES

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	NTS

G1.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : 1.22 (2635: Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHRISTIE
3/11/22

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

SHEET INDEX

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 200'

G2.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

MATCH LINE – SEE SHEET NO. G3.2

EXISTING BUILDING IC

TRADE CENTER PKWY

EFFINGHAM COUNTY
CHATHAM COUNTY

EXISTING GEORGIA POWER EASEMENT

FEMA FLOOD LINE

ZONE X

ZONE AE
BFE = 14

TOP OF PIPE ELEV.
PIPE IS 100' FROM
BEHIND TO BE 2' PVC

FENCE (TYP.)

EXISTING 50' GAS EASEMENT

IE: 10.23
12" RCP

12" PIPE MATERIAL OFFERS ON EACH

EFFINGHAM COUNTY
CHATHAM COUNTY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
JASON O. CHRISTIE
No. 32630
LICENSED PROFESSIONAL ENGINEER
3.11.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

EXISTING CONDITIONS PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

G3.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

MATCH LINE - SEE SHEET NO. G3.3

EFFINGHAM COUNTY
CHATHAM COUNTY

ZONE AE
BFE = 14

ZONE X

FEMA FLOOD LINE

JURISDICTIONAL WETLANDS
STATE WATERS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FEMA FLOOD LINE

JURISDICTIONAL WETLANDS
STATE WATERS

ZONE AE
BFE = 14

ZONE X

MATCH LINE - SEE SHEET NO. G3.1

MATCH LINE - SEE SHEET NO. G3.4

OHP

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHANEY
01-26-22

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

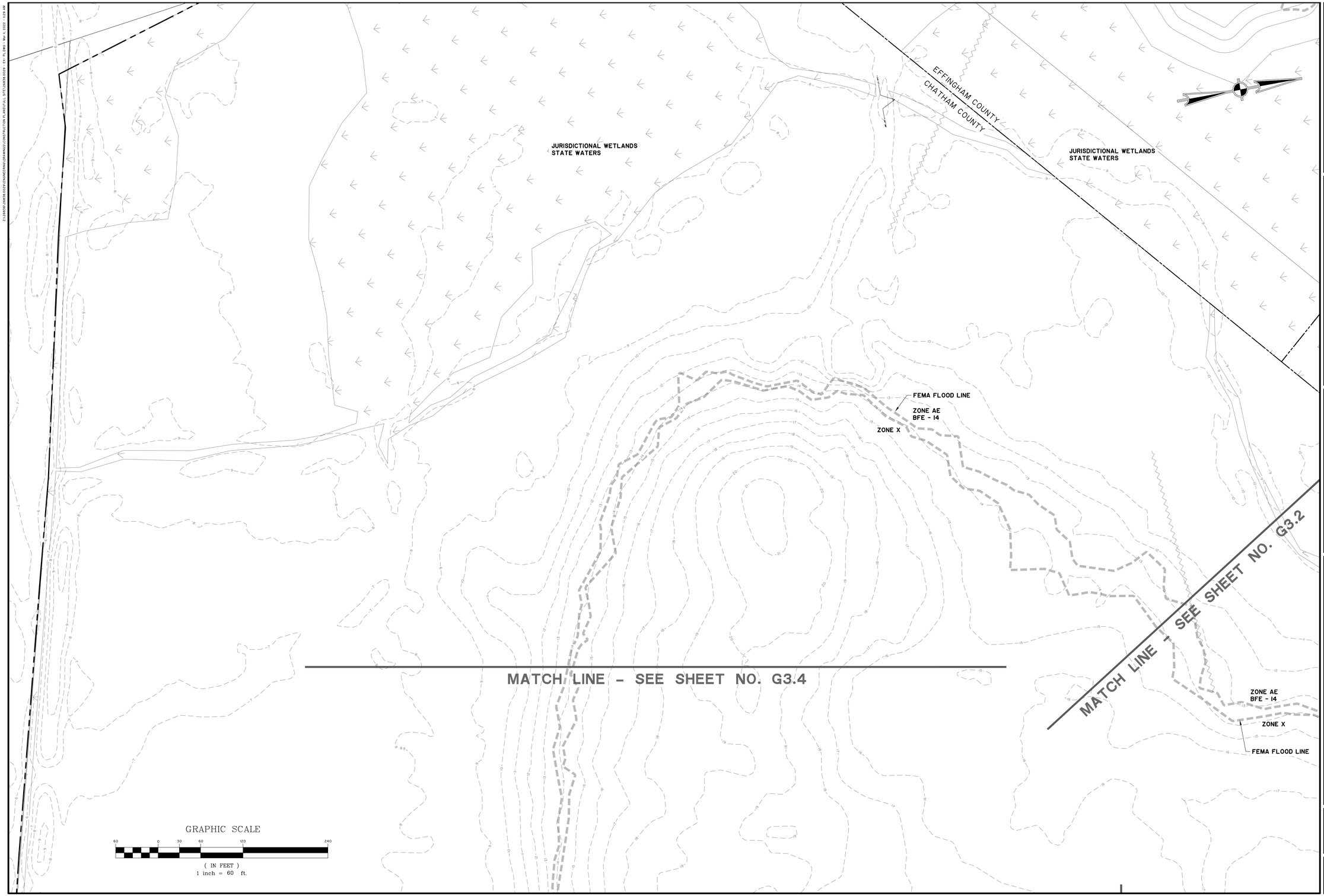
EXISTING CONDITIONS PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

G3.2

Z:\26838\26838.0029\ENGINEERING\Drawings\CONSTRUCTION PLANS\FULL SITE\26838.0029 - EX - PLAN - Mar 7, 2022 - 9:29 AM

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHANEY
5.3.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

EXISTING CONDITIONS PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

G3.3

Z:\26838\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - EX PLAN - Mar 3, 2022 - 11:31 AM

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - EX PLAN - Mar 2 2022 - 9:29 AM

MATCH LINE - SEE SHEET NO. G3.3

ZONE AE
BFE - 14

ZONE X

FEMA FLOOD LINE

EXISTING 245' GEORGIA POWER EASEMENT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

MATCH LINE - SEE SHEET NO. EC1.2

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHAMBERS
3.11.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

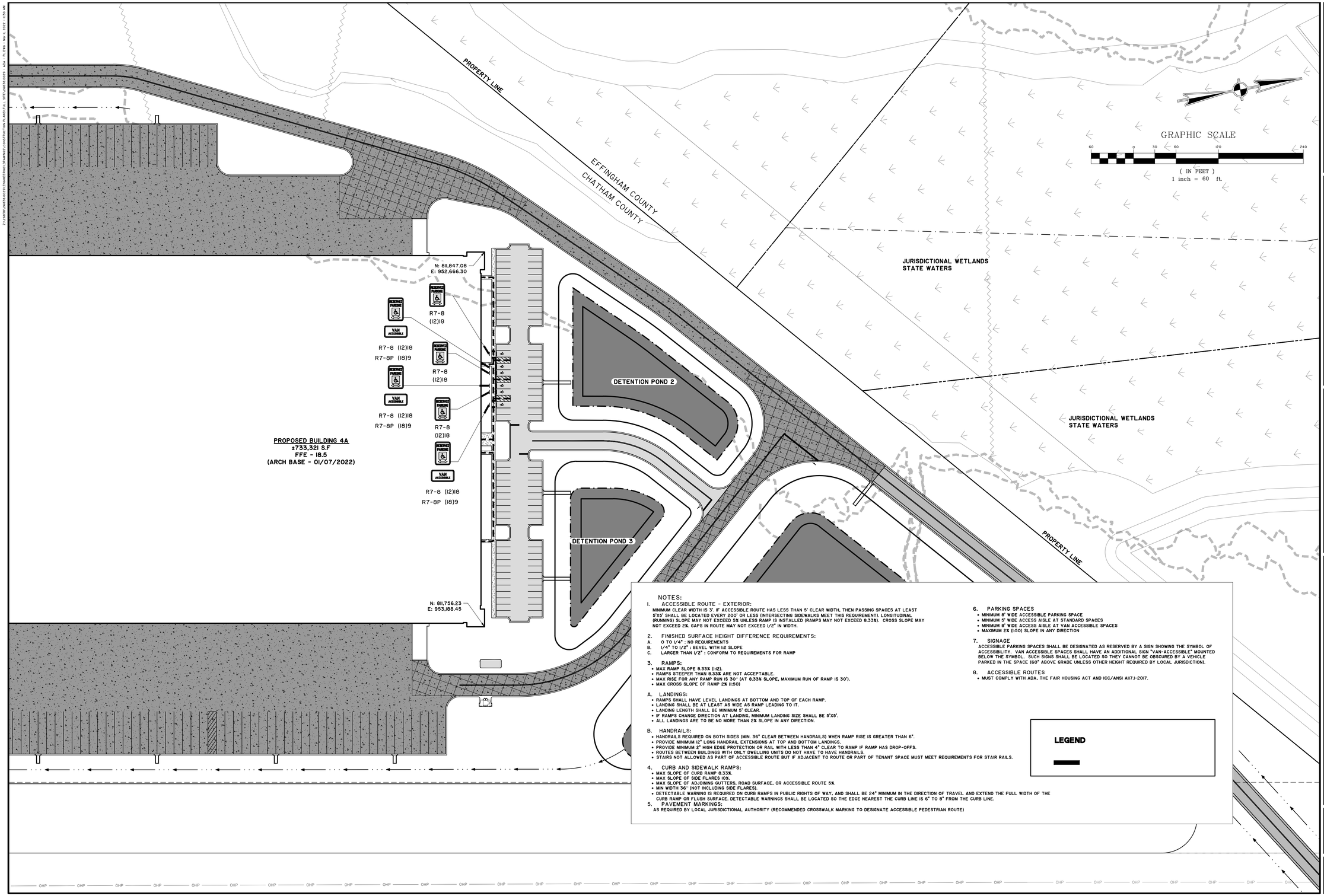
GITC - BUILDING 4A

EXISTING CONDITIONS PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

G3.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.

2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0 TO 1/4" : NO REQUIREMENTS
   B. 1/4" TO 1/2" : BEVEL WITH ≤2 SLOPE
   C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP

3. RAMPS:
   - MAX RAMP SLOPE 8.33% (1:12).
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
   - MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30').
   - MAX CROSS SLOPE OF RAMP 2% (1:50)

A. LANDINGS:
   - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   - LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
   - IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
   - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

B. HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB AND SIDEWALK RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%.
   - MAX SLOPE OF SIDE FLARES 10%.
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:
   AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES
   - MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2017.

LEGEND

OHP

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32830 — JASON O. CHESNUT — 3/11/22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ACCESSIBLE ROUTE PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

G4.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - COMMON DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: OGEECHEE RIVER
PROJECT NAME: GITC - BUILDING 4A
CITY/COUNTY: CHATHAM & EFFINGHAM COUNTY, GEORGIA

ADDRESS: AUGUSTA RD, PORT WENTWORTH, GA 31407
DATE ON PLANS: 01/26/2022
REVISED DATE:

ATTACHED | YES

1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED) (PERMIT IV.D.1 PG 26)

PLEASE FIND THE CURRENT STAND ALONE EROSION, SEDIMENTATION AND POLLUTION CONTROL CHECKLIST ATTACHED WITH THIS PLAN

ALL | YES

2. LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL. (SIGNATURE, SEAL AND LEVEL II NUMBER MUST BE ON EACH SHEET PERTAINING TO ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED)

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. JASON CHAMBLESS, PE.

ECOJ | YES

3. LIMIT OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPs LISTED IN APPENDIX 1 OF THIS CHECK LIST. (A COPY OF THE THE WRITTEN APPROVAL BY EPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. (PERMIT IV.D3 PG 27)

LIMITS OF DISTURBANCE EXCEEDS 50 ACRES. TOTAL DISTURBANCE FOR THE PROJECT IS 88.7 ACRES.

ECOJ | YES

4. THE NAME AND PHONE NUMBER OF 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS. (PERMIT II.B.1.c PG 12)

CHANCE RAEHN
(912) 667-0828

ECOJ | YES

5. PROVIDE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE. (PERMIT II.B.1 b PG 12)

CHESTERFIELD, LLC
100 BULL STREET, SUITE 200
SAVANNAH, GA 31401
MR. CHANCE RAEHN ; (912) 667-0828 ; CRAEHN@CHESTERFIELDLLC.COM

ECOJ | YES

6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2 c PG 27)

TOTAL PARCEL ACREAGE IS 126.5 ACRES. DISTURBANCE FOR THIS PROJECT IS 88.7 ACRES IN CHATHAM COUNTY AND 2.8 ACRES IN EFFINGHAM COUNTY.

ECOJ | YES

7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES. PERMIT II.B.1 a PG 12

CONSTRUCTION EXIT IS LOCATED AT:
LAT: N 32.14722 ; LONG: W 81.17250

ALL | YES

8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.

PLEASE FIND THE INITIAL DATE OF THE PLAN AND ALL REVISIONS ON THE COVER SHEET AS WELL AS EACH INDIVIDUAL SHEET OF THE PLAN.

ECOJ | YES

9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2 a PG 27)

THE CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE THE CLEARING AND MASS GRADING OF 88.7 ACRES FOR THE CONSTRUCTION OF A 733,200 SF WAREHOUSE FACILITY AND ASSOCIATED PARKING. EROSION CONTROL MEASURES, DRAINAGE INFRASTRUCTURE AND PONDS WILL BE IMPLEMENTED TO FACILITATE DRAINAGE AND MINIMIZE EROSION. PRE SIRE CONDITIONS CONSISTS OF WOODED UPLANDS AND WETLANDS.

COVER | YES

10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY. (PERMIT IV.D.2 e PG 27)

PLEASE FIND THE VICINITY MAP LOCATED ON THE COVER SHEET OF THE PLANS

ECO1;0.3 | YES

11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 27)

THE RECEIVING WATERS FOR THE PROJECT IS BLACK CREEK WHICH WILL ULTIMATELY OUTFALL TO THE SAVANNAH RIVER.

ECOJ | YES

12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 19 OF THE PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR AUTHORIZED AGENT UNDER MY SUPERVISION.

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES

13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 19 OF THE PERMIT.

I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES

14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION, IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

DATE OF INSPECTION: _____

I CERTIFY THE SITE WAS _____ WITH THE ES&PC PLAN ON THE DATE OF INSPECTION.

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # _____

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

ECOJ | YES

15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS." (PART IV.(i)-(iv) PG 19-24 OF THE PERMIT).

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

N/A |

16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.

THERE WILL BE NO BUFFER ENCROACHMENTS AS PART OF THE PROJECT THUS A BUFFER VARIANCE IS NOT REQUIRED.

ECOJ | YES

17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PART IV.C PG 26 OF PERMIT).

AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

ECOJ | YES

18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (PERMIT IV.D.3.c(i) PG 30).

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

ECOJ | YES

19. CLEARLY NOTE THE STATEMENT THAT "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."

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.

ECOJ | YES

20. CLEARLY NOTE THE STATEMENT THAT "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."

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.

ECOJ | YES

21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING." (PERMIT IV.D.3.a.(1) PG 28).

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

N/A |

22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (PART III.C.2.A - V. PG 19-21)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

N/A |

23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.1 PG 15)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

NA |

24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. (PERMIT IV.D.3.c(6) PG 31).

CONCRETE WASHOUT AREA WILL NOT BE REQUIRED DURING THIS STAGE OF CONSTRUCTION

ECOJ | YES

25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 31).

PETROLEUM BASED PRODUCTS- CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE FOR SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES. STORE IN COVERED AREAS PROTECTED WITH DIKES. REGULARLY INSPECT FOR CRACKS OR LEAKAGE IN CONTAINERS/TANKS.

SPILL CLEANUP AND CONTROL PRACTICES

- **LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.**
- **MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND MEAL WASTE CONTAINERS.**
- **SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.**
- **FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.**
- **FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS**
- **FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.**
- **FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.**

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

ECOJ | YES

26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. (PERMIT IV.D.3.b PG 29).

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE POND DISCHARGES IS RIP-RAP. THE PONDS INCLUDE DISCHARGE POINTS TO HELP SPREAD THE FLOW OVER A LARGE AREA AND TO DECREASE VELOCITIES. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECOJ | YES

27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE, (PERMIT IV.D.3.c.(2) PG 30).

THE CONTRACTOR IS TO PROVIDE COVER FOR: BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS THAT ARE STORED ON SITE BY USING PLASTIC SHEETING AS COVER AND PROTECTION FROM PRECIPITATION. THE ABOVE PRODUCTS WILL BE STORED IN A LOCATION THAT WOULD MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

ECOJ | YES

28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. (PERMIT IV PG 24)

POLLUTANT PREVENTION

THE FOLLOWING MATERIALS ARE EXPECTED ONSITE DURING CONSTRUCTION: PETROLEUM BASED FUELS AND LUBRICANTS FOR EQUIPMENT, ADDITIVES FOR SOIL STABILIZATION, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, CONCRETE PRODUCTS, ASPHALT, TAR, LUMBER, PAINTS/STAINS/FINISHING TREATMENTS, PAINT SOLVENTS, CLEANING SOLVENTS, PLASTICS AND METAL PIPES.

PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

- **QUANTITIES ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.**
- **PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.**
- **PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS LEGIBLE AND VISIBLE.**
- **PRODUCT MIXING, DISPOSAL, AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.**
- **THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.**

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

PAINTS/FINISHES/SOLVENTS- ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING- CONCRETE WASHOUT SHALL OCCUR ONLY IN THE WASH PAD VICINITY DELINEATED IN THE PLANS.

BUILDING MATERIALS- NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CHAMBLESS 24677 COUNTY PROFESSIONAL ENGINEER 9/12/2023

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #0000055539 EXPIRATION DATE: 9/12/2023

NO.	REVISED PER GSWCC COMMENTS	BY	DATE
2		EMD	7/21/20

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA
GITC - BUILDING 4A
ES & PC NOTES

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	N.T.S.

EC0.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - COMMON DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: OGEECHEE RIVER
PROJECT NAME: GITC - BUILDING 4A
CITY/COUNTY: CHATHAM & EFFINGHAM COUNTY, GEORGIA

ADDRESS: AUGUSTA RD, PORT WENTWORTH, GA 31407
DATE ON PLANS: 01/26/2022
REVISED DATE:

ECO.2	YES

29.DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
I. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1					MONTH 12
PERIMETER BMPS	■					
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE CLEARING	■	■				
SITE GRADING		■	■	■	■	
TEMPORARY GRASSING		■	■	■		
PERMANENT GRASSING					■	■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

ECO.2	YES

30.PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE, (PERMIT IV.D.4.a PG 31-33).

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

I. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (a) ALL AREAS OF THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT. (b) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

3. CERTIFIED PERSONAL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (a) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE. (b) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION. AND (c) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.a.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

4. CERTIFIED PERSONNEL (PROVIDED BY PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.e. UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.a.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

JASON CHAMBLESS
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
912.721.4170

ECO.2	YES

3I. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. (PART IV.D.6.d PG 35-37 & PART IV.E PG 37)

RT IV.D.6.d PG 35-37 & PART IV.E PG 37)

SAMPLING REQUIREMENTS. THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(I) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3)WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX b. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

I. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 2 STORM WATER SAMPLING LOCATIONS. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR IOOOOI, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

I. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:

A. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

B. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS(S).

D. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

E. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

F. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, I00% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

A. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS II.D.3. OR II.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY

I. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (I2) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

B. IN ADDITION TO (A.) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THE PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATIONS, WHICHEVER COMES FIRST;

C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

D. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.a.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

E. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING

I. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;

b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

c. THE DATE(S) ANALYSES WERE PERFORMED;

d. THE TIME(S) ANALYSES WERE INITIATED;

e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;

f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;

g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CHAMBLESS 036838 COASTAL PROFESSIONAL 01/26/2022

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
2	REVISED PER GSWCC COMMENTS	EMD	7/21/20

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES & PC NOTES

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	N.T.S.

EC0.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - COMMON DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: OGEECHEE RIVER
PROJECT NAME: GITC - BUILDING 4A
CITY/COUNTY: CHATHAM & EFFINGHAM COUNTY, GEORGIA

ADDRESS: AUGUSTA RD, PORT WENTWORTH, GA 31407
DATE ON PLANS: 01/26/2022
REVISED DATE:

h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND

i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

EPD OFFICE:
COASTAL DISTRICT - BRUNSWICK OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8687
912-264-7284

ECO.3 | YES — 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 OF THE PERMIT.

RETENTION OF RECORDS

I. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

- COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
- A COPY OF THE ES&PC PLAN REQUIRED IN PERMIT No. GAR 100001.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100001.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100001.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100001.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100001.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100001.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR100001. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

ECO.3 | YES — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a.(3) PG 33-35)

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-001.

ECO.3 | YES — 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. (PERMIT IV.D.6.a.(3) PG 33)

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 84 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

Appendix B
Nephelometric Turbidity Unit (NTU) Table
Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	<50>	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

ECI-I.3 | YES — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(3) PG 33)

PLEASE SEE PLAN SHEETS FOR DELINEATION OF SAMPLING LOCATIONS, PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.

ECO.3 | YES — 36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 27)

INITIAL PHASE - THE INITIAL PHASE OF THE ES&PC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS & S SILT FENCE WILL BE USED. STORM PONDS AND DITCHES WILL BE CONSTRUCTED AND MAINTAINED DURING SITE CLEARING. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY TO PROVIDE INITIAL SEDIMENT STORAGE.
INTERMEDIATE PHASE - THE INTERMEDIATE GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL, MULCHING, AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY.

FINAL PHASE - THE FINAL GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE MAINTAINED AT DISCHARGE LOCATIONS. PERMANENT SEEDING WILL BE IMPLEMENTED FOR SITE STABILIZATION. ONCE THE SITE IS STABILIZED, ALL TEMPORARY BMPS ARE TO BE REMOVED.

ALL | YES — 37. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

ECI-I.3 | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF 1' ARE SHOWN ON EACH PLAN SHEET.

N/A | — 39. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 29)

NOT APPLICABLE FOR THIS PROJECT.

N/A | — 40. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION.

NOT APPLICABLE FOR THIS PROJECT.

N/A | — 41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.2.e PG 27)

THERE ARE NO BUFFERS ASSOCIATED WITH THIS PROJECT.

ECO.3 | YES — 42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

THE WETLANDS ARE DELINEATED ON THE PLANS.

ALL | YES — 43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE. (PERMIT IV.D.2.e PG 27)

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED IN AN EXHIBIT AS PART OF THE ATTACHED STORM WATER REPORT.

ATTACHED | YES — 44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

PLEASE SEE ATTACHED REPORT WITH DETAILS FOR PRE AND POST DEVELOPMENT HYDROLOGY..

ECO.3 | YES — 45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. (PERMIT IV.D.2.d PG 27)

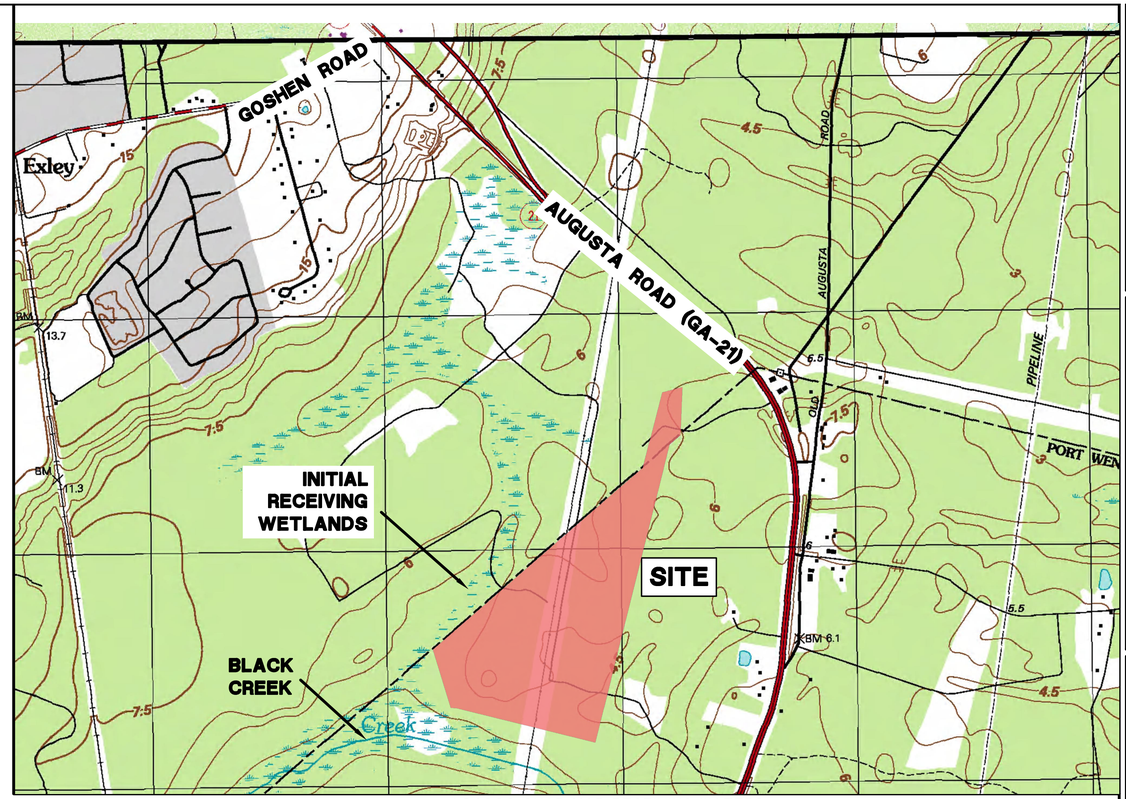
RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 76
POST-CONSTRUCTION CN = 87

ECI-I.3 | YES — 46. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

THE RIP-RAP CHARTS CONTAIN THE STORMWATER VELOCITIES. THE STORMWATER DISCHARGE POINTS ARE INDICATED ON THE PLANS.

ECO.3 | YES — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE BdA -BLADEN (C/D), SuA-SURRENCY (C/D).



1:24000 QUAD MAP RECEIVING WATERS
1" = 1,000'

ECI-I.3 | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

PLEASE SEE THE PLAN FOR THE DELINEATION OF THE LIMITS OF DISTURBANCE.

ECO.3 | YES — 49. PROVIDE A MINIMUM OF 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN. (PERMIT IV.D.3.a.(3) PG 28)

AN RT-B WAS SELECTED AS THE DEWATERING STRUCTURE FOR THIS PROJECT. WHILE WE DO AGREE THAT AN RT-B DOES NOT ONLY DEWATER FROM THE TOP BUT IN THIS INSTANCE, WE BELIEVE IT IS THE BEST OPTION TO KEEP SEDIMENT FROM ESCAPING THE POND. THE USE OF SKIMMER MORE OFTEN THAN NOT RESULTS IN CLOGGING OR SEDIMENT LEAVING THE SITE THROUGH THE SPILLWAY. THE RT-B ALLOWS FOR A MORE SUSTAINED DEWATERING.

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.

THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING THE NEW STORM POND.
SEDIMENT STORAGE REQUIRED
ACREAGE = 84.0
REQUIRED ON SITE SEDIMENT STORAGE = 84.0 AC X 134 CY/AC = 11,256 CY
POND #1:
TOTAL AREA: 389,874 SF (AT BOTTOM - ELEV. 0.0), 473,416 SF (2' ABOVE BOTTOM - ELEV. 14.0)
(½(389,874 + 473,416) * 2 FT)/27 = 31,973 CY

31,973 CY EXCEEDS THE REQUIRED 11,256 CY

ECI-I.3 | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

ECI-I.3 | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

EC2J-2.3 | YES

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

EC2J-2.3 | YES — 52. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

EFFECTIVE JANUARY 1, 2021

GEORGIA REGISTERED ESS JASON DRAKE MASON 36 PROFESSIONAL
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
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EC0.3

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EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

INITIAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-NS, Sd1-S).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO 134 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE — LOD
DRAINAGE BASINS
FLOOD ZONES
SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

MATCH LINE, SEE SHEET NO. EC1.2

EXISTING BUILDIN

TRADE CENTER PKWY

FEMA FLOOD LINE
ZONE X
ZONE AE
BFE - 14

EXISTING GEORGIA POWER EASEMENT

EXISTING 50' GAS EASEMENT

LIMITS OF DISTURBANCE

DOUBLE ROW SILT FENCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

EFFINGHAM COUNTY
CHATHAM COUNTY

Sd1-S
Sd1-NS
Du
Ds1
Co
BdA
SuA
Pn

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON GRANT CHANCEY #1333 PROFESSIONAL CERTIFICATE

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

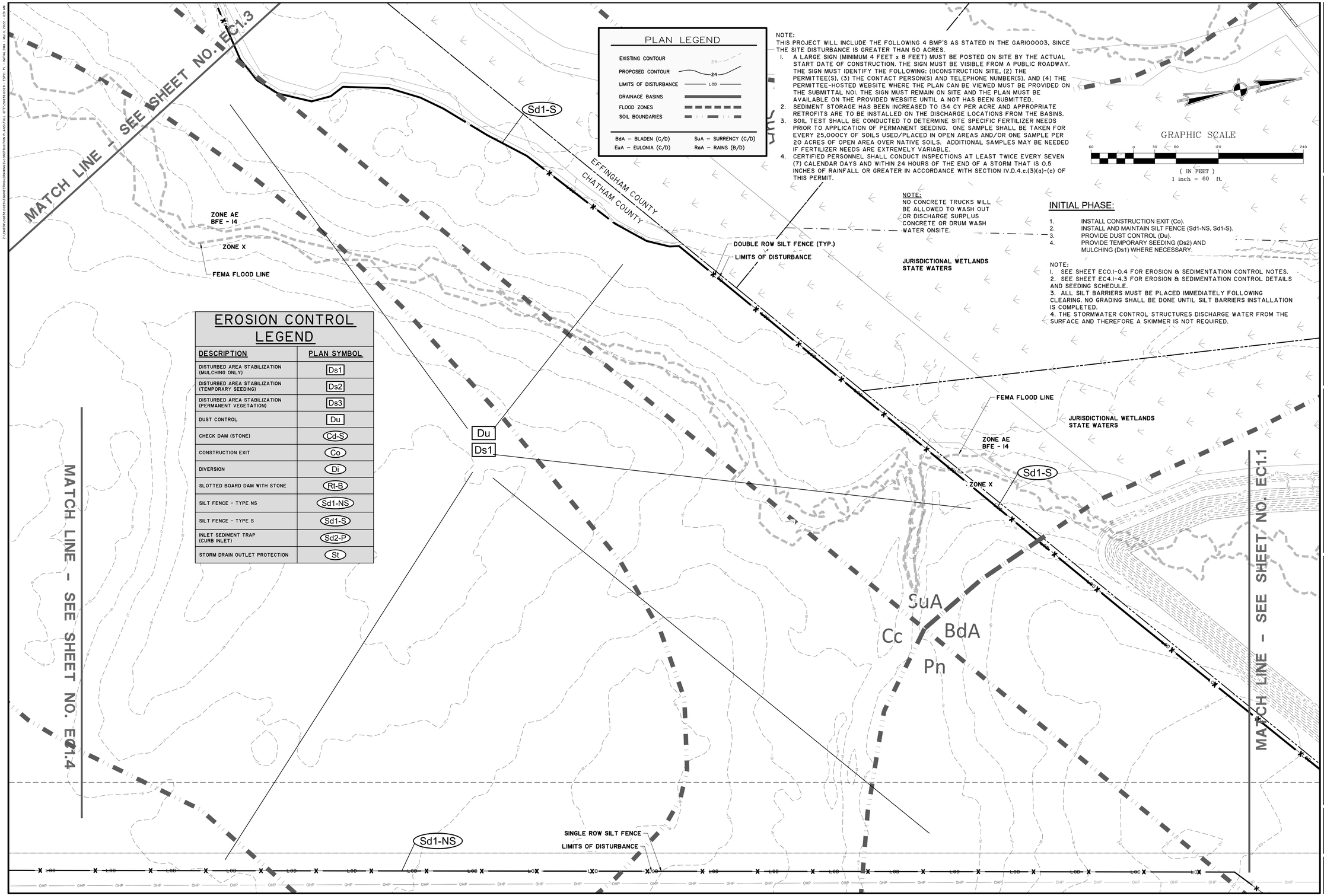
GITC - BUILDING 4A

ES&PC PLAN - INITIAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC1.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- DRAINAGE BASINS
- FLOOD ZONES
- SOIL BOUNDARIES

BdA – BLADEN (C/D) SuA – SURRENCY (C/D)
EuA – EULONIA (C/D) RoA – RAINS (B/D)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

INITIAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-NS, Sd1-S).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

NOTE:
1. SEE SHEET EC0.I-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.I-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

GEORGIA REGISTERED SSS PROFESSIONAL JASON GRANT CHANCEY 3/11/2022
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISED PER GSWCC COMMENTS / REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES&PC PLAN - INITIAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JGC
SCALE:	1" = 60'

EC1.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND

EXISTING CONTOUR 24

PROPOSED CONTOUR 24

LIMITS OF DISTURBANCE LOD

DRAINAGE BASINS

FLOOD ZONES

SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25.OOOCY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS O.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

NOTE:
I. SEE SHEET ECO.I-O.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.I-4.2 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

INITIAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-NS, Sd1-S).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

JURISDICTIONAL WETLANDS
STATE WATERS

DOUBLE ROW SILT FENCE (TYP.)
LIMITS OF DISTURBANCE

EFFINGHAM COUNTY
CHATHAM COUNTY

Sd1-S

SuA
BdA
Cc
Pn

FEMA FLOOD LINE
ZONE AE
BFE - I4
ZONE X

MATCH LINE – SEE SHEET NO. EC1.4

MATCH LINE – SEE SHEET NO. EC1.2

Du
Ds1

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON GRADY CHANCEY 35539

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES&PC PLAN - INITIAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC1.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\24838\24838.0029\DESIGN\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\24838.0029 - ESPC+ PL - INITIAL.DWG - Mar 4, 2022 - 8:51 AM

MATCH LINE - SEE SHEET NO. EC1.3

Cc Pn

Du
Ds1

Sd1-S

ZONE AE
BFE = 14

ZONE X

FEMA FLOOD LINE

Sd1-NS

EXISTING 245' GEORGIA POWER EASEMENT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LIMITS OF DISTURBANCE

MATCH LINE - SEE SHEET NO. EC1.2

Cc Pn

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

INITIAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL AND MAINTAIN SILT FENCE (Sd1-NS, Sd1-S).
3. PROVIDE DUST CONTROL (Du).
4. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

NOTE:
1. SEE SHEET EC0.1-0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.2 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

PLAN LEGEND

- EXISTING CONTOUR — 24
- PROPOSED CONTOUR — 24
- LIMITS OF DISTURBANCE — LOD
- DRAINAGE BASINS
- FLOOD ZONES
- SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

GEORGIA REGISTERED SSS PROFESSIONAL JASON CRANE CHANEY 1ST CAPITAL PROFESSIONAL 09/11/2020

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES&PC PLAN - INITIAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC1.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

INTERMEDIATE PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PREVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION (St).
4. PROVIDE DUST CONTROL (Du).
5. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GAR100003, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.
1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. SOIL SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO 134 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

ING IC

PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE
DRAINAGE BASINS
FLOOD ZONES
SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

MATCH LINE - SEE SHEET NO. EC2.2

TRADE CENTER PKWY

EFFINGHAM COUNTY
CHATHAM COUNTY

EXISTING GEORGIA POWER EASEMENT

FEMA FLOOD LINE
ZONE X
ZONE AE
BFE = 14

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

EXISTING 50' GAS EASEMENT

LIMITS OF DISTURBANCE

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON CRANE CHANCEY #1333 CERTIFICATE 01/26/22
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES & PC PLAN - INTERMEDIATE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC2.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

PLAN LEGEND

EXISTING CONTOUR — 24

PROPOSED CONTOUR — 24

LIMITS OF DISTURBANCE — LOD

DRAINAGE BASINS

FLOOD ZONES

SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RoA – RAINS (B/D)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

INTERMEDIATE PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PREVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION (St).
4. PROVIDE DUST CONTROL (Du).
5. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.
1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO 134 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

MATCH LINE – SEE SHEET NO. EC2.3

MATCH LINE – SEE SHEET NO. EC2.1

EFFINGHAM COUNTY
CHATHAM COUNTY

ZONE AE
BFE = 14

ZONE X

FEMA FLOOD LINE

LIMITS OF DISTURBANCE

JURISDICTIONAL WETLANDS
STATE WATERS

POND 2:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

POND 3:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

POND 4:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING: 36"
FLOW RATE (CFS): 25.02 CFS
VELOCITY (FPS): 3.54 FPS
TAILWATER CONDITION: <0.5 d
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 6'
Wup: 18'
Wdown: 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING: 36"
FLOW RATE (CFS): 25.64 CFS
VELOCITY (FPS): 3.63 FPS
TAILWATER CONDITION: <0.5 d
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 6'
Wup: 18'
Wdown: 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING: 36"
FLOW RATE (CFS): 25.64 CFS
VELOCITY (FPS): 3.63 FPS
TAILWATER CONDITION: <0.5 d
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 10'
Wup: 5'
Wdown: 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING: 36" (2x)
FLOW RATE (CFS): 8 CFS
VELOCITY (FPS): 4.5 FPS
TAILWATER CONDITION: <0.5 d
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 10'
Wup: 6'
Wdown: 12'

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON GRANT GRAHAM 035 CIVIL 9/12/2023
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES & PC PLAN - INTERMEDIATE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC2.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND

EXISTING CONTOUR 24

PROPOSED CONTOUR 24

LIMITS OF DISTURBANCE LOD

DRAINAGE BASINS

FLOOD ZONES

SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

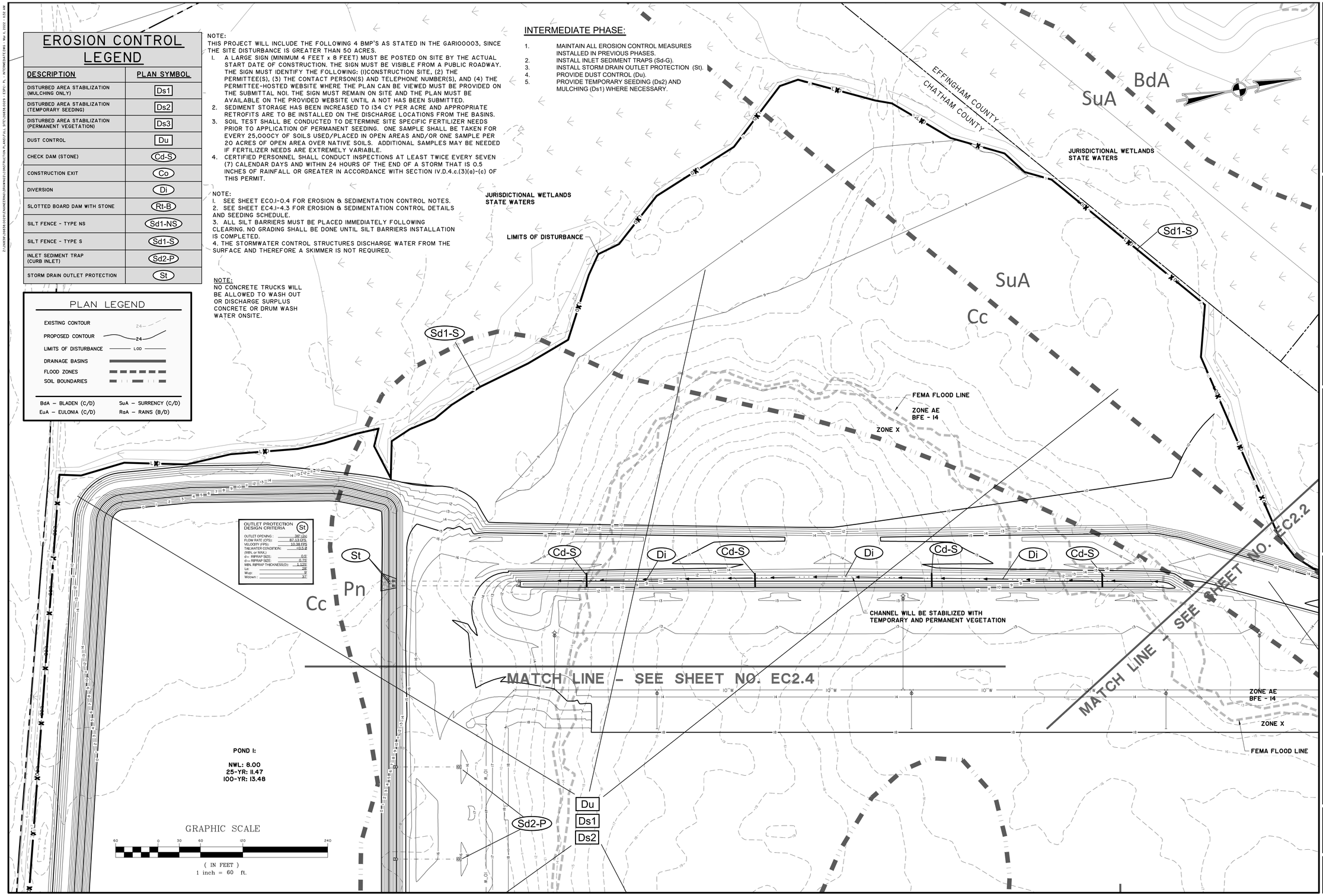
1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

NOTE:
I. SEE SHEET EC0.I-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.I-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

INTERMEDIATE PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PREVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION (St).
4. PROVIDE DUST CONTROL (Du).
5. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.



GEORGIA REGISTERED SS3 MODEL JASON GRIME CHANG
CERTIFIED PROFESSIONAL
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

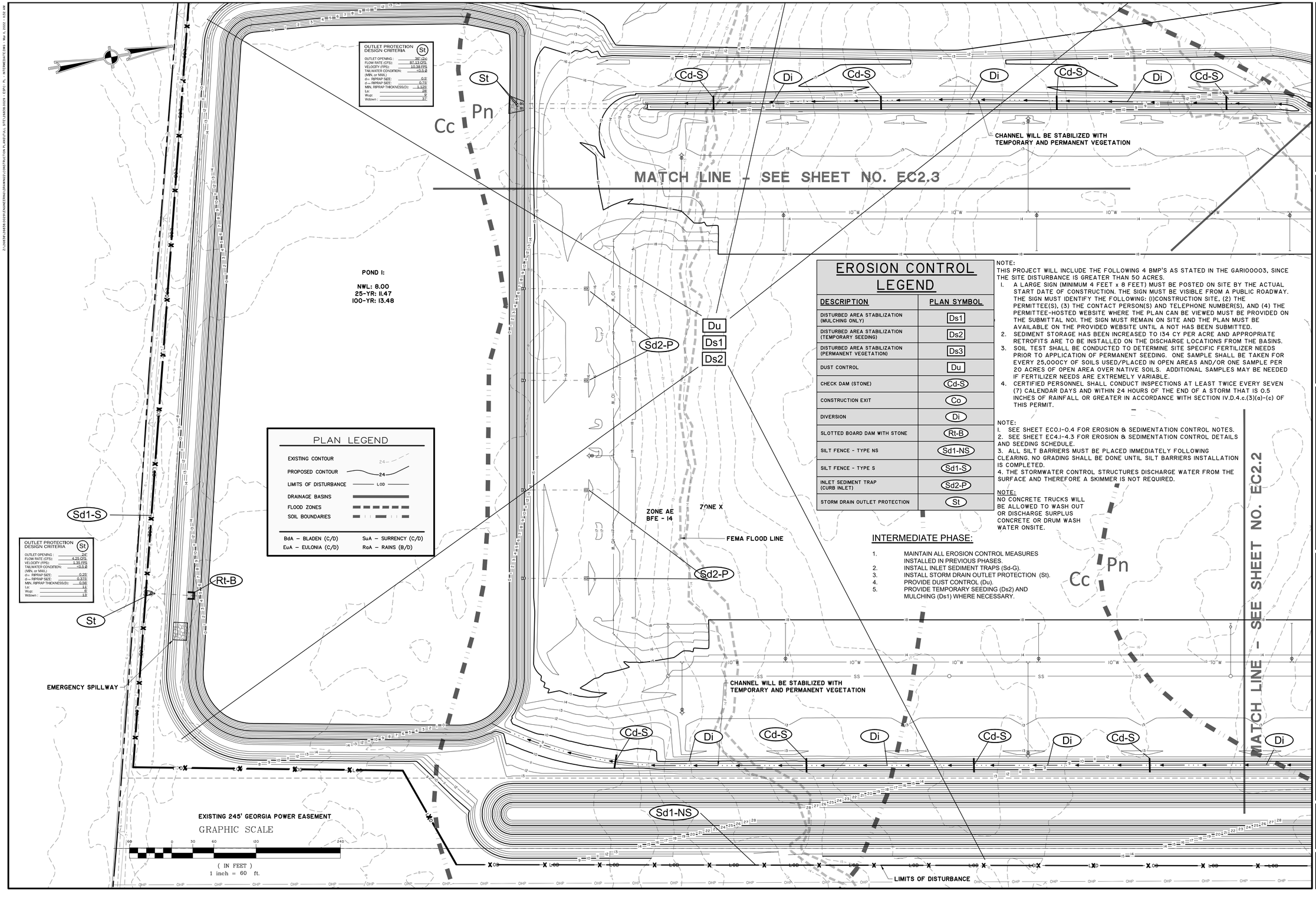
ES & PC PLAN - INTERMEDIATE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	1" = 60'

EC2.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\26838\26838-022\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838-022B - ESPC PL - INTERMEDIATE.dwg - Mar 9, 2023 - 9:53 AM



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

NOTE:
I. SEE SHEET EC0.I-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.I-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

INTERMEDIATE PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PREVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION (St).
4. PROVIDE DUST CONTROL (Du).
5. PROVIDE TEMPORARY SEEDING (Ds2) AND MULCHING (Ds1) WHERE NECESSARY.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORNE CSWCC LEVEL II

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES & PC PLAN - INTERMEDIATE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC2.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

FINAL PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PERVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION ON FLUMES (St).
4. PROVIDE PERMANENT SEEDING AS NECESSARY (Ds3).
5. AFTER FINAL STABILIZATION, REMOVE ALL TEMPORARY BMPS.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARI00003, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.
1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE
DRAINAGE BASINS
FLOOD ZONES
SOIL BOUNDARIES

BdA – BLADEN (C/D)
EuA – EULONIA (C/D)
SuA – SURRENCY (C/D)
RaA – RAINS (B/D)

MATCH LINE - SEE SHEET NO. EC3.2

EFFINGHAM COUNTY
CHATHAM COUNTY

FEMA FLOOD LINE
ZONE X
ZONE AE
BFE - 14

EXISTING GEORGIA POWER EASEMENT

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

EXISTING 50' GAS EASEMENT

LIMITS OF DISTURBANCE

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRANE CHANCEY 035768 01/26/2022

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

ES & PC PLAN - FINAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

EC3.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
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DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE (LOD)
- DRAINAGE BASINS
- FLOOD ZONES
- SOIL BOUNDARIES

BdA – BLADEN (C/D) | SuA – SURRENCY (C/D)
EuA – EULONIA (C/D) | RoA – RAINS (B/D)

FINAL PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PERVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION ON FLUMES (St).
4. PROVIDE PERMANENT SEEDING AS NECESSARY (Ds3).
5. AFTER FINAL STABILIZATION, REMOVE ALL TEMPORARY BMPS.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
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4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
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GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.
1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO 134 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING : 36"
FLOW RATE (CFS): 25.02 CFS
VELOCITY (FPS): 3.54 FPS
TAILWATER CONDITION: <0.5 ø
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 16'
Wup: 5'
Widown : 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING : 6" FLUME
FLOW RATE (CFS): VARIES
VELOCITY (FPS): VARIES
TAILWATER CONDITION: <0.5 ø
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 16'
Wup: 5'
Widown : 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING : 36"
FLOW RATE (CFS): 25.64 CFS
VELOCITY (FPS): 3.63 FPS
TAILWATER CONDITION: <0.5 ø
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 16'
Wup: 5'
Widown : 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING : 36"
FLOW RATE (CFS): 25.64 CFS
VELOCITY (FPS): 3.63 FPS
TAILWATER CONDITION: <0.5 ø
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 16'
Wup: 5'
Widown : 22'

OUTLET PROTECTION DESIGN CRITERIA (St)
OUTLET OPENING : 18"
FLOW RATE (CFS): 8 CFS
VELOCITY (FPS): 4.5 FPS
TAILWATER CONDITION: <0.5 ø
(MIN. or MAX.)
d50 RIPRAP SIZE: 0.5'
d100 RIPRAP SIZE: 0.75'
MIN. RIPRAP THICKNESS(D): 1.125'
La: 10'
Wup: 6'
Widown : 12'

POND 2:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

POND 3:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

POND 4:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

MATCH LINE - SEE SHEET NO. EC3.3
MATCH LINE - SEE SHEET NO. EC3.1
MATCH LINE - SEE SHEET NO. EC3.4

ZONE AE
BFE = 14
ZONE X
FEMA FLOOD LINE
EFFINGHAM COUNTY
CHATHAM COUNTY
LIMITS OF DISTURBANCE
JURISDICTIONAL WETLANDS
STATE WATERS
CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION
SuA
BdA
Cc
Pn

GEORGIA REGISTERED SS3 PROFESSIONAL ENGINEER JASON GRAHAM CHANCEY
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA
GITC - BUILDING 4A
ES & PC PLAN - FINAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JGC
SCALE:	1" = 60'

EC3.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

PLAN LEGEND

EXISTING CONTOUR 24

PROPOSED CONTOUR 24

LIMITS OF DISTURBANCE LOD

DRAINAGE BASINS

FLOOD ZONES

SOIL BOUNDARIES

BdA – BLADEN (C/D) SuA – SURRENCY (C/D)
EuA – EULONIA (C/D) RaA – RAINS (B/D)

NOTE:
THIS PROJECT WILL INCLUDE THE FOLLOWING 4 BMP'S AS STATED IN THE GARIOOOO3, SINCE THE SITE DISTURBANCE IS GREATER THAN 50 ACRES.

1. A LARGE SIGN (MINIMUM 4 FEET x 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (I)CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTAL NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
2. SEDIMENT STORAGE HAS BEEN INCREASED TO I34 CY PER ACRE AND APPROPRIATE RETROFITS ARE TO BE INSTALLED ON THE DISCHARGE LOCATIONS FROM THE BASINS.
3. SOIL TEST SHALL BE CONDUCTED TO DETERMINE SITE SPECIFIC FERTILIZER NEEDS PRIOR TO APPLICATION OF PERMANENT SEEDING. ONE SAMPLE SHALL BE TAKEN FOR EVERY 25,000CY OF SOILS USED/PLACED IN OPEN AREAS AND/OR ONE SAMPLE PER 20 ACRES OF OPEN AREA OVER NATIVE SOILS. ADDITIONAL SAMPLES MAY BE NEEDED IF FERTILIZER NEEDS ARE EXTREMELY VARIABLE.
4. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAINFALL OR GREATER IN ACCORDANCE WITH SECTION IV.D.4.c.(3)(a)-(c) OF THIS PERMIT.

NOTE:
1. SEE SHEET EC0.1-0.4 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC4.1-4.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.
3. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
4. THE STORMWATER CONTROL STRUCTURES DISCHARGE WATER FROM THE SURFACE AND THEREFORE A SKIMMER IS NOT REQUIRED.

NOTE:
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FINAL PHASE:

1. MAINTAIN ALL EROSION CONTROL MEASURES INSTALLED IN PERVIOUS PHASES.
2. INSTALL INLET SEDIMENT TRAPS (Sd-G).
3. INSTALL STORM DRAIN OUTLET PROTECTION ON FLUMES (St).
4. PROVIDE PERMANENT SEEDING AS NECESSARY (Ds3).
5. AFTER FINAL STABILIZATION, REMOVE ALL TEMPORARY BMPS.

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

LIMITS OF DISTURBANCE

SuA
BdA
Cc
Pn

FEMA FLOOD LINE
ZONE AE
BFE - 14
ZONE X

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	36" DIA
FLOW RATE (CFS):	87.13 CFS
VELOCITY (FPS):	10.38 FPS
TAILWATER CONDITION: (MIN. or MAX.)	<0.5 D
d= RIPRAP SIZE:	0.5'
d= RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
La:	28'
Wup:	9'
Wdown :	37'

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	6" FLUME
FLOW RATE (CFS):	VARIES
VELOCITY (FPS):	VARIES
TAILWATER CONDITION: (MIN. or MAX.)	<0.5 D
d= RIPRAP SIZE:	0.5'
d= RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
La:	10'
Wup:	12'
Wdown :	12'

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	6" FLUME
FLOW RATE (CFS):	VARIES
VELOCITY (FPS):	VARIES
TAILWATER CONDITION: (MIN. or MAX.)	<0.5 D
d= RIPRAP SIZE:	0.5'
d= RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
La:	10'
Wup:	12'
Wdown :	12'

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	6" FLUME
FLOW RATE (CFS):	VARIES
VELOCITY (FPS):	VARIES
TAILWATER CONDITION: (MIN. or MAX.)	<0.5 D
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MIN. RIPRAP THICKNESS(D):	1.125'
La:	10'
Wup:	12'
Wdown :	12'

CHANNEL WILL BE STABILIZED WITH TEMPORARY AND PERMANENT VEGETATION

POND 1:
NWL: 8.00
25-YR: 11.47
100-YR: 13.48

M.O.

MATCH LINE - SEE SHEET NO. EC3.4

MATCH LINE - SEE SHEET NO. EC3.2

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON DEWAYNE CHURCH
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#000005539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

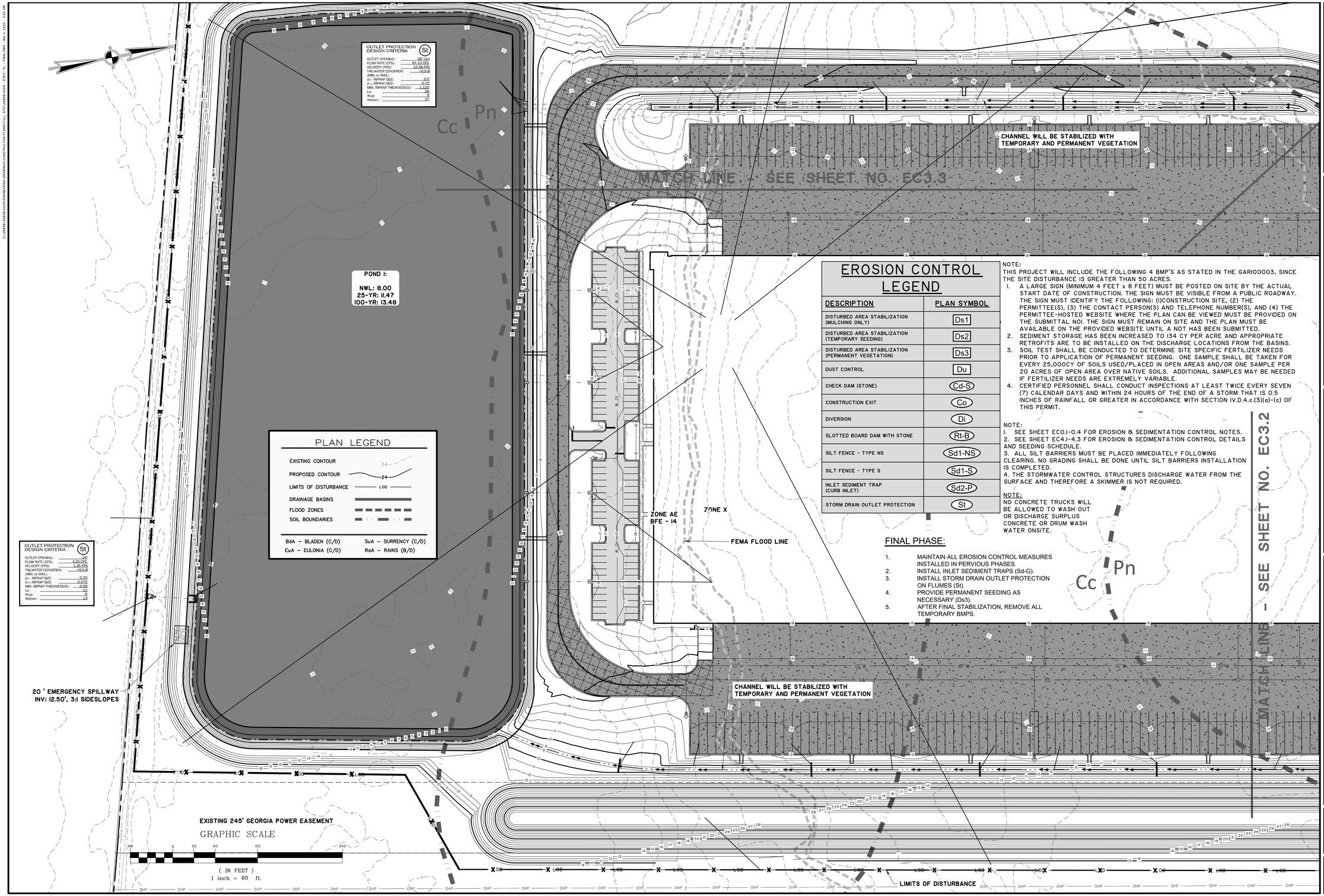
GITC - BUILDING 4A

ES & PC PLAN - FINAL

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	1" = 60'

EC3.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
DIVERSION	Di
SLOTTED BOARD DAM WITH STONE	Rt-B
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St

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MATCH LINE - SEE SHEET NO. EC3.2

GEORGIA REGISTERED ENGINEER JASON GRANT SMITH NO. 032715 PROFESSIONAL ENGINEER
CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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GITC - BUILDING 4A

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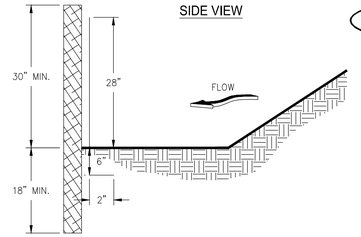
EC3.4

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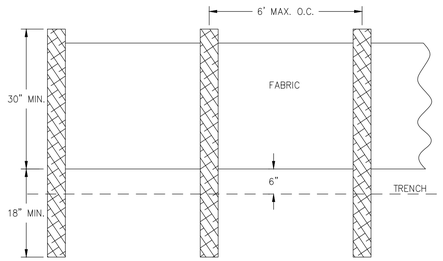
SILT FENCE - TYPE NON-SENSITIVE

Sd1-NS

SIDE VIEW



FRONT VIEW

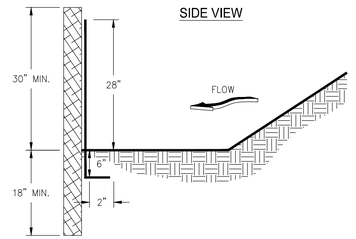


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (28") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

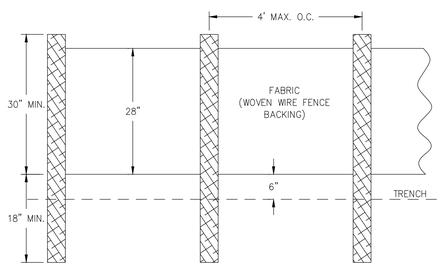
SILT FENCE - TYPE SENSITIVE

Sd1-S

SIDE VIEW



FRONT VIEW



NOTES:
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2. HEIGHT (28") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Table 2. Fertilizer Requirements for Temporary Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool seasn grasses & legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Temporary cover crops seeded alone	First	10-10-10	500	30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

- Apply agricultural lime at the rate determined by soil test pH.

Table 2. Fertilizer Requirements for Permanent Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./ acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

- Apply agricultural lime at a rate of 1-2 tons/ acre unless soil tests indicate otherwise.

Ds3

SILT FENCE MAINTENANCE

MAINTENANCE

- Remove the sediment once it has accumulated to one-half the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (~ 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

Table 1. Mulching Application Requirements

Material	Rate	Depth
Straw or hay	-	2" to 4"
Wood waste, chips, sawdust, bark	-	2" to 3"
Polyethylene film	Secure with soil, anchors, weights	-
Geotextiles, jute matting, netting, etc.	See manufac-turer's recom-mentations	-

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX	PERMANENT COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE * RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu. 40 lbs. 3 bu.	10 lbs. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SERICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
FEBUARY	LESPEDEZA, ANNUAL * LOVEGRASS, WEEPING * RYE * RYEGRASS, ANNUAL	40 lbs. 4 lbs. 3 bu. 40 lbs.	10 lbs. 2 lbs. .5 bu. -	* BAHIA, PENSACOLA CENTIPEDE, SOD LESPEDEZA, SEDICEA 1,2 * LESPEDEZA, SEDICEA * LOVEGRASS, WEEPING	60 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. - - 2 lbs.
MARCH	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING * RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 4 lbs. 40 lbs. 60 lbs.	10 lbs. 2 lbs. - -	BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1,2 LESPEDEZA, SEDICEA LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.
APRIL	LOVEGRASS, WEEPING MILLET, BROWNTOP * MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1,2 LESPEDEZA, SEDICEA LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1,2 LESPEDEZA, SEDICEA LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.
JUNE	* LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA * BERMUDA, UNHULLED * LESPEDEZA, SEDICEA 1,2 * LESPEDEZA, SEDICEA * LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX	PERMANENT COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	40 lbs. 50 lbs. 60 lbs.	10 lbs. - -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	- -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY * OATS * RYE RYEGRASS, ANNUAL * WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
OCTOBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
NOVEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
DECEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -

NOTES
ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
** INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE*
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

Ds2 **Ds3**



DUST CONTROL

DEFINITION: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND-DISTURBING ACTIVITIES.

PURPOSE: PREVENT THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND PREVENT THE MOVEMENT OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL TO HEALTH.

TEMPORARY METHODS	PERMANENT METHODS
- MULCHES - TEMPORARY VEGETATIVE COVER - SPRAY ON ADHESIVES - TILLAGE - IRRIGATION - BARRIERS - CALCIUM CHLORIDE	- PERMANENT VEGETATION - TOPSOILING - STONE COVER

INSTALLATION:
APPLY ACCORDING TO APPROVED PLAN, IF SHOWN. MULCH DISTURBED AREAS AND TACKIFY WITH REDSINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURES RECOMMENDATIONS. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION. COVER SURFACES WITH CRUSHED STONE OR GRAVEL. APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST. APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS AS DESCRIBED IN TABLE I.

TABLE I. SPRAY-ON ADHESIVE APPLICATION REQUIREMENTS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL / ACRE)
ANIONIC ASPHALT EMULSION	7:1 *	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1 *	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1 *	FINE SPRAY	300

MAINTENANCE:
PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
SUPPLEMENT SURFACE COVERING AS NEEDED.

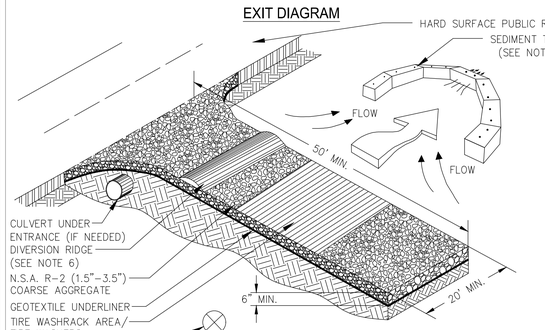
Du

DUST CONTROL

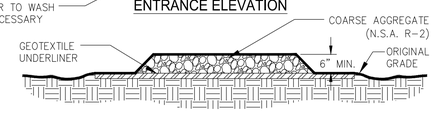
NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



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.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRANE

CSWCC LEVEL II
DESIGN PROFESSIONAL
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#0000055539
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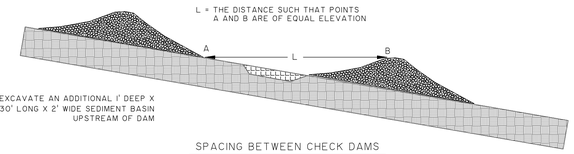
GITC - BUILDING 4A

EROSION CONTROL DETAILS

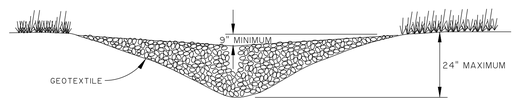
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SCALE:	1" = 1'

EC4.1

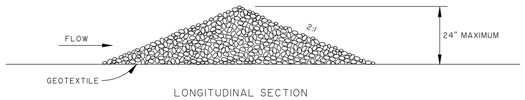
Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



SPACING BETWEEN CHECK DAMS



CROSS SECTION



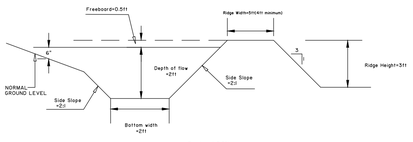
LONGITUDINAL SECTION

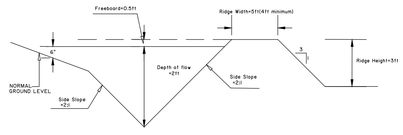
NOTE:
1. STONE TO BE GRADED SIZE 2-10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES A DEPTH OF ONE-HALF THE ORIGINAL DAM HEIGHT OR BEFORE. CHECK DAMS MUST BE REMOVED AT THE COMPLETION OF THEIR USEFUL LIFE. AFTER REMOVAL, THE AREA BENEATH THE DAM SHOULD BE SEEDED AND MULCHED IMMEDIATELY.
3. THIS PRACTICE IS APPLICABLE FOR USE IN SMALL OPEN CHANNELS AND IS NOT TO BE USED IN A LIVE CHANNEL.

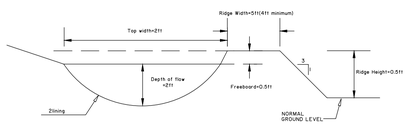
CHECK DAM-STONE

NOT TO SCALE

Cd-S





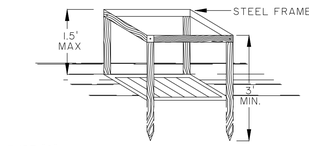


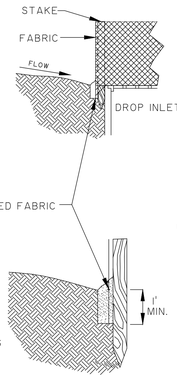
DIVERSIONS ARE APPLICABLE WHEN:
1. RUNOFF FROM HIGHER AREAS IS OR HAS POTENTIAL FOR DAMAGING PROPERTY, CAUSING EROSION, CONTRIBUTING TO POLLUTION, FLOODING, INTERFERING WITH OR PREVENTING THE ESTABLISHMENT OF VEGETATION ON LOWER AREAS.
2. SURFACE AND/OR SHALLOW SUBSURFACE FLOW IS DAMAGING SLOPING UPLAND.
3. THE LENGTH OF SLOPE NEEDS TO BE REDUCED SO THAT SOIL LOSS WILL BE REDUCED TO A MINIMUM. THIS STANDARD APPLIES TO TEMPORARY AND PERMANENT DIVERSIONS IN DEVELOPMENTS INVOLVING LAND-DISTURBING ACTIVITIES.
4. THE RIDGE SHALL BE COMPACTED AND DESIGNED TO HAVE STABLE SIDE SLOPES, WHICH SHALL NOT BE STEEPER THAN 2:1. THE RIDGE SHALL HAVE A MINIMUM WIDTH OF FOUR FEET AT THE DESIGN WATER ELEVATION AFTER SETTLEMENT. ITS DESIGN SHALL ALLOW TEN PERCENT FOR SETTLEMENT.
5. LAND SLOPE MUST BE TAKEN INTO CONSIDERATION WHEN CHOOSING CHANNEL DIMENSIONS. ON THE STEEPER SLOPES, NARROW AND DEEP CHANNELS MAY BE REQUIRED. ON THE MORE GENTLE SLOPES, BROAD, SHALLOW CHANNELS ARE USUALLY APPLICABLE. THE WIDE, SHALLOW SECTION WILL BE EASIER TO MAINTAIN. SINCE SEDIMENT DEPOSITION IS OFTEN A PROBLEM IN DIVERSIONS, THE DESIGNED FLOW VELOCITY SHOULD BE KEPT AS HIGH AS THE CHANNEL LINING WILL PERMIT.
6. EACH DIVERSION MUST HAVE AN ADEQUATE OUTLET. THE OUTLET MAY BE A CONSTRUCTED OR NATURAL WATERWAY, A STABILIZED VEGETATED AREA OR A STABILIZED OPEN CHANNEL. IN ALL CASES, THE OUTLET MUST DISCHARGE IN SUCH A MANNER AS TO NOT CAUSE AN EROSION PROBLEM. PROTECTED OUTLETS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO CONSTRUCTION OF THE DIVERSION.

DIVERSION

NOT TO SCALE

Di





NOTE:
1. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE ENTRENCHED 12 INCHES AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POSTS, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS BARRIER AROUND THE INLET.

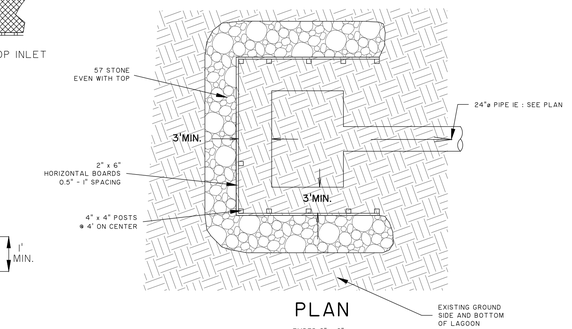
2. THE TRAP SHALL BE INSPECTED DAILY AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

3. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT AGAIN ENTER THE INLET. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

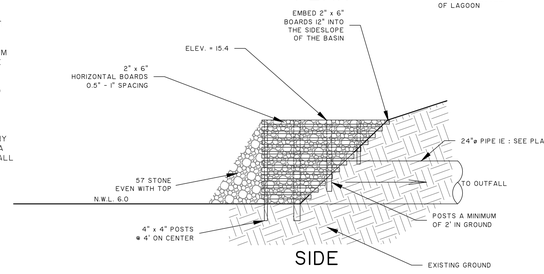
INLET SEDIMENT TRAP
FILTER FABRIC W/ SUPPORTING FRAME

NOT TO SCALE

Sd2-F



PLAN



SIDE

SLOTTED BOARD DAM WITH STONE
DETAIL FOR POND

NOT TO SCALE

Rt-B

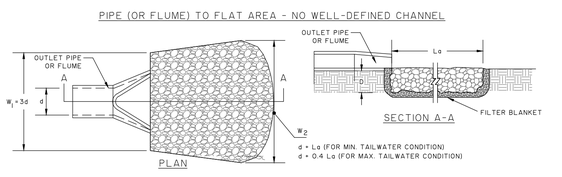
TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN
Storage Calculations
1. Required stormwater storage = 0 cy (as determined by local ordinance)
2. Required sediment storage = 11,256cy (67 cy/ac * 19.00 ac disturbed area)
3. Total required storage =(1) 0 +(2) 1,273 =(2) 11,256 cy
4. Available storage = 31,973 cy
5. Is the available storage (4) greater than the total required storage (3)?
X yes _____ no
6. If "no", the sediment storage capacity of the pond must be increased.
Choose the method to be used:
_____ Raise the invert of the outlet structure _____ inches
_____ Undercut the pond _____ feet
_____ Other _____
7. Clean-out elevation =-1f (Elevation corresponding to 22 cy/ac * 19.00 ac disturbed area)
8. Is the length-width ratio 2:1 or greater?
X yes _____ no
9. If "no", the length of fow must be increased. Choose the method to be used:
_____ Bafes (Type of bate: _____)
_____ Other _____
Note the CMP diameter and height if a half-round CMP retrofit is to be used.
Diameter =_____inches Height =_____feet

APPLICABLE TO EXISTING Rt-B

SLOTTED BOARD DAM MAINTENANCE

MAINTENANCE

- Clean-out when one-third sediment storage capacity is lost. Indicate this elevation with a mark on the outlet structure or a post inserted in the pond.
- Remove all trash and debris.
- Remove retrofit and accumulated sediment when the project is completed.
- Stabilize all disturbed areas immediately with permanent vegetation.



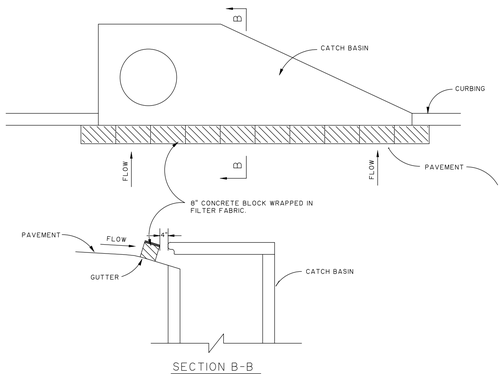
d = La (FOR MIN. TAILWATER CONDITION)
d = 0.4 La (FOR MAX. TAILWATER CONDITION)

NOTES:
1. L_a = LENGTH THE RIP-RAP APRON
2. d = OUTLET PIPE DIAMETER
3. d_{50} = AVERAGE RIP RAP STONE DIAMETER
5. d_{MAX}= MAXIMUM RIP RAP STONE DIAMETER = 1.5 TIMES d_{50}
6. D = RIP RAP APRON DEPTH = 1.5 TIMES d_{MAX} BUT NOT LESS THAN 6"
7. W_1 = UPSTREAM RIP RAP APRON WIDTH = 3d
8. W_2 = DOWNSTREAM RIP RAP APRON WIDTH, SEE DETAIL
7. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
8. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
9. INSPECT RIP RAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

STORM DRAIN OUTLET PROTECTION
FOR PIPE OR CONCRETE FLUME

NOT TO SCALE

St



SECTION B-B

NOTE:
1. ONCE PAVEMENT HES BEEN INSTALLED, A CURB INLET FILTER SHALL BE INSTALLED ON INLETS RECEIVING RUNNOFF FROM DISTURBED AREAS. THIS METHOD OF INLET PROTECTION SHALL BE REMOVED IF A SAFTEY HAZARD IS CREATED.

2. A GAP OF APPROXIMATELY 4 INCHES SHALL BE LEFT BETWEEN THE INLET FILTER AND THE INLET TO ALLOW FOR OVERFLOW AND PREVENT HAZARDOUS PONDING IN THE ROADWAY. PROPER INSTALLATION AND MAINTENANCE ARE CRUCIAL DUE TO POSSIBLE PONDING IN THE ROADWAY, RESULTING IN A HAZARDOUS CONDITION.

3. THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.

INLET SEDIMENT TRAP
CURB INLET PROTECTION

NOT TO SCALE

Sd2-P

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN
1.cfs in the channel/ditch that the check dam is being used in: ~1 CFS
2. Above 2.0 cfs: Yes_____ No X
3. If Yes, list BMP being used in conjunction with check dams: N/A

STONE CHECK DAM
SPACING BETWEEN CHECK DAMS

A = THE TOE OF THE UPSTREAM CHECK DAM.
B = TOP OF THE DOWNSTREAM CHECK DAM.
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

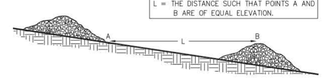


Figure 6-12.1

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRANE GAINES 34177 EXPIRATION DATE: 9/12/2023

CSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

EROSION CONTROL DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

EC4.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Y:\2136\36838\COS\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\36838.0029 - SP - FULL.DWG - Mar 9, 2022 - 9:04 AM

MATCH LINE, SEE SHEET NO. C1.2

EXISTING BUILDING IC

TRADE CENTER PKWY

EFFINGHAM COUNTY
CHATHAM COUNTY

EXISTING GEORGIA POWER EASEMENT

FEMA FLOOD LINE

ZONE X

ZONE AE
BFE = 14

TONER #57

100' RELOCATABLE ACCESS EASEMENT

EXISTING 50' GAS EASEMENT

PROPERTY LINE

SPEED LIMIT 20

R2-1
(24)30

5" DOUBLE YELLOW STRIPING (TYP.)

18" CURB & GUTTER

JURISDICTIONAL WETLANDS
STATE WATERS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHERRY

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C1.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\26838\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - SP - FL.DWG - Mar 3, 2022 - 9:58 AM

MATCH LINE - SEE SHEET NO. C1.3

MATCH LINE - SEE SHEET NO. C1.2

MATCH LINE - SEE SHEET NO. C1.1

PROPERTY LINE

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

JURISDICTIONAL WETLANDS
STATE WATERS

DRIVE IN RAM
SEE ARCHITECTURAL
PLANS (TYP.)

N: 811,847.08
E: 952,666.30

PROPOSED BUILDING 4A
±733,321 S.F
FFE - 18.5
(ARCH BASE - 01/07/2022)

RESIDENCE PARKING
R7-8
(12)18

VAN ACCESSIBLE
R7-8 (12)18
R7-8P (18)9

DETENTION POND 2

DETENTION POND 3

DETENTION POND 4

6' FLUME (TYP.)

5' SIDEWALK

18" CURB & GUTTER

N: 811,756.23
E: 953,188.45

GAURD HOUSE

PRIVATE DUPLEX GRINDER STATION

24" STOP BAR (TYP.)

STOP
R1-1
(30)30

5" DOUBLE YELLOW STRIPING (TYP.)

18" CURB & GUTTER

PROPERTY LINE

SPEED LIMIT 20
R2-1
(24)30

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORITY

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHESNEY
03-11-22

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C1.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Y:\2638\0029\DOCS\ENGR\GRAPHICS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - SP - FULSHT - Mar 3, 2022 - 9:58 AM

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PROPERTY LINE

JURISDICTIONAL WETLANDS
STATE WATERS

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

PROPERTY LINE

DETENTION POND I

6' FLUME (TYP.)

30'

60'R

25'R

120'R

85'R

18" CURB & GUTTER

5" DOUBLE YELLOW STRIPING (TYP.)

35'

6' FLUME (TYP.)

40@12'(480')

12'

492'

50'R

45'R

MATCH LINE - SEE SHEET NO. C1.4

MATCH LINE - SEE SHEET NO. C1.2

N: 810,448.09
E: 952,422.91

DRIVE IN RAM
SEE ARCHITECTURAL
PLANS (TYP.)

18" CURB & GUTTER

5' SIDEWALK

20' 25' 20'

(80')6@12'

(80')6@12'

(80')6@12'

(80')6@12'

PROPOSED BUILDING 4A
±733,321 S.F
FFE - 18.5
(ARCH BASE - 01/07/2022)

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON D. CHERRY, P.E.
3.11.22

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

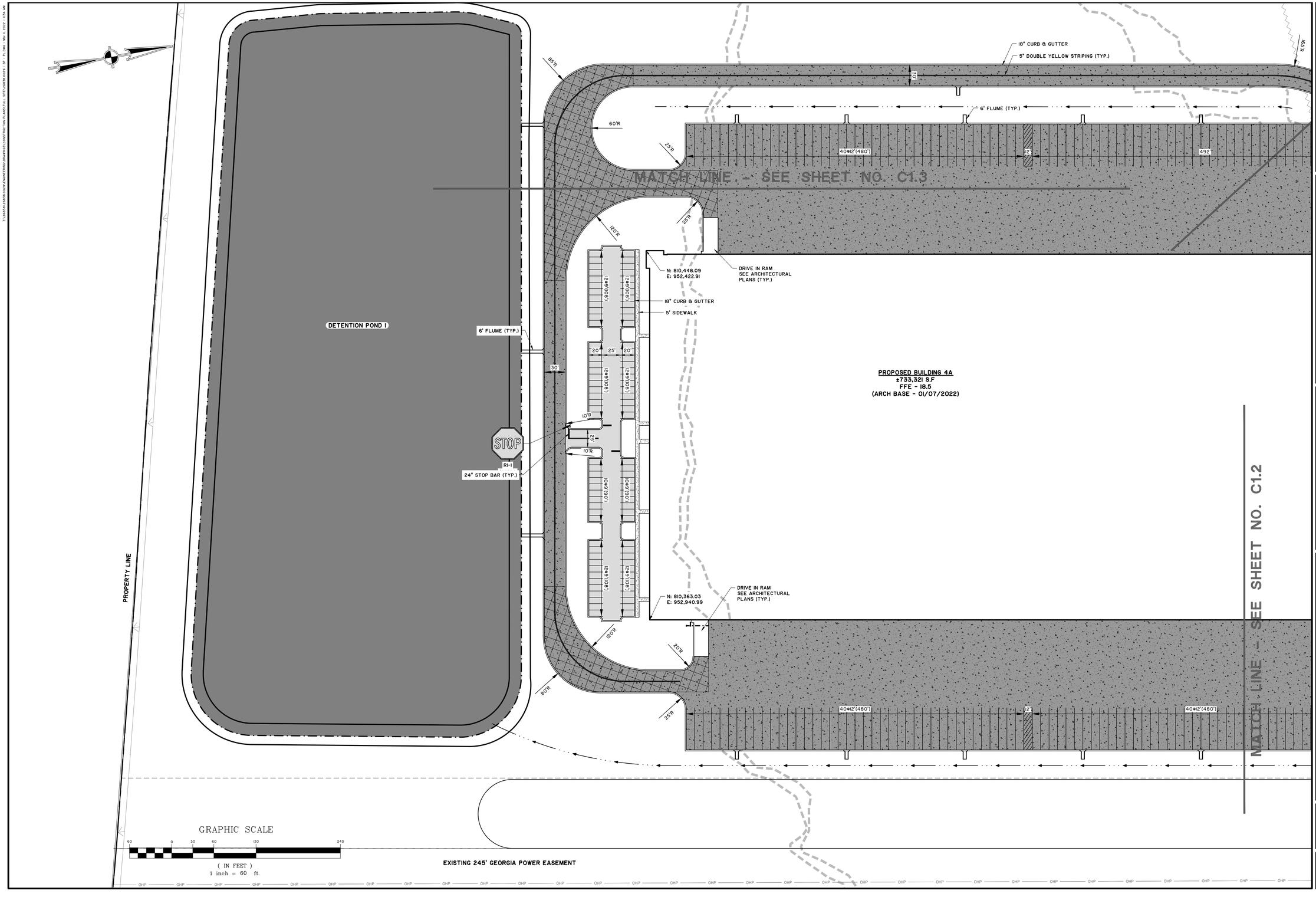
GITC - BUILDING 4A

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	1" = 60'

C1.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO. — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32630 — JASON O. CHANEY — 3/11/22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C1.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

F:\26838\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - #1 - FULL SITE - Mar 4, 2022 - 9:24 AM

MATCH LINE - SEE SHEET NO. C2.0

EXISTING BUILDING IC

ASSEMBLY

(2) 10° 45° BEND (VERTICAL)

10"W

2"FM

EFFINGHAM COUNTY
CHATHAM COUNTY

FH ASSEMBLY

10° 22.5° BEND

10° 90° BEND

2° 90° BEND

2° 22.5° BEND

EXISTING 50' GAS EASEMENT

EXISTING GEORGIA POWER EASEMENT

FEMA FLOOD LINE

ZONE X

ZONE AE
BFE = 14

TONER #57

INV. IN: 14.34 (E)

INV. IN: 14.34 (S) (2" FM)

INV. OUT: 14.24 (W)

INSTALL 16" BV AND 10" X 10" TEE ON EXISTING WATER MAIN

10" GV

10" 45° BEND (VERTICAL)

10" 45° BEND

ARV

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
JASON O. CHERRY
No. 32630
LICENSED PROFESSIONAL ENGINEER
03.11.22

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

WATER AND SEWER PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C2.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Y:\2638\0029\08 ENGINEERING\04 PLANS\CONSTRUCTION PLANS\FULL SITE\26380029 - 8.1 - FULL SITE.dwg, Mar 3, 2022 - 9:53 AM

MATCH LINE - SEE SHEET NO. C2.3

MATCH LINE - SEE SHEET NO. C2.4

MATCH LINE - SEE SHEET NO. C2.1

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

JURISDICTIONAL WETLANDS
STATE WATERS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

FH (PRIVATE)
6" GV

10" W

10" X 10" TEE
10" GV

10" X 6" TEE

10" X 10" TEE
10" GV

10" 45° BEND

10" FIRE CONNECTION
TO LOOP

PRIVATE FIRE LOOP SHOWN AS REFERENCE ONLY.
SEE FIRE PROTECTION DRAWINGS FOR DETAILS.
(DESIGNED BY OTHERS).

10" X 6" TEE

FH (PRIVATE)
6" GV

1.50" WATER METER

1.50" RPZ

2" CAP

2" 90° BEND

2" GV

4" X 2" TEE

4" GV

4" 11.25° BEND

4" 11.25° BEND

4" CAP

10" CAP

10" CAP

10" 22.5° BEND

3.00" WATER METER

3.00" RPZ

10" GV

10.00" WATER METER

10.00" RPZ

10" GV

10" 22.5° BEND

10" X 10" TEE
10" GV

10" 45° BEND

10" 45° BEND

10" X 4" TEE

10" 45° BEND

W3.2

2" FM

10" W

FH ASSEMBLY

10" X 10" TEE

FH

10" FIRE CONNECTION
TO LOOP

10" X 6" TEE

10" X 10" TEE
10" GV

10" FIRE CONNECTION
TO LOOP

PRIVATE FIRE LOOP SHOWN AS REFERENCE ONLY.
SEE FIRE PROTECTION DRAWINGS FOR DETAILS.
(DESIGNED BY OTHERS).

6" CAP #105
INV. OUT: 9.60 (E)

5 LF 6" PVC - SDR 26
@ 1.00%

6" CO #106
FR: 17.72
INV. IN: 9.55 (W)
INV. OUT: 9.55 (E)

10" 45° BEND

FH ASSEMBLY

70 LF 6" PVC - SDR 26
@ 1.00%

10" 45° BEND

400 LF 8" PVC - SDR 26 @ 0.40%

147 LF 8" PVC - SDR 26 @ 0.40%

MH #3
FR: 13.70
INV. IN: 5.35 (S)
INV. IN: 8.85 (W)
INV. OUT: 5.25 (N)

MH #5
FR: 13.70
INV. IN: 3.65 (S)
INV. OUT: 3.55 (N)

MH #4
FR: 14.21
INV. IN: 2.96 (S)
INV. IN: 8.85 (W)
INV. OUT: 2.76 (E)

PLUG VALVE
CHECK VALVE
4" PV

DUPLEX GRINDER STATION
FR: 14.48
INV. IN: 2.00 (S)
INV. OUT: 5.00 (N)

33 LF 8" PVC - SDR 26
@ 0.40%

FH (PRIVATE)
6" GV

MH #REC
FR: 14.05
INV. IN: 2.63 (W)
INV. OUT: 2.43 (N)

43 LF 8" PVC - SDR 26
@ 1.00%

FH ASSEMBLY

(2) 10" 45° BEND
(VERTICAL)

ARV

(2) 2" 45° BEND
(VERTICAL)

(2) 10" 45° BEND
(VERTICAL)

(2) 2" 45° BEND
(VERTICAL)

OHP

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHRISTIE
03.11.22

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

WATER AND SEWER PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C2.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Y:\26838\0029\ENGINEERING\GRAPHICS\CONSTRUCTION PLANS\FULL SITE\26838-0029 - #3 - FL.DWG - Mar 3, 2022 - 9:03 AM

JURISDICTIONAL WETLANDS
STATE WATERS

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

FH (PRIVATE)
6" GV

10" X 10" TEE
10" GV

10" X 6" TEE

10" 45° BEND

MATCH LINE - SEE SHEET NO. G2.4

MATCH LINE - SEE SHEET NO. G3.2

10"W

10" FIRE CONNECTION TO LOOP

PRIVATE FIRE LOOP SHOWN AS REFERENCE ONLY.
SEE FIRE PROTECTION DRAWINGS FOR DETAILS.
(DESIGNED BY OTHERS).

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING Co.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON D. CHANCEY
03.11.22

NO.	REVISED PER CITY OF PORT WENTWORTH COMMENTS	BY	DATE
1		SGJ	3/10/22

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

WATER AND SEWER PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	1" = 60'

C2.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

F:\26838\26838.0029\ENGINEERING\GRAPHICS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - #5 - FL.DWG - Mar 9, 2022 - 9:53 AM

MATCH LINE - SEE SHEET NO. C2.3

FH (PRIVATE) 6" GV

10" X 6" TEE

10" X 10" TEE 10" GV

10" X 6" TEE

10" X 10" TEE 10" GV

10" 45° BEND

10" 45° BEND

10"W

10"W

10"W

10"W

10" X 10" TEE 10" GV

10" FIRE CONNECTION TO LOOP

10" FIRE CONNECTION TO LOOP

PRIVATE FIRE LOOP SHOWN AS REFERENCE ONLY. SEE FIRE PROTECTION DRAWINGS FOR DETAILS. (DESIGNED BY OTHERS).

A=.01

A=.01

FH (PRIVATE) 6" GV

10" X 6" TEE

10" 45° BEND

10" 45° BEND

6" CAP #101
INV. OUT: 9.60 (E)

5 LF 6" PVC - SDR 26 @ 1.00%

6" CO #102
FR: 17.71
INV. IN: 9.55 (W)
INV. OUT: 9.55 (E)

70 LF 6" PVC - SDR 26 @ 1.00%

MH #1
FR: 14.00
INV. IN: 8.85 (W)
INV. OUT: 8.65 (N)

FH (PRIVATE) 6" GV

PRIVATE FIRE LOOP SHOWN AS REFERENCE ONLY. SEE FIRE PROTECTION DRAWINGS FOR DETAILS. (DESIGNED BY OTHERS).

10" FIRE CONNECTION TO LOOP

10" X 10" TEE 10" GV

10" FIRE CONNECTION TO LOOP

10" X 10" TEE 10" GV

10" X 6" TEE

6" CAP #103
INV. OUT: 9.60 (E)

5 LF 6" PVC - SDR 26 @ 1.00%

6" CO #104
FR: 14.40
INV. IN: 9.55 (W)
INV. OUT: 9.55 (E)

70 LF 6" PVC - SDR 26 @ 1.00%

10"W

10"W

400 LF 8" PVC - SDR 26 @ 0.40%

400 LF 8" PVC - SDR 26 @ 0.40%

10"W

10"W

MH #2
FR: 13.70
INV. IN: 7.05 (S)
INV. OUT: 6.95 (N)

MH #3
FR: 13.70
INV. IN: 5.35 (S)
INV. IN: 8.85 (W)
INV. OUT: 5.25 (N)

FH (PRIVATE) 6" GV

MATCH LINE - SEE SHEET NO. C2.2

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

EXISTING 245' GEORGIA POWER EASEMENT

OHP

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO. — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32630 — JASON O. CHANCEY — 3/11/22

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

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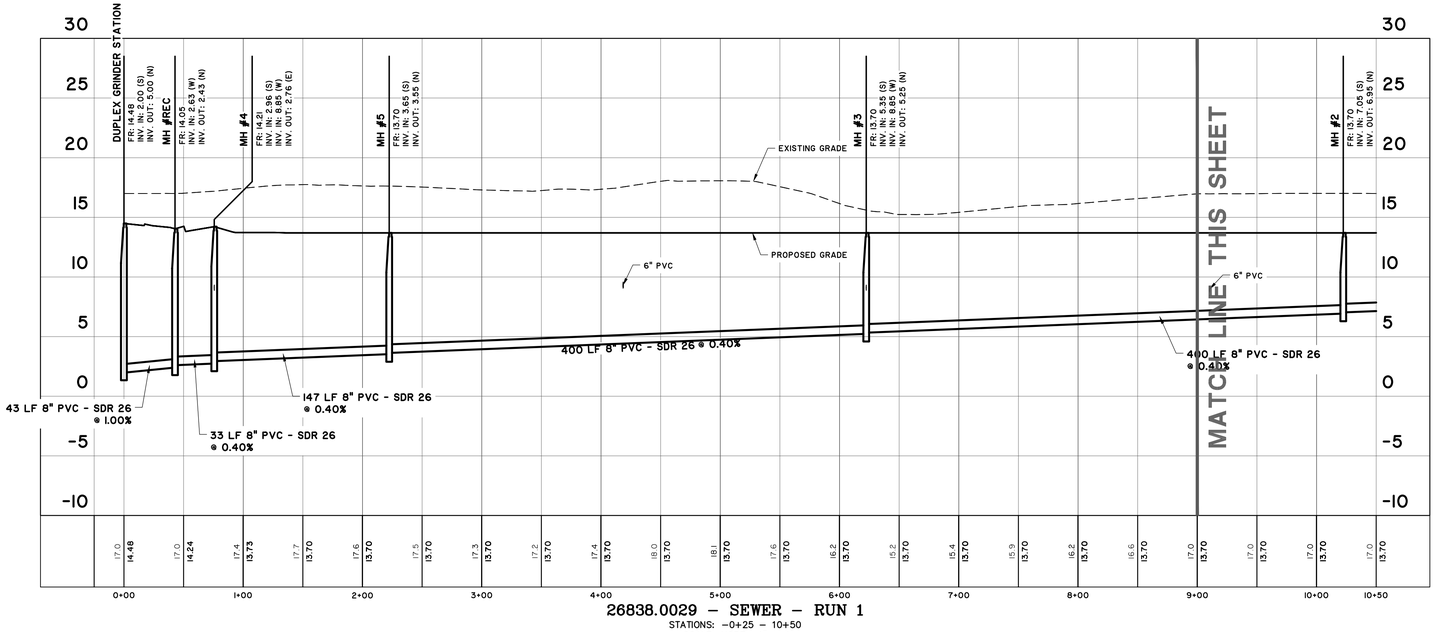
GITC - BUILDING 4A

WATER AND SEWER PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

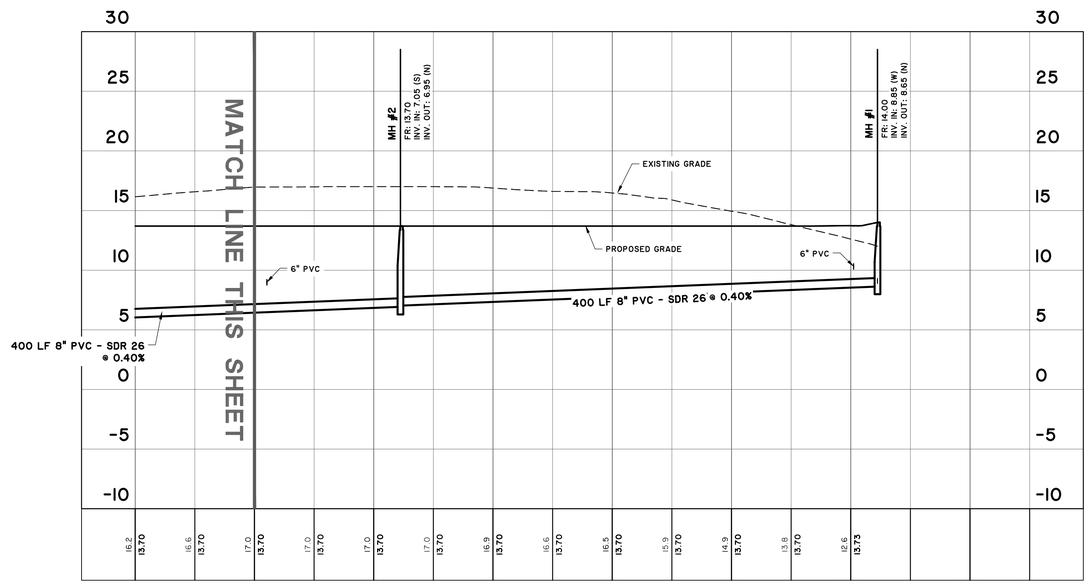
C2.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



26838.0029 – SEWER – RUN 1

STATIONS: –0+25 – 10+50
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'



26838.0029 – SEWER – RUN 1

STATIONS: 8+00 – 15+50
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'

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NO.	REVISIONS	BY	DATE

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC – BUILDING 4A

SEWER PROFILE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	AS NOTED

C2.5

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

26838.0029 – FORCEMAIN – R

STATIONS: −0+25 – 33+50
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'

29 – FORCEMAIN – RUN 1

STATIONS: −0+25 – 33+50
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

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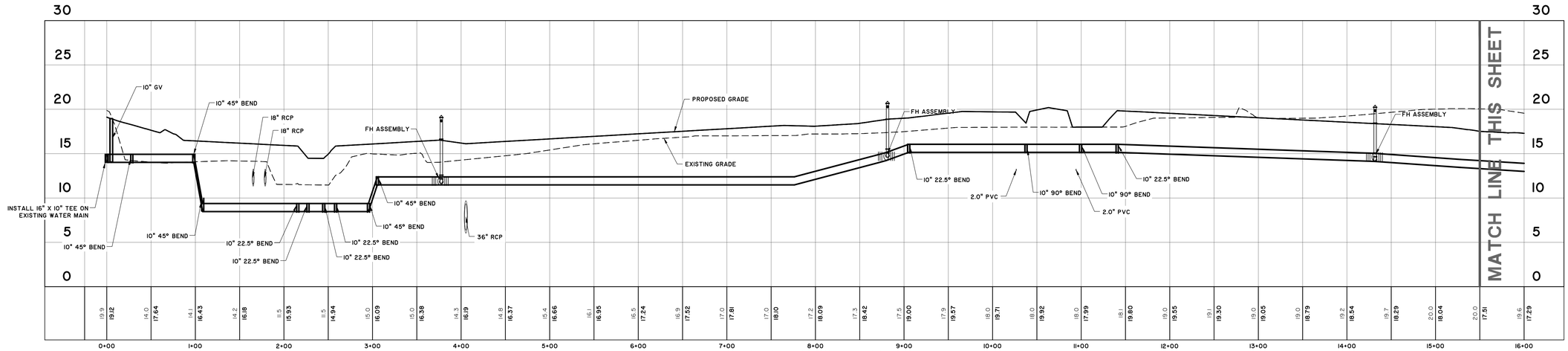
GITC – BUILDING 4A

FORCEMAIN PROFILE

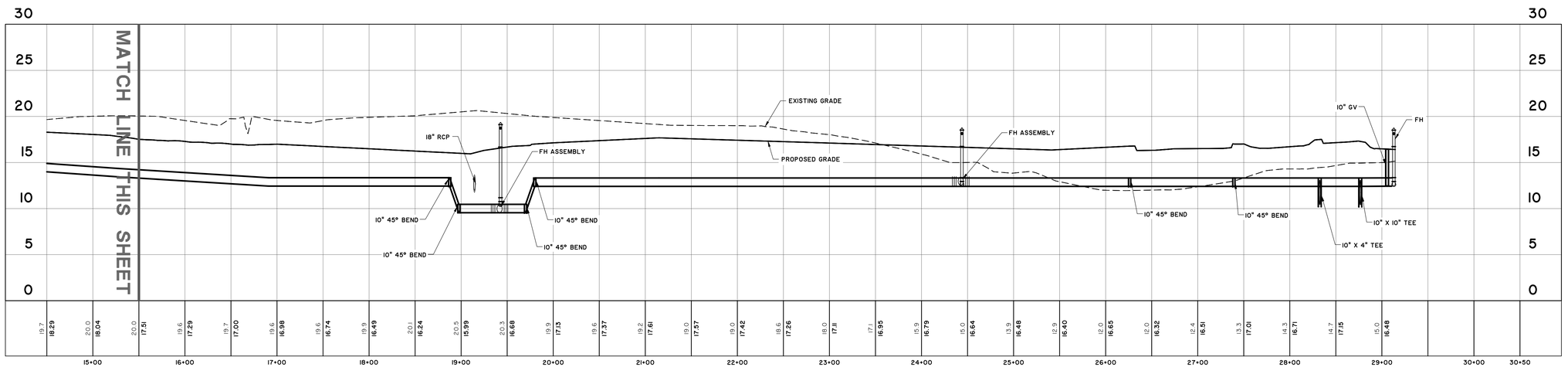
JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	AS NOTED

C2.6

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



26838.0029 – WATER – RUN 1
STATIONS: –0+25 – 16+00
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'



26838.0029 – WATER – RUN 1
STATIONS: 14+50 – 30+50
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'

SOUTH CAROLINA NOT VALID UNTIL SIGNED AND SEALED CERTIFICATE OF AUTHORIZATION THOMAS & HUTTON ENGINEERING CO. No. C00285

SOUTH CAROLINA PROFESSIONAL ENGINEER JASON D. CHAMBERS No. 32630 3.11.22

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

WATER PROFILE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	AS NOTED

C2.7

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

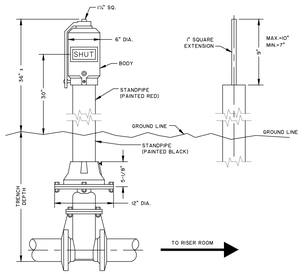
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FIELD ADJUSTMENT INSTRUCTIONS

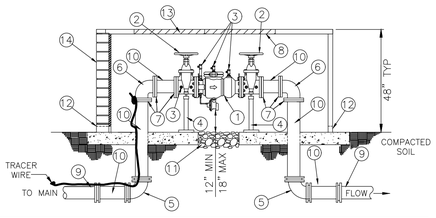
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL PIV(S) SHALL BE INSTALLED WITH AN ELECTRONICALLY CONTROLLED TAMPER SWITCH.

NOTE:

POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-1/2 FROM BUILDING



POST INDICATOR & POST INDICATOR VALVE



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE W/ DETECTOR & DETECTOR CHECK
2	2	O.S & Y RESILIENT GATE VALVES
3	4	TEST COCKS W/ NO-LEAD BRASS PLUGS
4	2	2" SCH 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
5	2	MJ 45° OR 90° BENDS
6	2	FLANGED 45° OR 90° BENDS
7	6	RESTRAINED ADAPTER FLANGE, MEGALUG (OR EQUIVALENT)
8	1	2" X 2" MIN. HATCH W/ LOCKING HASP (BELOW GRADE VAULT)
9		DI PIPE OR PVC W/ RESTRAINED MECHANICAL JOINT W/ MEGALUG (OR EQUIV)
10		DUCTILE IRON PIPE, CUT TO FIT W/ MEGALUG (OR EQUIVALENT)
11		GRAVEL OR CONCRETE SLAB WITH GRAVEL DRAIN (BELOW GRADE VAULT)
12	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE (ABOVE GRADE VAULT)
13	1	3/8 ALUMINUM TREAD PLATE / HATCH COVER W/ SUPPORT FRAME AS NECESSARY
14	1	BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX, HOT BOX OR EQUAL, ALL BACKFLOWS SHALL BE ENCLOSED

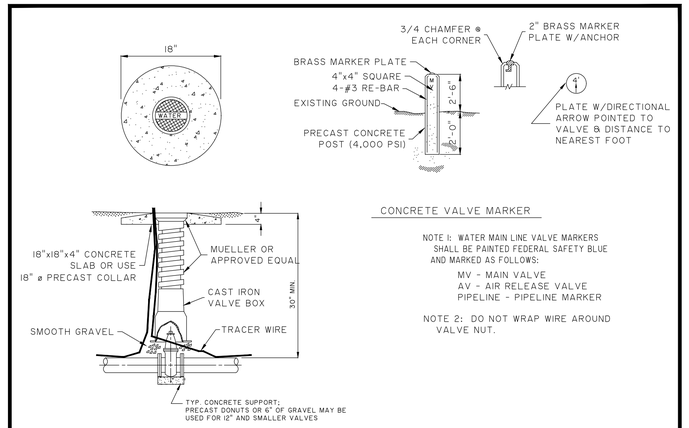
NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE BACKFLOW PREVENTER AND SERVICE METER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3", 4", 6", 8", 10", & 12" SIZES)

REDUCED PRESSURE DETECTOR ASSEMBLY
FOR FIRE SYSTEM (3" AND LARGER)

STANDARD CONSTRUCTION DETAILS		SCALE: N.T.S.
		DATED: JAN 2017
		PLATE NUMBER: W20B



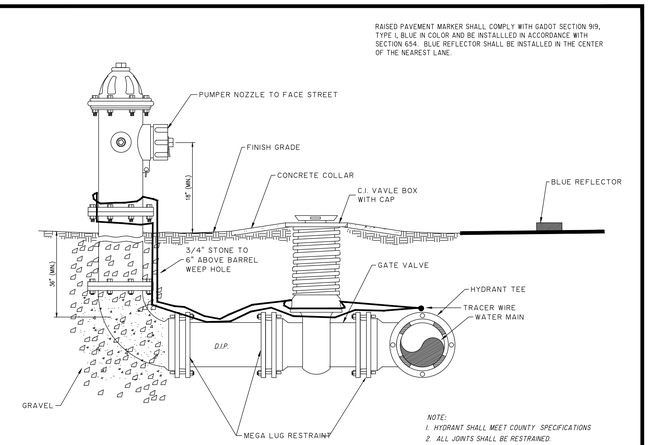
CONCRETE VALVE MARKER

NOTE 1: WATER MAIN LINE VALVE MARKERS SHALL BE PAINTED FEDERAL SAFETY BLUE AND MARKED AS FOLLOWS:
MV - MAIN VALVE
AV - AIR RELEASE VALVE
PIPELINE - PIPELINE MARKER

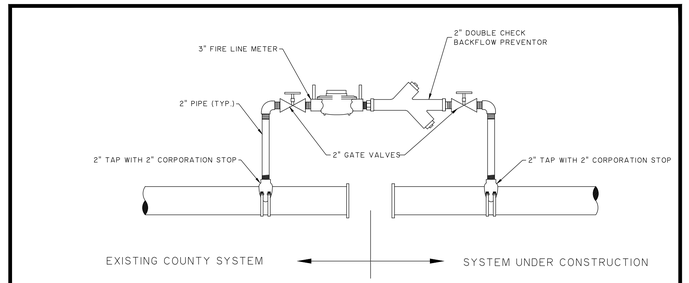
NOTE 2: DO NOT WRAP WIRE AROUND VALVE NUT.

VALVE AND VALVE BOX

EFFINGHAM COUNTY	VALVE DETAIL	SCALE: N.T.S.	W-2
		DATE: August 2004	



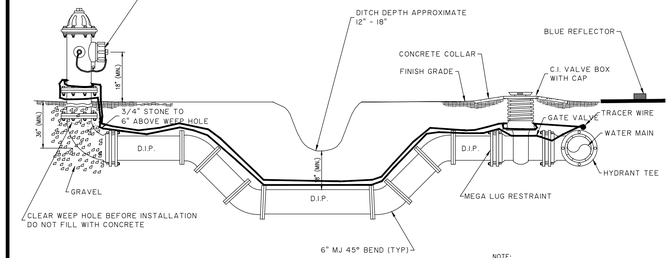
EFFINGHAM COUNTY	FIRE HYDRANT DETAIL	SCALE: N.T.S.	W-3
		DATE: August 2004	



NOTES:

1. ALL WATERLINE EXTENSIONS MUST CONTAIN A MINIMUM OF 1 JUMPER CONNECTION FOR FILLING/FLUSHING REQUIREMENTS.
2. FIRE LINE METER SHALL BE OBTAINED FROM EFFINGHAM COUNTY UPON PAYMENT OF APPROPRIATE DEPOSIT.
3. TAPPING SADDLES AND CORPORATION STOPS SHALL COMPLY WITH EFFINGHAM COUNTY SPECIFICATIONS.
4. CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH A BRASS PLUG AFTER REMOVAL OF JUMPER PIPING.

EFFINGHAM COUNTY	JUMPER CONNECTION DETAIL	SCALE: N.T.S.	W-5
		DATE: August 2004	



EFFINGHAM COUNTY	FIRE HYDRANT DETAIL UNDER DITCH	SCALE: N.T.S.	W-4
		DATE: August 2004	

SOUTH CAROLINA — THOMAS B HUTTON ENGINEERING No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — No. 32630 — REGISTERED PROFESSIONAL ENGINEER — JASON D. CHURCH — 03.11.22

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

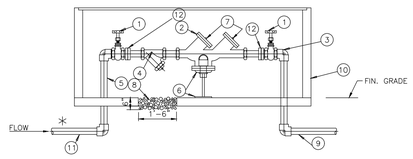
GITC - BUILDING 4A

WATER AND SEWER DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

C2.8

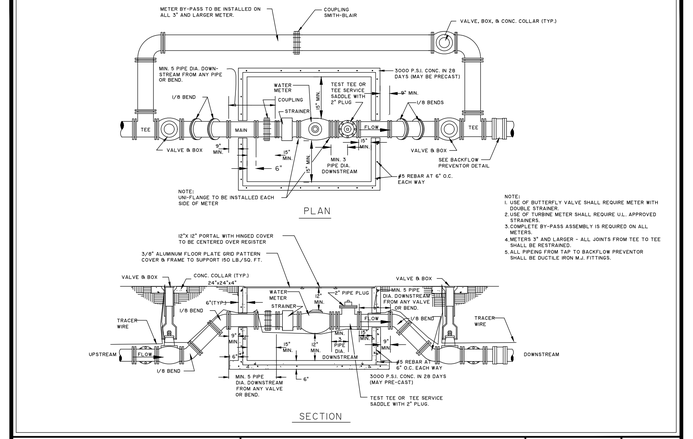
Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	2	RESILIENT TYPE GATE VALVES OS&Y (FOR 2" & LARGER LESS THAN 2" BALL VALVE)
2	1	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE
3	4	BRASS 90° (DOMESTIC MADE)
4	1	STRAINER
5	2	BRASS NIPPLE (DOMESTIC MADE)
6		MINIMUM 12" CLEARANCE
7	2	BRASS PLUGS INSERTED IN TEST COCKS
8		6" GRAVEL & DRAIN
9		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
10	*	COUNTY APPROVED ENCLOSURE WITH HATCH COVER FOR BFP
11		CUT BRASS (DOMESTIC MADE)
12		UNION

* RECOMMENDED FOR FREEZE PROTECTION

EFFINGHAM COUNTY	BACKFLOW PREVENTER DETAIL 3/4", 1", 1-1/2", 2"	SCALE: N.T.S. DATE: August 2004	W-12



EFFINGHAM COUNTY	MASTER WATER METER INSTALLATION DETAIL - 3" TO 10"	SCALE: N.T.S. DATE: August 2004	W-17

MATERIALS		
ITEM	QUAN	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	2	NON-RISING RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER COUNTY SPECS.
11		3/8 ALUM. FLOOR PLATE / HATCH COVER W/FLUSH HANDLE
12		2' X 2' MIN. HATCH

NOTE:

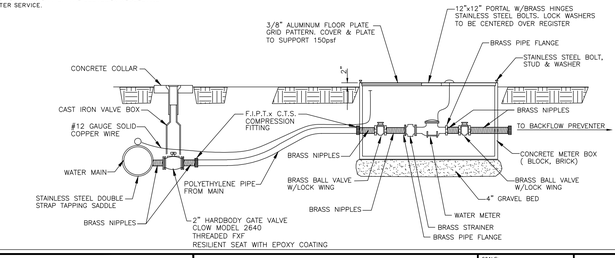
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL BELOW GRADE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

EFFINGHAM COUNTY	DOUBLE CHECK VALVE ASSEMBLY	SCALE: N.T.S. DATE: August 2004	W-18

GENERAL NOTES:

1. WATER METER AND STRETCH BOX FOR THE 3/4" & 1" WATER METERS SHALL BE PURCHASED FROM EFFINGHAM COUNTY.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN. EFFINGHAM COUNTY SHALL TAP THE WATER MAIN ONLY.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREAS.
5. THE 2" OR 1-1/2" WATER METER SHALL BE PURCHASED FROM THE COUNTY. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUESTING WATER SERVICE.



EFFINGHAM COUNTY	WATER METER INSTALLATION 2" SERVICE PIPE & 1-1/2" & 2" WATER METERS IRRIGATION ONLY	SCALE: N.T.S. DATE: August 2004	W-15

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NO.	REVISIONS	BY	DATE

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

WATER AND SEWER DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

C2.9

SOUTH CAROLINA NOLAN C. THOMAS & HUTTON ENGINEERING No. C00285 CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 32630 JASON O. CHANEY 3.11.22

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

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NOTE:
RESTRAINTS SHOWN IN TABLES ARE FOR MUNICIPAL SUPPLIED WATER PRESSURES. SEE FIRE PROTECTION DRAWINGS FOR RESTRAINS ON FIRE PROTECTION SYSTEM.

POLYETHYLENE WRAPPED DUCTILE IRON LINE

PIPE DIA.	L
4	58
6	82
8	107
10	128
12	151
16	193
20	234
24	273

PVC LINE

PIPE DIA.	L
4	39
6	55
8	72
10	87
12	102
16	131
20	159
24	185

MINIMUM RESTRAINED LENGTH (L)

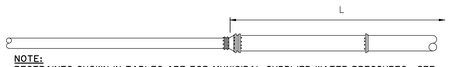
PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W34), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.
4. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

DEAD END RESTRAINT



NOTE:
RESTRAINTS SHOWN IN TABLES ARE FOR MUNICIPAL SUPPLIED WATER PRESSURES. SEE FIRE PROTECTION DRAWINGS FOR RESTRAINS ON FIRE PROTECTION SYSTEM.

PVC LINE

REDUCER	L
6X4	29
8X4	52
8X6	31
10X4	71
10X6	53
10X8	29
12X4	89
12X6	74
12X8	54
12X10	30
16X6	111
16X8	96
16X10	78
16X12	56
20X10	117
20X12	100
20X16	56
24X12	137
24X16	101
24X20	56

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

POLYETHYLENE WRAPPED DUCTILE IRON LINE

REDUCER	L
6X4	43
8X4	77
8X6	45
10X4	104
10X6	79
10X8	43
12X4	131
12X6	110
12X8	80
12X10	45
16X6	163
16X8	141
16X10	115
16X12	82
20X10	172
20X12	147
20X16	82
24X12	201
24X16	149
24X20	82

U = MINIMUM UNINTERUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.
L = MINIMUM RESTRAINED LENGTH.
* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTRAINED FOR A MINIMUM OF "L" FEET.

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

REDUCER RESTRAINT



NOTE:
RESTRAINTS SHOWN IN TABLES ARE FOR MUNICIPAL SUPPLIED WATER PRESSURES. SEE FIRE PROTECTION DRAWINGS FOR RESTRAINS ON FIRE PROTECTION SYSTEM.

PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4°		22 1/2°		45°	
	L_U	L_L	L_U	L_L	L_U	L_L
4	4	1	8	2	17	3
6	6	1	11	2	23	4
8	8	2	15	3	30	6
10	9	2	18	4	36	7
12	11	2	21	4	43	8
16	10	3	21	5	42	10
20	13	3	25	6	51	12
24	15	4	29	7	60	15

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHELYNE WRAPPED DUCTILE IRON LINE

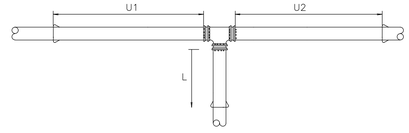
PIPE DIA.	BEND ANGLE 11 1/4°		22 1/2°		45°	
	L_U	L_L	L_U	L_L	L_U	L_L
4	6	1	12	2	24	4
6	9	2	17	3	34	5
8	11	2	22	3	45	7
10	13	2	26	4	53	8
12	15	3	30	5	63	9
16	19	3	39	6	80	12
20	23	4	47	7	97	15
24	27	4	55	8	113	17

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIA. IS IN INCHES
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

VERTICAL BEND RESTRAINT



PVC

TEE / Ur	10"	20"
4X4	3	*
6X4	*	*
6X6	5	*
8X4	*	*
8X6	*	*
8X8	18	*
10X4	*	*
10X6	*	*
10X8	8	*
10X10	28	11
12X4	*	*
12X6	*	*
12X8	*	*
12X10	20	*
12X12	39	3
16X6	*	*
16X8	*	*

TEE / Ur	10"	20"
16X10	4	*
16X12	25	*
16X16	61	24
20X6	*	*
20X8	*	*
20X10	*	*
20X12	10	*
20X16	48	2
20X20	81	44
24X6	*	*
24X8	*	*
24X10	*	*
24X12	*	*
24X16	35	*
24X20	69	25
24X24	101	63

RESTRAIN AT TEE ONLY.

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

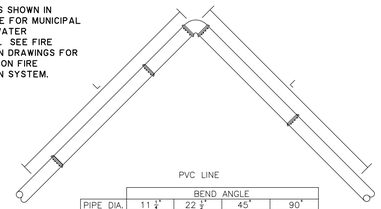
NOTE:
RESTRAINTS SHOWN IN TABLES ARE FOR MUNICIPAL SUPPLIED WATER PRESSURES. SEE FIRE PROTECTION DRAWINGS FOR RESTRAINS ON FIRE PROTECTION SYSTEM.

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.
7. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

TEE RESTRAINT (PVC PIPE)

NOTE:
RESTRAINTS SHOWN IN TABLES ARE FOR MUNICIPAL SUPPLIED WATER PRESSURES. SEE FIRE PROTECTION DRAWINGS FOR RESTRAINS ON FIRE PROTECTION SYSTEM.



PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	2	4	8	18
6	3	5	11	25
8	4	7	14	33
10	4	8	16	39
12	5	9	19	45
16	5	9	19	45
20	6	11	23	54
24	8	16	26	62

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHYLENE WRAPPED DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	3	5	9	20
6	3	6	12	28
8	4	8	16	36
10	5	9	19	43
12	6	11	22	51
16	7	14	28	65
20	8	16	33	79
24	9	19	38	92

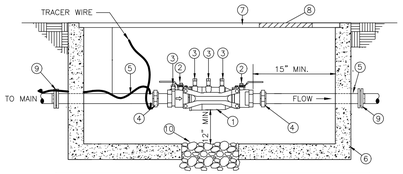
PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

HORIZONTAL BEND RESTRAINT



MATERIALS

ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	2	BALL VALVES
3	4	TEST COCKS W/ NO-LEAD BRASS PLUGS
4	2	NO-LEAD BRASS UNION
5		COPPER OR NO-LEAD BRASS PIPE, CUT TO FIT
6	1	VALVE PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
7	1	3/8 ALUM. FLOOR PLATE / HATCH COVER W/FLUSH HANDLE
8	1	2' X 2' MIN. HATCH W/ LOCKING HASP
9	2	2" CTS NO-LEAD BRASS FITTING
10	1	#57 STONE GRAVEL DRAIN

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL BELOW GRADE INSTALLATION
(3/4", 1", 1-1/2", & 2" SIZES)

DOUBLE CHECK VALVE ASSEMBLY FOR DOMESTIC SYSTEM (2" AND SMALLER)

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — THOMAS & HUTTON ENGINEERING — No. C00285

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 32830 — JASON O. CHEEK — 3.11.22

NO.	REVISIONS	BY	DATE

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

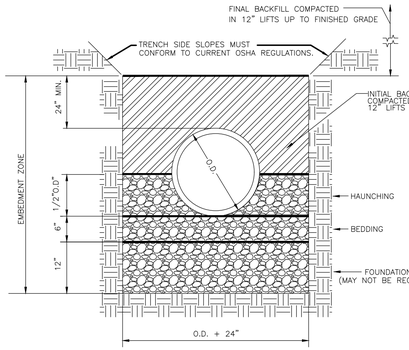
WATER AND SEWER DETAILS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

C2.10

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

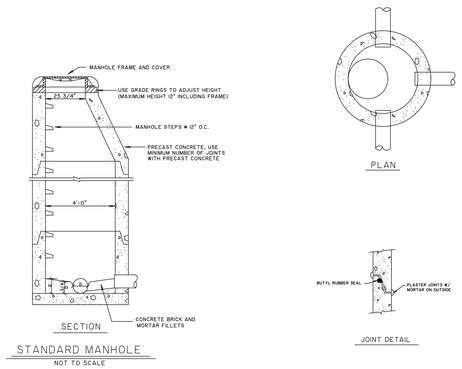


NOTES:

1. FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.
2. INITIAL BACKFILL FOR GRAVITY SEWER SHALL BE CLASS II OR BETTER SELECT COMMON FILL.
3. INITIAL BACKFILL FOR SANITARY FORCEMAIN SHALL BE CLASS III OR BETTER SELECT COMMON FILL.
4. FINAL BACKFILL SHALL BE CLASS III OR BETTER COMMON FILL.
5. SEE EFFINGHAM COUNTY STANDARD SPECIFICATIONS FOR MORE DETAILS.

STANDARD PIPE BEDDING

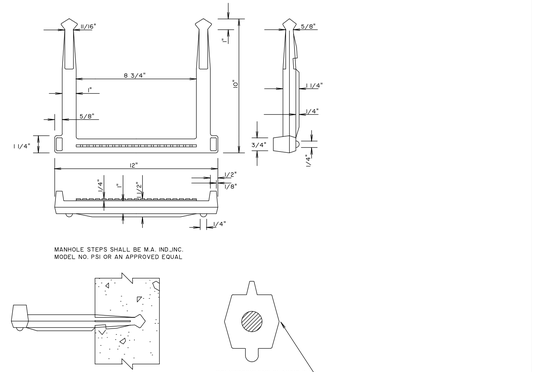
STANDARD CONSTRUCTION DETAILS		SCALE: N.T.S. DATED: JAN 2017 PLATE NUMBER: S16



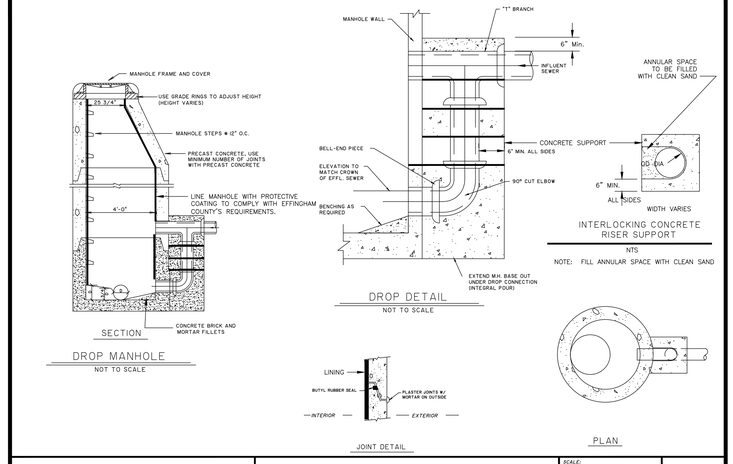
STANDARD MANHOLE

NOT TO SCALE

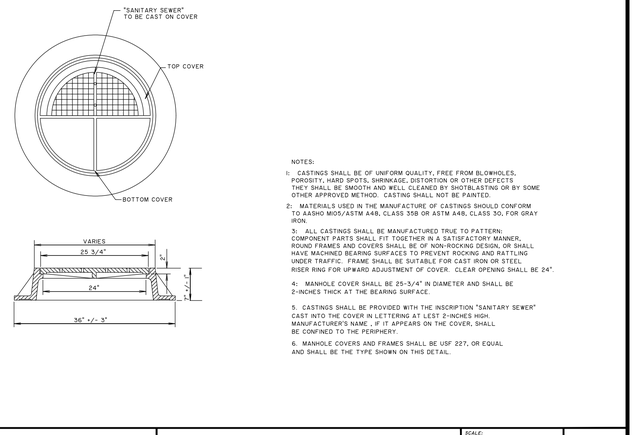
EFFINGHAM COUNTY	STANDARD MANHOLE	SCALE: N.T.S. DATE: August 2004	S-1



EFFINGHAM COUNTY	MANHOLE STEP DETAIL	SCALE: N.T.S. DATE: August 2004	S-2



EFFINGHAM COUNTY	OUTSIDE DROP MANHOLE	SCALE: N.T.S. DATE: August 2004	S-6



EFFINGHAM COUNTY	MANHOLE COVER & FRAME DETAIL	SCALE: N.T.S. DATE: August 2004	S-3

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NO.	REVISIONS	BY	DATE

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

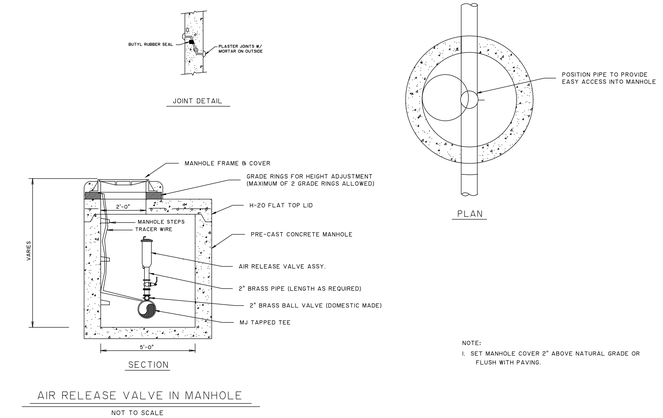
WATER AND SEWER DETAILS

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SCALE:	1" = 1'

C2.11

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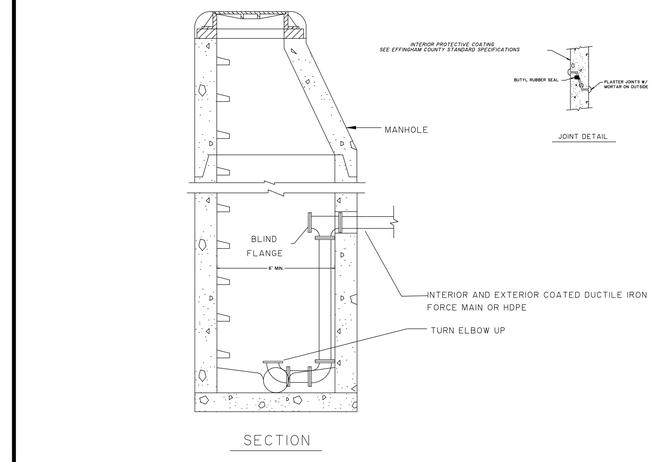
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AIR RELEASE VALVE IN MANHOLE

NOT TO SCALE

EFFINGHAM COUNTY	AIR RELEASE VALVE	SCALE: N.T.S. / DATE: August 2004	S-5



EFFINGHAM COUNTY	FORCEMAIN DROP INTO MANHOLE	SCALE: N.T.S. / DATE: August 2004	S-4

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 32630 — JASON O. CHAMBERS — 3/11/22

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

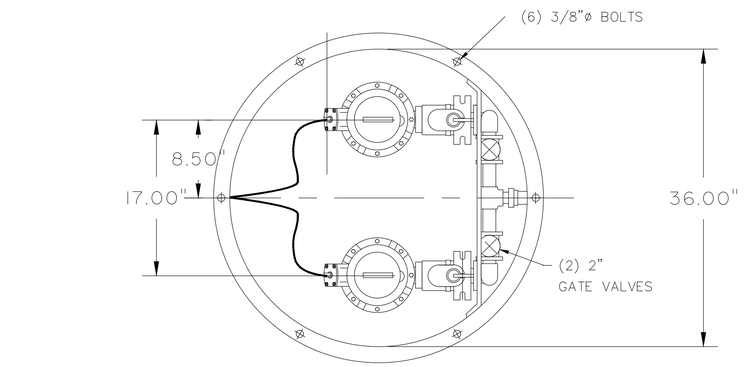
GITC - BUILDING 4A

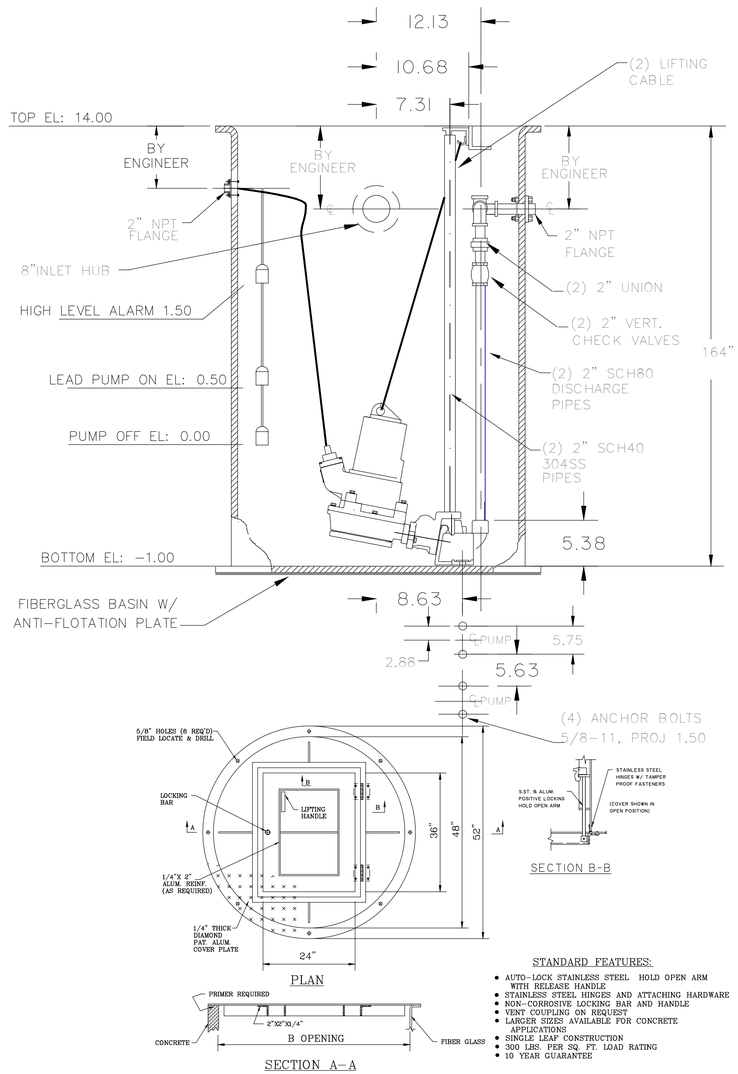
WATER AND SEWER DETAILS

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C2.12

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STANDARD FEATURES:

- AUTO-LOCK STAINLESS STEEL HOLD OPEN ARM WITH RELEASE HANDLE
- STAINLESS STEEL HINGES AND ATTACHING HARDWARE
- NON-CORROSIVE LOCKING BAR AND HANDLE
- VENT COUPLING ON REQUEST
- LARGER SIZES AVAILABLE FOR CONCRETE APPLICATIONS
- SINGLE LEAF CONSTRUCTION
- 300 LBS. PER SQ. FT. LOAD RATING
- 10 YEAR GUARANTEE

Furnish two Zoeller heavy duty submersible grinder pumps. Pumps shall be connected to the discharge piping when lowered onto the discharge connection by one 2" dia. Sch40 304SS rail. Pumps shall be centrifugal type with rotating cutter mounted on the pump shaft. The stationary cutter shall be mounted in the adjustable bottom plate. Shredding shall occur outside of volute to avoid clogging. The cutter shall be super abrasive material and hardness of 58-62 Rockwell C. Pumps shall be equiped with two seals. The lower shall be mechanical type with silicon carbide faces. The oil chamber shall be fitted with a moisture probe extending from the bottom of the motor housing into the oil chamber. The pump motors shall be air filled and have class "F" insulated moisture resistant windings. Bimetallic thermal switches shall be imbedded into each phase of the winding to sense high temperature.

Float holder and upper guide rail brackets shall be made with 304SS only.

The fiberglass basin shall be manufactured from commercial grade polyster resin.

The fiberglass valve vault shall be 24"x36"x30"

Float switches shall be UL listed type "S-RotoFloat" manufactured by Anchor Scientific, Inc. with 30 feet of STO PVC cable.

Pump Model:PIR S20/2D Impeller Dia:144 mm

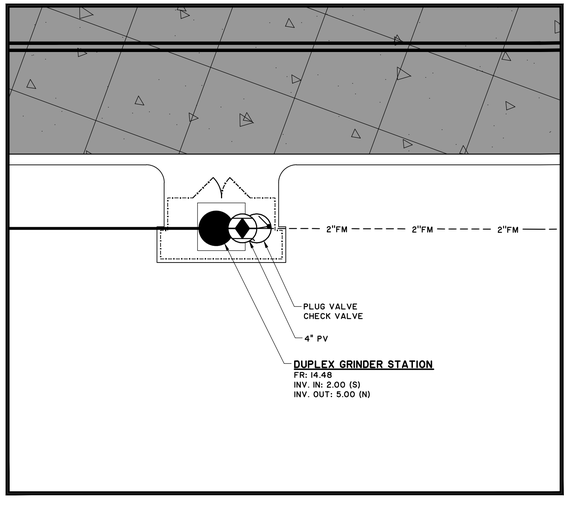
No. Pumps:	2	Motor HP:	2.00
Discharge:	2"	RPM:	3600
Design Flow:	25 GPM	Voltage:	230
Design TDH:	82.32FT	Phase:	THREE

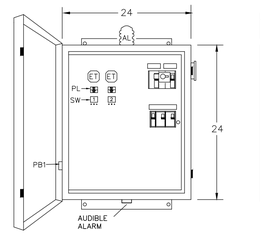
PUMP DESIGN SCHEDULE

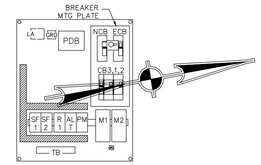
DESCRIPTION	PUMP
NO. OF PUMPS	2
T-D-H	87.8
MIN. PUMP CAP.(GPM)	60
PHASE	3

WET WELL DESIGN SCHEDULE

DESCRIPTION	ELEV.
(A) FIN. GRADE ELEV.	14.00
(B) INFLUENT ELEV.	2.00
(C) ALARM ELEV.	1.50
(D) BOTTOM ELEV.	-1.00
(E) DISCHARGE PIPING	2"
(F) WET WELL DIA.	4'



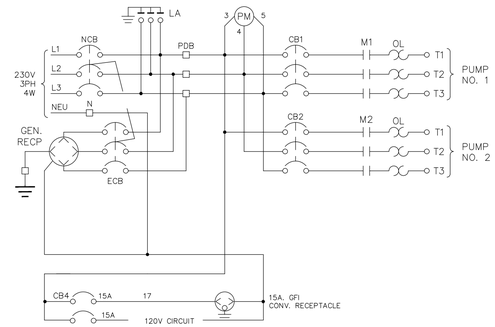




NOTES:
1-ENCLOSURE: NEMA 3R STAINLESS STEEL
2-MATERIAL: 14 GAUGE #304 STN STL.
3-CONSTRUCTION: FORMED AND WELDED
4-FINISH: NO. 2B BRUSHED
5-HINGE: STAINLESS STEEL
6-LATCHES: STAINLESS STEEL LOCKABLE

PL-TOP SEAL FAILURE/ BOTTOM PUMP RUN
SW-HOA SINGLE POLE DOUBLE THROW SWITCH
PB1-ALARM SILENCE
ET-ELAPSE TIME METER
NCB-NORMAL CIRCUIT BREAKER
ECB-EMERGENCY CIRCUIT BREAKER
PDB-POWER DISTRIBUTION BLOCK
CB-CIRCUIT BREAKER

LA-LIGHTING ARRESTOR
PM-PHASE MONITOR
ALT-ALTERNATOR
SF-SEAL FAIL RELAY
AL-ALARM LIGHT
TB-TERMINAL BLOCK
GRD-GROUND TERMINAL



GRAPHIC SCALE

(IN FEET)
1 inch = ## ft.

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32630 — CHRISTOPHER O. JASON — 5.31.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

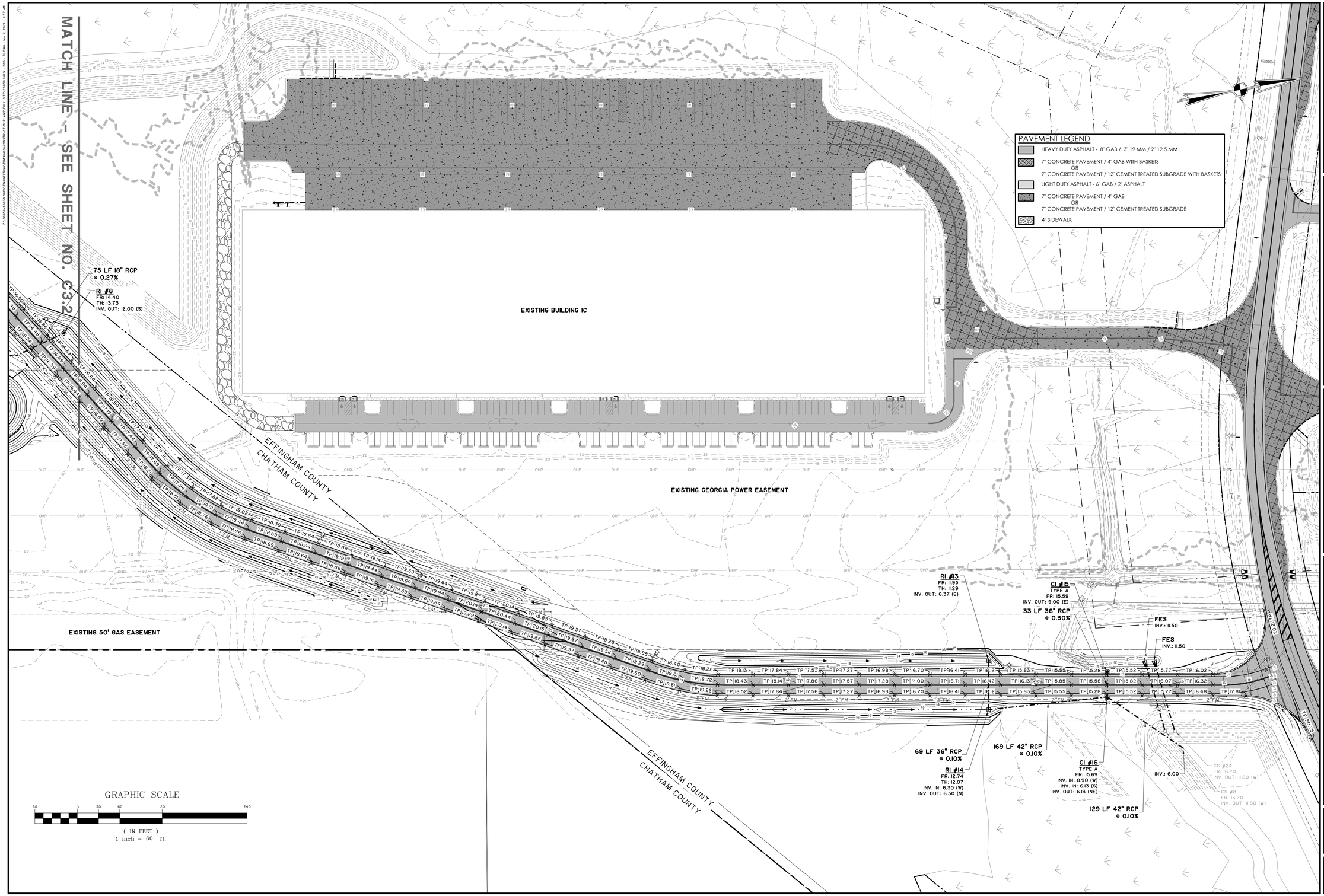
GITC - BUILDING 4A

PUMP STATION DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	########

C2.13

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 32630
JASON O. CHRISTIAN

NO.	REVISIONS	BY	DATE

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

PAVING, GRADING & DRAINAGE PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C3.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

MATCH LINE - SEE SHEET NO. C3.3

MATCH LINE - SEE SHEET NO. C3.1

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT - 8" GAB / 3" 19 MM / 2" 12.5 MM
- 7" CONCRETE PAVEMENT / 4" GAB WITH BASKETS OR 7" CONCRETE PAVEMENT / 12" CEMENT TREATED SUBGRADE WITH BASKETS
- LIGHT DUTY ASPHALT - 6" GAB / 2" ASPHALT
- 7" CONCRETE PAVEMENT / 4" GAB OR 7" CONCRETE PAVEMENT / 12" CEMENT TREATED SUBGRADE
- 4" SIDEWALK

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CI #28
TYPE C
FR: 14.02
INV. OUT: 8.50 (SE)

41 LF 18" RCP
@ 1.00%

CI #29
TYPE C
FR: 14.20
INV. IN: 8.09 (NW)
INV. OUT: 8.09 (NE)

136 LF 18" RCP
@ 1.00%

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

N: 811,847.08
E: 952,666.30

RAMP RETAINING WALL (SEE ARCHITECTURAL/ STRUCTURAL PLANS FOR DETAILS)

CI #30
TYPE A
FR: 16.26
INV. IN: 6.74 (SW)
INV. OUT: 6.74 (NE)

41 LF 36" RCP
@ 0.00%

CI #6
TYPE C
FR: 16.58
INV. IN: 4.00 (W)
INV. OUT: 4.00 (E)

28 LF 36" RCP
@ 0.00%

CI #7
TYPE C
FR: 16.58
INV. IN: 4.00 (W)
INV. OUT: 4.00 (E)

PROPOSED BUILDING 4A
733,000 S.F
FFE= 18.5
(ARCH BASE: 01/07/2022)

POND 2:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

INV.: 5.00

INV.: 4.00

62 LF 36" RCP
@ 0.00%

POND 3:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

INV.: 4.00

54 LF 36" RCP
@ 0.00%

6' FLUME (TYP.)

N: 811,756.23
E: 953,168.45

RAMP RETAINING WALL (SEE ARCHITECTURAL/ STRUCTURAL PLANS FOR DETAILS)

76 LF 36" RCP
@ 0.00%

INV.: 4.00

CI #11
TYPE C
FR: 16.75
INV. IN: 4.00 (SW)
INV. OUT: 4.00 (NE)

34 LF 36" RCP
@ 0.00%

CI #10
TYPE C
FR: 16.75
INV. IN: 4.00 (SW)
INV. OUT: 4.00 (NE)

POND 4:
NWL: 8.00
25-YR: 11.72
100-YR: 13.62

6' FLUME (TYP.)

75 LF 18" RCP
@ 0.27%

RI #8
FR: 14.40
TH: 13.73
INV. OUT: 12.00 (S)

INV.: 11.80

6' FLUME (TYP.)

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 32830 — JASON O. CHRISTIAN — 3/11/22

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

PAVING, GRADING & DRAINAGE PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C3.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\26838\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - PDS - PLAN - Mar 9, 2022 - 9:37 AM

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT - 8" GAB / 3" 19 MM / 2" 12.5 MM
- 7" CONCRETE PAVEMENT / 4" GAB WITH BASKETS OR 7" CONCRETE PAVEMENT / 12" CEMENT TREATED SUBGRADE WITH BASKETS
- LIGHT DUTY ASPHALT - 6" GAB / 2" ASPHALT
- 7" CONCRETE PAVEMENT / 4" GAB OR 7" CONCRETE PAVEMENT / 12" CEMENT TREATED SUBGRADE
- 4" SIDEWALK

EFFINGHAM COUNTY
CHATHAM COUNTY

JURISDICTIONAL WETLANDS
STATE WATERS

JURISDICTIONAL WETLANDS
STATE WATERS

182 LF 36" RCP @ 1.37%
182 LF 36" RCP @ 1.37%

FES INV.: 8.50

6' FLUME (TYP.)

FES INV.: 6.00
FES INV.: 6.00

FES INV.: 8.50

MATCH LINE - SEE SHEET NO. C3.4

MATCH LINE - SEE SHEET NO. C3.2

POND 1:
NWL: 8.00
25-YR: 11.47
100-YR: 13.48

FES INV.: 8.00
95 LF 18" RCP @ 2.11%

FES INV.: 8.00
95 LF 18" RCP @ 2.11%

N: 810,448.09
E: 952,422.91

CI #22
TYPE A
FR: 16.26
INV. OUT: 10.00 (S)

CI #21
TYPE A
FR: 16.26
INV. OUT: 10.00 (S)

RAMP RETAINING WALL (SEE ARCHITECTURAL/ STRUCTURAL PLANS FOR DETAILS)

PROPOSED BUILDING 4A
733,000 S.F
FFE= 18.5
(ARCH BASE: 01/07/2022)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32630 — JASON D. CHERRY — 5.23.22

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

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GITC - BUILDING 4A

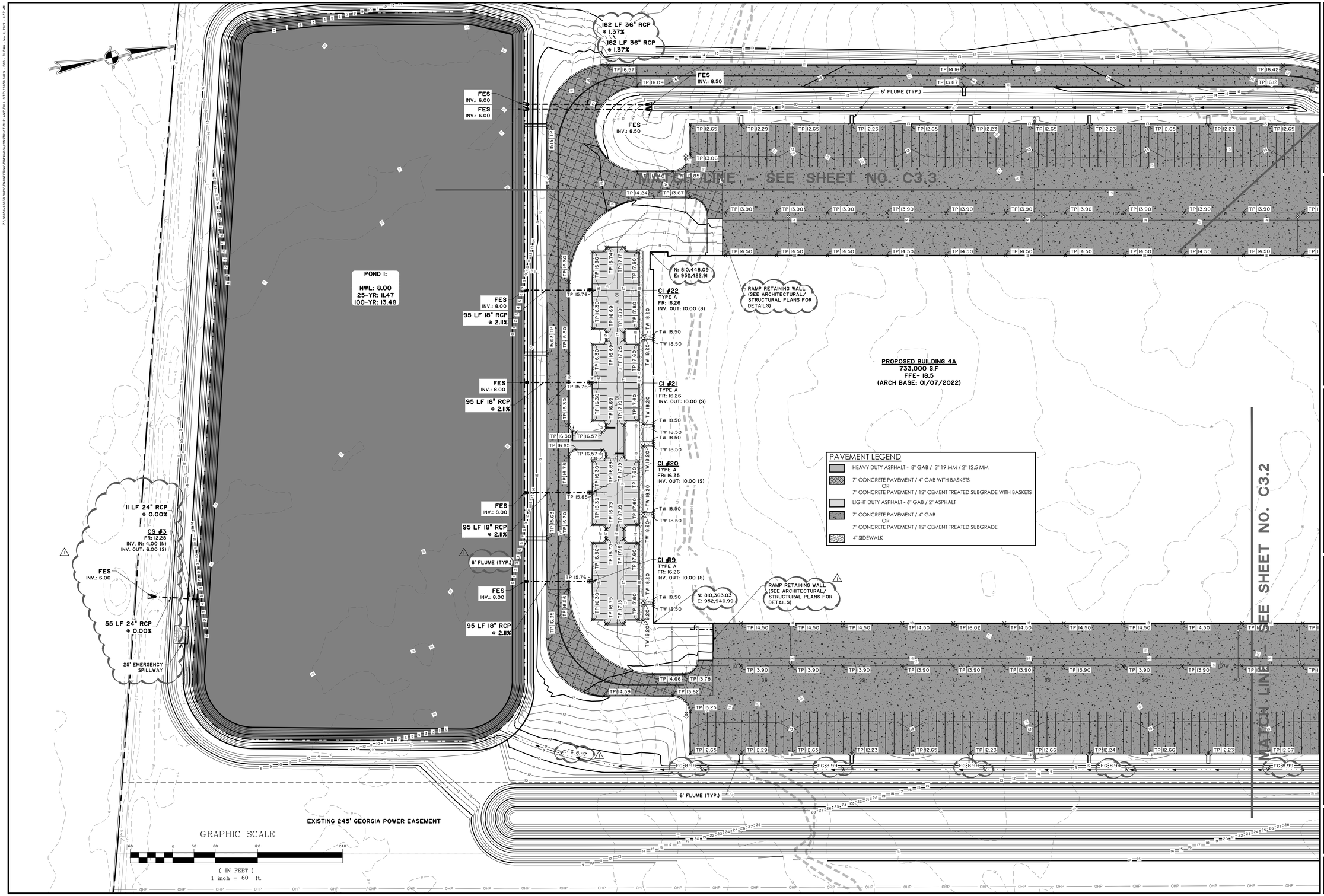
PAVING, GRADING & DRAINAGE PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C3.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Z:\26838\26838.0029\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\FULL SITE\26838.0029 - PUD - FL.DWG - Mar 9, 2022 - 9:37 AM



SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING — No. C00285 — CERTIFICATE OF AUTHORITY

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 32830 — JASON O. CHRISTIAN — 3/11/22

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH COMMENTS	SGJ	3/10/22

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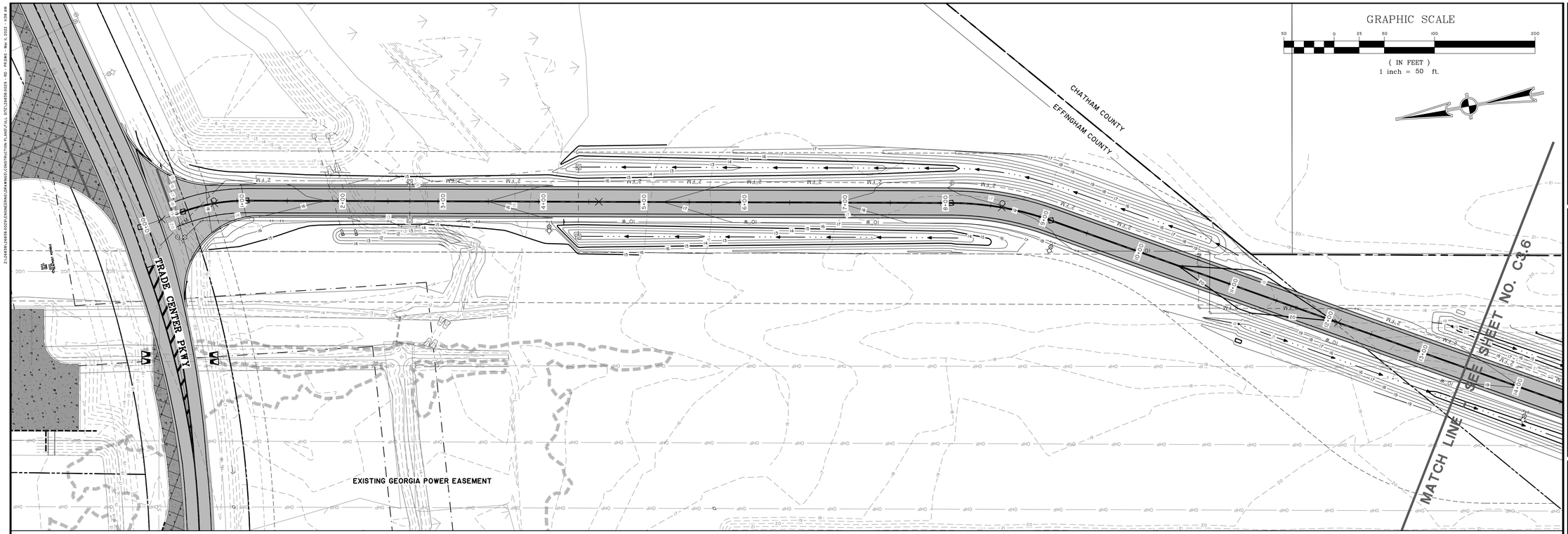
GITC - BUILDING 4A

PAVING, GRADING & DRAINAGE PLAN

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 60'

C3.4

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)


GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
CHATHAM COUNTY
EFFINGHAM COUNTY
TRADE CENTER PKWY
EXISTING GEORGIA POWER EASEMENT
MATCH LINE - SEE SHEET NO. C3.6
C-100
C-200
C-300
C-400
C-500
C-600
C-700
C-800
C-900
C-1000
C-1100
C-1200
C-1300
C-1400
C-1500
C-1600
C-1700
C-1800
C-1900
C-2000
C-2100
C-2200
C-2300
C-2400
C-2500
C-2600
C-2700
C-2800
C-2900
C-3000
C-3100
C-3200
C-3300
C-3400
C-3500
C-3600
C-3700
C-3800
C-3900
C-4000

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CHATHAM COUNTY
EFFINGHAM COUNTY

EXISTING 50' GAS EASEMENT

MATCH LINE - SEE SHEET NO. C3.5

EXISTING BUILDING IC

CHATHAM COUNTY
EFFINGHAM COUNTY

1" = 0'

MAIN ROADWAY
STATIONS: 12+00 – 19+25
SCALE: HORZ.: 1" = 1'
VERT.: 1" = 0'

SOUTH CAROLINA PROFESSIONAL ENGINEER
THOMAS & HUTTON ENGINEERING
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 32630
JASON O. CHANDLER, P.E.
5.3.22

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

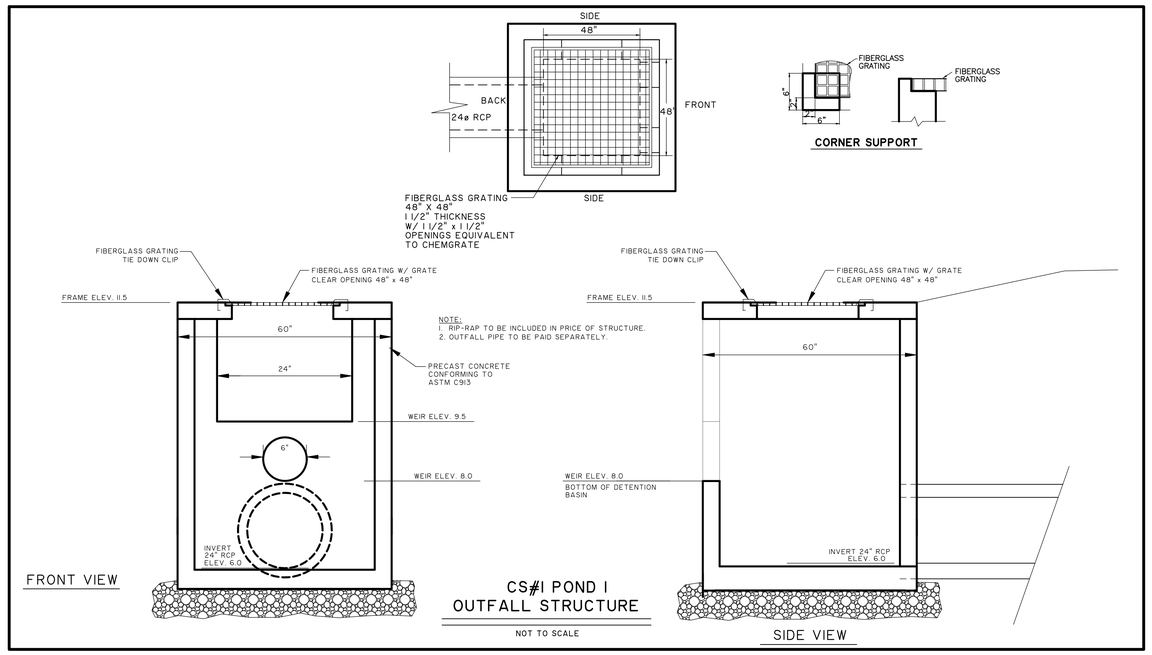
GITC - BUILDING 4A

ROAD PLAN & PROFILE

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	AS NOTED

C3.6

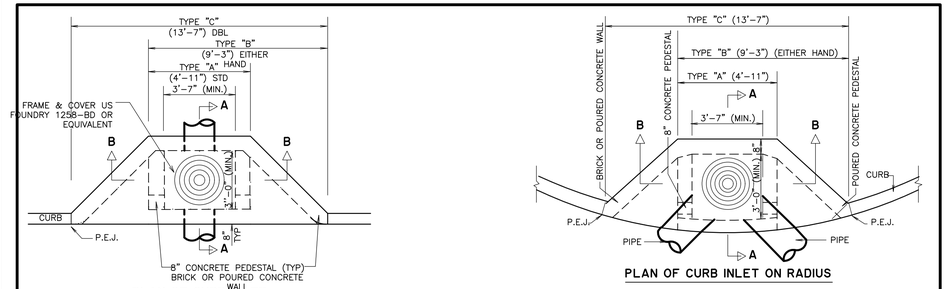
Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



CS#1 POND 1 OUTFALL STRUCTURE

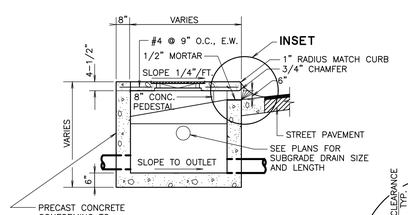
NOT TO SCALE

CORNER SUPPORT



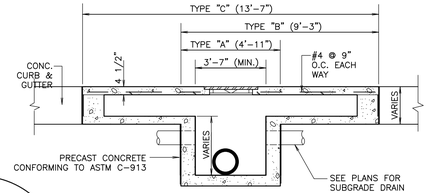
PLAN OF CURB INLET

PLAN OF CURB INLET ON RADIUS



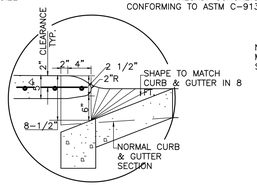
NOTE:
CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"

SECTION A-A



NOTE:
MATCH TOP OF PIPE ELEVATIONS WHERE DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.

SECTION B-B

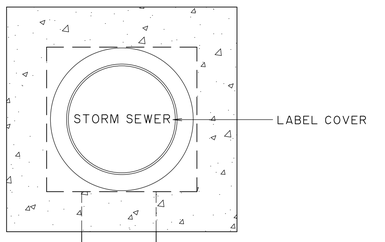


INSET

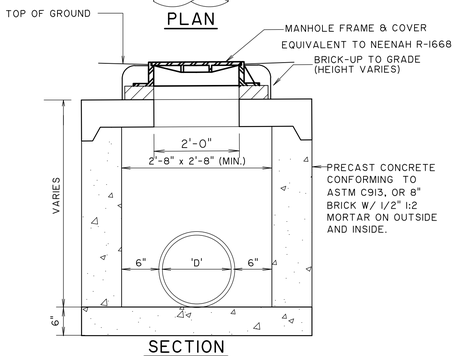
D14
JUNE 2018
THOMAS & HUTTON ENGINEERING CO.

CURB INLET DETAIL

NOT TO SCALE



PLAN

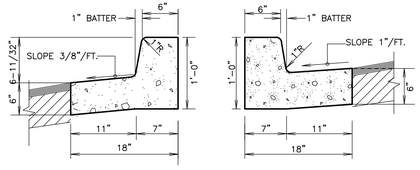


SECTION

NOTES:
1. SET TOPS OF MANHOLES 2" ABOVE NATURAL GROUND OR FLUSH WITH PAVING IN TRAFFIC AREAS.

JUNCTION BOX

NOT TO SCALE

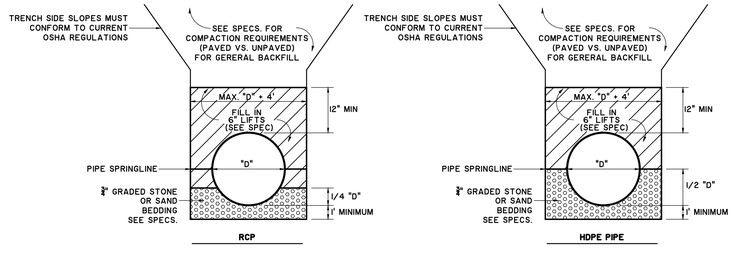


PITCH CURB NORMAL CURB

18" STANDARD CURB & GUTTER

NOT TO SCALE

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

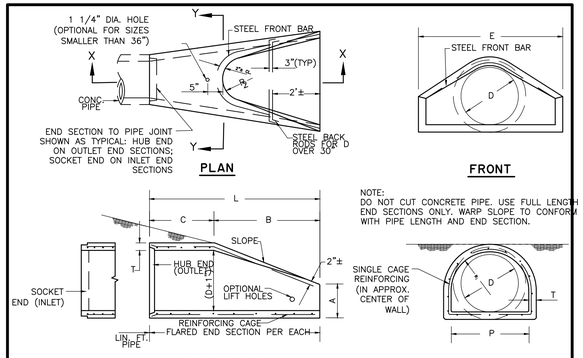


STORM PIPE BEDDING DETAILS

SCALE: NONE

NOTES:

1. THIS DETAIL SHALL ONLY APPLY WHEN IN PLACE MATERIALS ARE UNSUITABLE FOR PIPE BEDDING. SEE THE SPECIFICATIONS FOR BEDDING REQUIREMENTS.
2. FOR PIPE UNDER 48"ø THE MINIMUM BEDDING DEPTH BELOW THE PIPE IS 1'. FOR 48"ø AND LARGER, 2' OF BEDDING SHALL BE USED UNDER PIPE. (ONLY APPLIES TO THIS DETAIL WHERE EXISTING MATERIALS ARE UNSUITABLE FOR BEDDING)
3. WHERE THE ENGINEER DETERMINES ADDITIONAL UNDERCUTTING AND STONE BEDDING IS REQUIRED BEYOND THAT SHOWN ON THE DETAILS TO PROVIDE A STABLE SUBGRADE, IT SHALL BE PAID FOR AT THE COST OF REMOVING THE ADDITIONAL UNSUITABLE MATERIAL BEYOND THAT SHOWN ON THE DETAILS, AND FURNISHING AND INSTALLING ADDITIONAL STONE BEDDING. NO PAYMENT FOR ADDITIONAL STONE OR SAND BEDDING BEYOND THE QUANTITY SHOWN ON THE DETAILS SHALL BE PAID WITHOUT PRIOR WRITTEN APPROVAL OF LOCATION, QUANTITY, AND OVERALL PRICE BY ENGINEER.
4. ALL STORMPIPE JOINTS SHOULD BE WRAPPED IN FILTER FABRIC.



DIMENSIONS AND REINFORCING FOR CONCRETE FLARED END SECTIONS (± 1" TOLERANCE)

PIPE DIA.	FRONT BAR	BACK RODS	SLOPE	A	B	C	L	E	P	R	R
12"	1-#3x5'-4"	NOT REQ'D	2.2:1	4'	2'-0"	4'-1"	6'-1"	2'-0"	1'-8"	10"	9"
15"	1-#3x6'-0"	NOT REQ'D	2.2:1	6'	2'-3"	5'-10"	6'-1"	2'-6"	2'-0"	1'-0"	11"
18"	1-#3x7'-2"	NOT REQ'D	2.2:1	9'	2'-3"	5'-10"	6'-1"	3'-0"	2'-6"	1'-4"	1'-0"
24"	1-#3x9'-10"	NOT REQ'D	2.4:1	10'	3'-8"	2'-6"	6'-2"	4'-0"	2'-9"	1'-5"	1'-2"
30"	1-#4x11'-8"	NOT REQ'D	2.4:1	12'	4'-6"	1'-8"	6'-2"	5'-0"	3'-1"	1'-6"	1'-3"
36"	1-#4x13'-10"	2'#4x6'-3"	2.4:1	15'	5'-3"	2'-11"	8'-2"	6'-0"	4'-0"	2'-0"	1'-8"
42"	1-#4x13'-10"	2-#4x7'-4"	2.4:1	21'	5'-3"	2'-11"	8'-2"	6'-6"	4'-6"	2'-4"	1'-10"

NOTE:
SPECIFIED REINFORCING IS MINIMAL AND MAY BE INCREASED AT PRODUCERS OPTION TO AID CASTING & HANDLING. ALTERNATE REINFORCEMENT PERMITTED IF ACCEPTABLE TO ENGINEER.

REINFORCING CAGE:
1. WIRE FABRIC HAVING SAME STEEL AREA AS INNER CAGE FOR CL. III PIPE, AASHTO M-170, BUT PLACED IN CENTER OF WALL.
2. ALTERNATE: #3 BARS SPACED 12"± LONGITUDINALLY WITH #2 BARS TRANSVERSELY AT 6" O.C. MAX. SPACING, SPOT WELDED OR TIED TO FORM CAGE.

NOTE:
CONTRACTOR WILL INFORM PRODUCER IF CONCRETE FLARED END SECTION IS FOR INLET OR FOR OUTLET END. SOCKET (TONGUE OR SPIGOT) END IS REQUIRED FOR INLETS. HUB (GROOVE OR BELL) END IS REQUIRED FOR OUTLETS. SOCKET TO SOCKET OR HUB TO HUB JOINT WILL NOT BE ACCEPTED UNLESS A REINFORCED CONCRETE COLLAR IS BUILT AROUND THE JOINT WITH NO PAYMENT BEING MADE FOR THE COLLAR. FLARED END SECTIONS SHALL BE JOINTED TO PIPE WITH ALL SPACE IN THE JOINT FILLED WITH PREFORMED PLASTIC GASKET (SEC.848). WALL THICKNESS (T) IS SHOWN AS NOMINAL AND MAY BE INCREASED AT PRODUCERS OPTION FOR DESIRED JOINT DESIGN OR TO ALLOW A FLAT OUTSIDE BOTTOM ON THE FLARE, WITH INSIDE DIMENSIONS OF FLARE RETAINED AS SHOWN.
T = PIPE WALL THICKNESS (0.08330+1")± TYPICAL).

CONCRETE FLARED END SECTION

NOT TO SCALE

D110
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — THOMAS & HUTTON ENGINEERING — No. C00285

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — JASON D. CHURCH — No. 32630 — 3.11.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

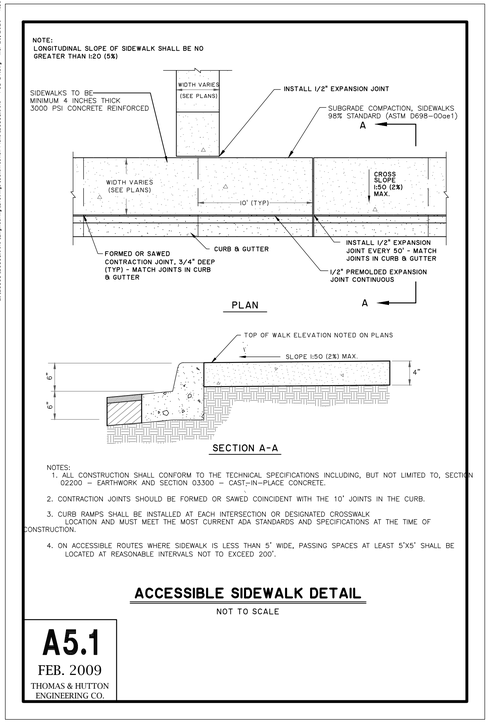
GITC - BUILDING 4A

PAVING GRADING AND DRAINAGE DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

C4.1

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

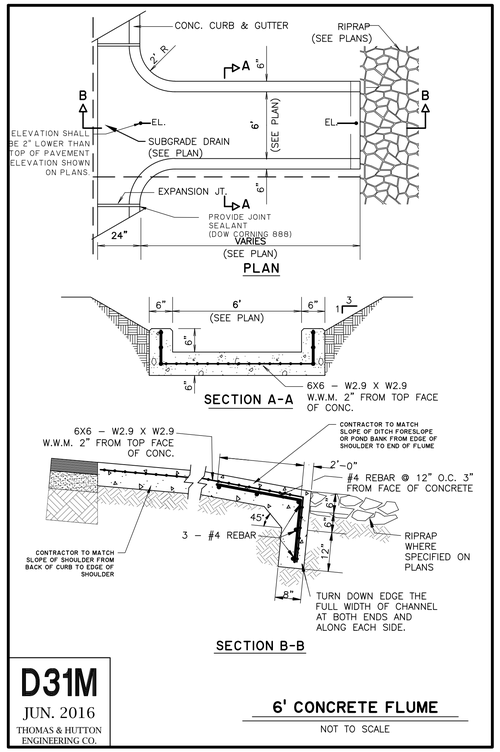


NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, SECTION 02200 – EARTHWORK AND SECTION 03300 – CAST-IN-PLACE CONCRETE.
2. CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 10' JOINTS IN THE CURB.
3. CURB RAMPS SHALL BE INSTALLED AT EACH INTERSECTION OR DESIGNATED CROSSWALK LOCATION AND MUST MEET THE MOST CURRENT ADA STANDARDS AND SPECIFICATIONS AT THE TIME OF CONSTRUCTION.
4. ON ACCESSIBLE ROUTES WHERE SIDEWALK IS LESS THAN 5' WIDE, PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'.

ACCESSIBLE SIDEWALK DETAIL

NOT TO SCALE

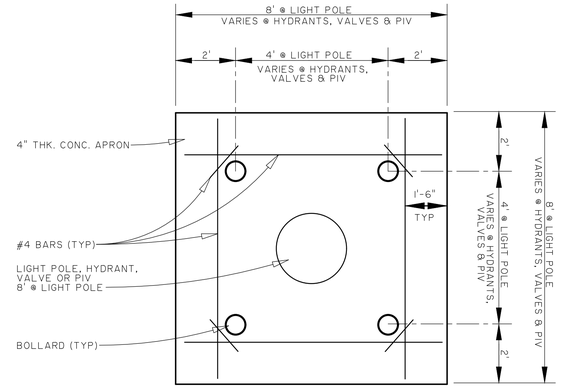
A5.1
FEB. 2009
THOMAS & HUTTON ENGINEERING CO.



D31M
JUN. 2016
THOMAS & HUTTON ENGINEERING CO.

6' CONCRETE FLUME

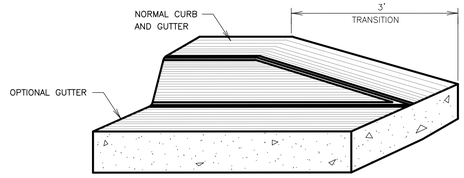
NOT TO SCALE



NOTE:
THE APRON DETAIL SHALL BE USED FOR ALL HYDRANTS, VALVES, POST INDICATOR VALVES (PIV) & LIGHT POLES LOCATED IN PAVED AREAS.

APRON DETAIL

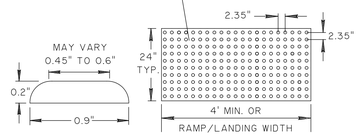
N.T.S.



FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE

SHALL BE A SQUARE GRID, EQUAL IN BOTH DIRECTIONS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF THE PEDESTRIAN TRAVEL AND DIRECTED TOWARD RAMP ON OPPOSITE SIDE OF THE STREET.

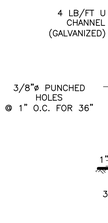


NOTE:

1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

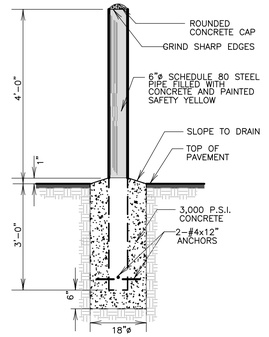
NOT TO SCALE



NOTE:
POST SHALL BE CAREFULLY CLEANED AND PHOSPHATED. IMMEDIATELY AFTER PHOSPHATING POST SHALL BE COATED WITH A MODIFIED POLYESTER PAINT BY ELECTRODEPOSITION AND THEN THOROUGHLY BAKED. COLOR IS PERMA-GREEN PER FED. STANDARD 595-A COLOR #14109 (DARK LIMIT V-)

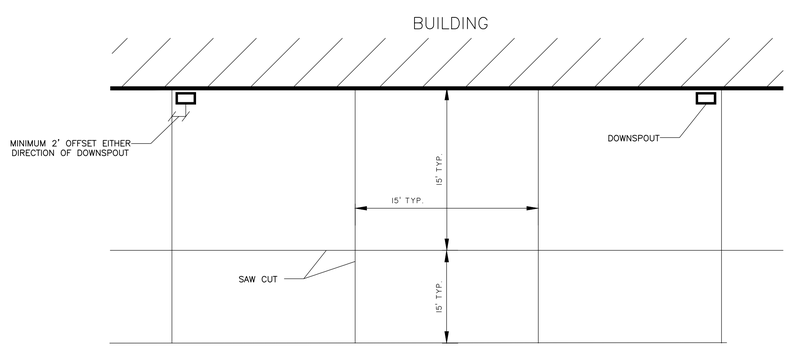
SIGN POST DETAIL

NOT TO SCALE

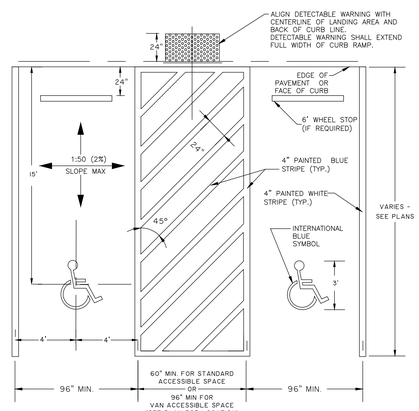


STEEL BOLLARD DETAIL

NOT TO SCALE



TYPICAL SAW JOINT SPACING PLAN CONTRACTOR TO PROVIDE FINAL PLAN FOR REVIEW

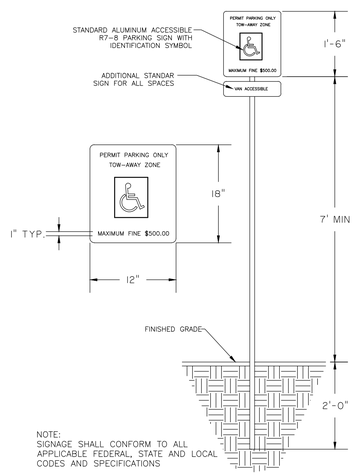


NOTES:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

ACCESSIBLE PARKING SPACE STRIPING DETAIL

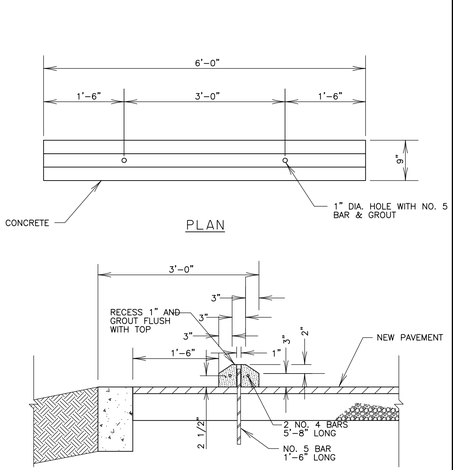
NOT TO SCALE



NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



WHEEL STOP DETAIL

NOT TO SCALE

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

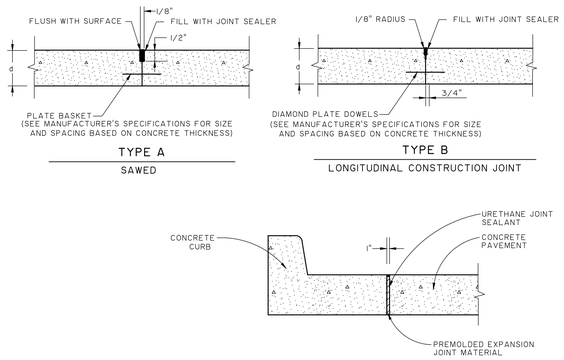
GITC - BUILDING 4A

PAVING GRADING AND DRAINAGE DETAILS

JOB NO:	J-26830.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JOC
SCALE:	1" = 1'

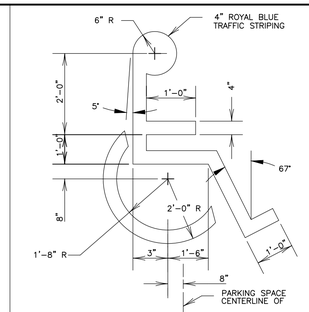
C4.2

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)



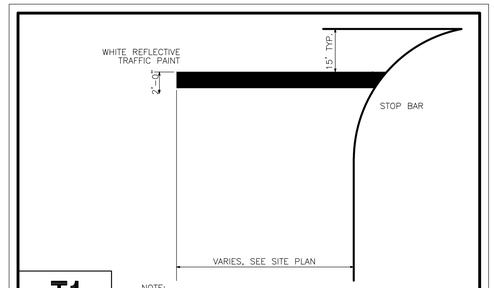
EXPANSION JOINT AT CURB

NOT TO SCALE



PAVEMENT "RESERVED PARKING" SYMBOL

NOT TO SCALE

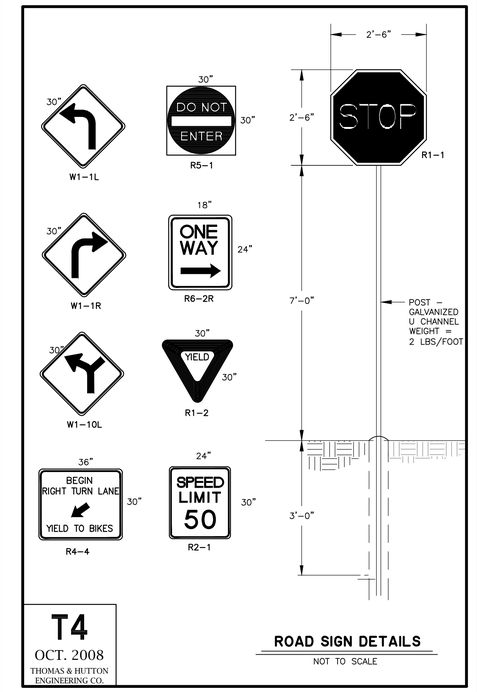


NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

T1
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

TYPICAL PAVEMENT MARKINGS

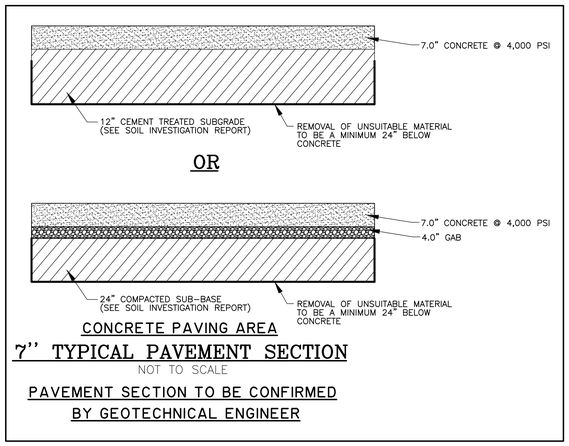
NOT TO SCALE



T4
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

ROAD SIGN DETAILS

NOT TO SCALE

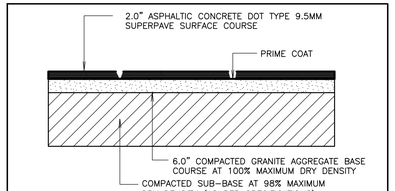


CONCRETE PAVING AREA

7'' TYPICAL PAVEMENT SECTION

NOT TO SCALE

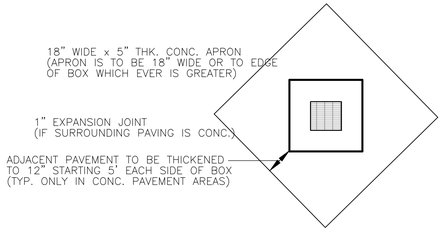
PAVEMENT SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER



LIGHT DUTY PAVEMENT SECTION

NOT TO SCALE

PAVEMENT SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER



GRATE INLET APRON DETAIL

NOTE: CONTRACTOR SHALL PROVIDE SAW JOINT PLAN TO ENGINEER FOR APPROVAL

1. ALL CATCH BASINS SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AROUND BASIN AS SHOWN ABOVE. EXPANSION JOINT MATERIAL SHALL RUN COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT SHALL BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING TYPE CASTINGS ARE USED.

2. WHEN A JOINT FALLS WITHIN 5' OF OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL ON ROUND STRUCTURES AND AT OR BETWEEN CORNERS OF RECTANGULAR STRUCTURES.

3. ALL TRANSVERSE JOINTS MUST EXTEND THROUGH CURBS AND MUST BE CONTINUOUS ACROSS PAVEMENT, EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS. EXPANSION JOINTS WILL NOT BE REQUIRED EXCEPT AT STRUCTURES OR AS SHOWN ON THE PLANS.

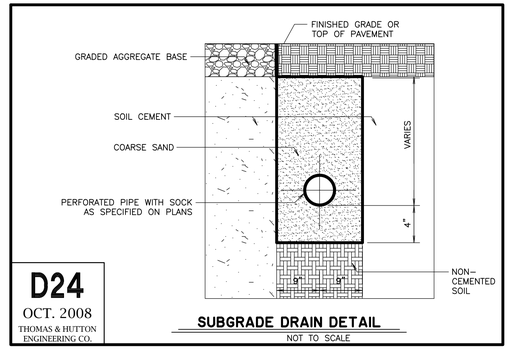
4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED.
THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT TO HAVE UNIFORM DENSITY AT MOISTURE CONTENTS OF NOT LESS THAN STANDARD OPTIMUM(AASHTO 98).
ALL SEWER TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS IN LAYERS OF NOT OVER 6" LOOSE MATERIAL, IN ORDER TO PREVENT DIFFERENTIAL HEAVE THE BACKFILL MATERIAL SHALL BE THE SAME MATERIAL AS THE SUBGRADE ADJACENT TO THE TRENCH.

5. THE MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 6.0 SACKS (94 lb. PER SACK) PER cu. yd. OF CONCRETE. THE MAXIMUM SIZE AGGREGATE SHALL NOT EXCEED 1/4 OF THE SLAB THICKNESS. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH THE FOLLOWING TABLE:

MAX. SIZE OF COARSE AGGREGATE, INCHES	AIR CONTENT, PER CENT BY VOLUME
1-1/2 , 2	5 ± 1
3/4 , 1	6 ± 1
3/8 ,1/2	7-1/2 ± 1

CONCRETE PAVEMENT DETAILS

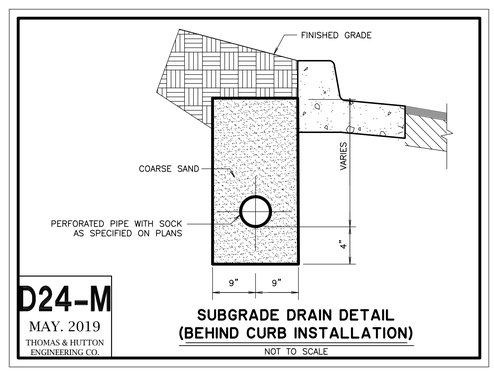
NOT TO SCALE



D24
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

SUBGRADE DRAIN DETAIL

NOT TO SCALE



D24-M
MAY. 2019
THOMAS & HUTTON ENGINEERING CO.

SUBGRADE DRAIN DETAIL (BEHIND CURB INSTALLATION)

NOT TO SCALE

SOUTH CAROLINA — THOMAS B HUTTON ENGINEERING No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — No. 32630 — REGISTERED PROFESSIONAL ENGINEER — JASON D. CHANEY — 03.11.22

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CHESTERFIELD LLC
CHATHAM & EFFINGHAM COUNTY, GEORGIA

GITC - BUILDING 4A

PAVING GRADING AND DRAINAGE DETAILS

JOB NO:	J-26838.0029
DATE:	01/26/2022
DRAWN:	SGJ
DESIGNED:	SGJ
REVIEWED:	FIT
APPROVED:	JDC
SCALE:	1" = 1'

C4.3

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Site Plan 3.11.22 (2635 : Site Plan Review Application Chesterfield 7-0906-01-039 (Specific) APRIL 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2631)

DOC ID: 2631

Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

Issue/Item: Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The subject parcel is located on the east side of Highway 21 and at the south end of Magnolia Blvd. The general site plan consist of 106 total rental units to be developed with the appearance of a detached single family subdivision, pool/clubhouse amentia area, and associated storm water detention and parking. The access will be off of Highway 21 using the same access as the Novare apartment development.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (PDF)
- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Site Plan (PDF)

220129

RECEIVED
FEB 07 2022
BY:

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (*Check One*): ☒ General / Concept ☐ Specific Development

Site Plan Address: Magnolia Blvd., Port Wentworth, GA 31407 (adjacent to Novare Multifamily & Village at Rice Hope)

PIN #(s): 7-0906-04-024 (Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract)

Zoning: M-P-O (Master Plan Overlay Phase 2) Estimated Cost of Construction: $ 18 Million

Type of Construction: Single Family Rental Community

Applicant's Name: Port Wentworth SFR, LLC

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

Owner's Name (If Different form Applicant): Same as applicant

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

I hereby acknowledge that the above information is true and correct.

Todd C. Anderson
Applicant's Signature

1-4-22
Date

Owner's Signature (If Different form Applicant)

Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application (2631 : Site Plan Review Application

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A ☐ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal (either flash drive or CD)
- ☒ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
  - → o No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - o With Land Disturbance - $836.00 Site Plan Fee + $50.00 Admin Fee = Total $886.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

Todd C. Anderson
Applicant's Signature

2-4-22
Date

Updated 4/28/2020

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application (2631 : Site Plan Review Application

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00343082 2/08/2022 8:43 AM
OPER: ME TERM: 011
REF#: CK 112904

TRAN: 112.0000 BLDG PERMIT
220129 256.00CR
PORT WENTWORTH SFR, LLC
7-0906-04-024 PAR 4
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application (2631 : Site Plan Review Application

Map Number	Owner Name	Parcel Number	Owner Address
1	RICE HOPE CJ LLC	7090604037	PO BOX 450233, ATLANTA, GA 31145-0233
2	CHISHOLM, PAMELA R	70907A07013	19 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
3	SAVANNAH PROP SALES & MGMT LLC	70907A07014	17 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
4	RICE HOPE CJ LLC	7090604065	PO BOX 450233, ATLANTA, GA 31145-0233
5	CHRISTIAN, BRENDA SUE	7097502008	6 HASLEITERS RETREAT, SAVANNAH, GA 31411-3107
6	JOHNSON, EDWARD	7097502012	2127 MASON DR, SAVANNAH, GA 31404-5652
7	FIELDSTONE GROUP LLC	7097502014	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
8	FIELDSTONE GROUP LLC	7097502015	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
9	9641 LEHIGH AVENUE LLC	70907A02009	9641 LEHIGH AVE, SAVANNAH, GA 31406-8524
10	JONES, CAROL D	70907A02011	22 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
11	SMITH, ERIC C	7097502009	PO BOX 2264, RINCON, GA 31326-2264
12	ROBINSON, CHARLES JEROME	70907A03003	112 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
13	SCRUGGS, NICHOLE L	70907A07011	24 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
14	VOGEL, BRIAN R	70907A07012	68 STAGECOACH RD, BLOOMINGDALE, GA 31302-5072
15	OTTO, JAMES PAUL	70907A02010	322 CONAWAY RD, BLOOMINGDALE, GA 31302-9203
16	MACK, EVON	70907A03001	216 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9628
17	NAPPIER, TERRY L & NAPPIER, LINDA KAY	70907A03005	108 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
18	JAMES, WILLIAM T	70907A07010	22 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
19	WILSON, DAVID JOHNSON EDWARD	7097502011	2119 BISCAYNE DR, SAVANNAH, GA 31406-2801
20	FIELDSTONE GROUP LLC	7097502013	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
21	CHEATHEM, LULA GHYLL ROBERTS	7097502010	1595 BERKELEY AVE, NORTH BALDWIN, NY 11510-1635
22	BEP RICE HOPE LLC	7090604075	100 LAKESIDE BLVD, PORT WENTWORTH, GA 31407-3391
23	BIRCH CIRCLE LLC	7097502006	514 S MAIN ST Unit A, HINESVILLE, GA 31313-4355
24	EXLEY, THOMAS L	7090701003	PO BOX 1338, RINCON, GA 31326-1338
25	EDGE, MELISSA G	70907A03002	102 RILEY CT, SPRINGFIELD, GA 31329-4650
26	PELTON, JOSHUA	70907A03004	110 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
27	JAMES WOO INDUSTRIES LLC	7097502007	136 POST HOUSE TRL, POOLER, GA 31322-9624
Total Results: 27			
This map was created using geothinQ | www.geothinQ.com | Mapping Smart Land Decisions			

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application

Novare Single Family Rental Project
Parcel 4 – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0004

Project Description and Existing Conditions

The project is located on the east side of Ga. Highway 21 (Augusta Road) and at the south end of Magnolia Boulevard in Port Wentworth, Georgia. The property is approximately 33.03 acres in size and is undeveloped. The site is bordered on the north by the Village at Rice Hope Apartment Community, on the south and east by Black Creek and its adjoining wetlands, and on the west by the Novare Multifamily site (currently under construction). The site is approximately 1 mile west of Interstate 95. This narrative is based on the program information supplied by Port Wentworth SFR, LLC and the Concept Plan by Thomas & Hutton, dated February 7, 2022. The development team includes:

Developer - Novare Group – Todd Andersen, Kenny Budd, Wil Garrett

Landscape Architecture/Planning – Thomas & Hutton, Ryan Thompson, Matt Mitchell

Civil Engineer - Thomas & Hutton, Lamar Mercer, Scott Monson

Legal Representative – Hunter McLean – Harold Yellin, Josh Yellin

The development plan includes 106 total rental units to be developed with the appearance of a detached single family subdivision. The unit count will provide 22 one bedroom, 45 two bedroom units, and 39 three bedroom units. The site also includes two storm water detention ponds, a pool/clubhouse amenity area, and ample open space (18 +/- acres, approximately 55% of the project site).

Zoning

The subject site is zoned M-P-O, Master Plan Overlay, a zoning suitable for single family rental development with all relevant ancillary uses.

The zoning standards set forth in M-P-O provide the following development standards:

- Minimum Front Yard setback is 0-35' for a minor street
- Minimum Building separation is 10 feet
- Wetland Buffer as shown on Exhibit.
- Maximum Building Height is 35 feet.
- Maximum Building Coverage is 40%.

The site plan presented meets or exceeds all development standards.

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (2631 : Site Plan Review

Novare Single Family Rental Project
Parcel 4 – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0004

Site Access

Access to the site is obtained through a private entry drive being constructed through the adjacent Novare multifamily site, with all traffic having direct access to Highway 21. The Georgia Department of Transportation has provided a letter of intent to provide access along the multifamily frontage. The permanent access will be designed and permitted at that location. There is secondary emergency access provided at the east end of the project.

Water and Sanitary Sewer

Water and sanitary sewer for the project will be provided by the City of Port Wentworth. Water distribution will be extended to the site from an existing 16" city main along the property's northern border. Sanitary sewer will be collected on site through a gravity system, lift station and force main being constructed as part of the multifamily site. Ultimate discharge will be to the City of Port Wentworth WWTF.

Drainage & Storm Sewer

The storm drainage system for the project will include detention ponds, pipe networks, curb and grate inlets to collect, detain, treat and convey storm water runoff according to Port Wentworth, state, and federal regulations. Following collection, treatment, and detention, stormwater runoff will be discharged to Black Creek to maintain existing predevelopment rates and drainage patterns.

Parking

Parking is provided for each unit as shown in the table below.

Unit Type	Unit Count	Parking Spaces/Unit	Total Parking Spaces
One Bedroom	22	2	44
Two Bedroom	34	2	68
Two Bedroom (2 story)	11	2	22
Three Bedroom	16	4	64
Three Bedroom (2 story)	23	4	92
	106		290
	Guest Parking		63
	Total Parking		353

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (2631 : Site Plan Review

Melanie Ellis

From: Monson, Scott <monson.s@tandh.com>
Sent: Tuesday, February 8, 2022 9:49 AM
To: Melanie Ellis; Todd Anderson (tandersen@novaregroup.com)
Cc: Mercer, Lamar; Brian Harvey; Kristen St John; Omar Senati-Martinez
Subject: RE: Novare Single Family Rental Project General Site Plan

Please disable any popup blockers and click the following link to download your files (this link will not work on mobile devices):
https://ftp.thomasandhutton.com:443/AHT/AHT_UI/public/index.html#/password?package=%2fipMG9KkLR8R6ip%2b3PxiWn5el3Qv62Rfuc%2fjJ88lKyDU0rqWj9PezCck%2f1uds%2fw0jmtl0EmZ7uFLXkkFd6NK5YZvlLItbnQN46WYLaC6de8%3d

---

Melanie:

Good morning!

We have added the Adjoining Property Owners within 250' of the subject parcel and revised the narrative to include the parking breakdown.
The 1BR & 2BR units each have a 1 car garage and one external space in the driveway.
The 3BR units each have a 2 car garage and 2 driveway spaces. The additional 63 guest spaces are shown graphically on the Concept Plan.
All items are provided for download via the FTP link.

Thank you!

SCOTT MONSON, PE | Principal/Project Manager
THOMAS & HUTTON - TRANSFORMING COMMUNITIES FOR 75 YEARS!
p 912-721-4132 m 912-665-2935
e monson.s@tandh.com
a 50 Park of Commerce Way | Savannah, GA 31405
vCard | Website | LinkedIn | Facebook | Twitter | Instagram

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are confidential property of Thomas & Hutton. The information is intended only for the use of the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Thomas & Hutton and purge the message received. Do not forward this message without permission.

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Tuesday, February 8, 2022 8:33 AM
To: Todd Anderson (tandersen@novaregroup.com) <TAndersen@novaregroup.com>
Cc: Mercer, Lamar <mercer.l@tandh.com>; Monson, Scott <monson.s@tandh.com>; Brian Harvey <bharvey@cityofportwentworth.com>; Kristen St John <kstjohn@cityofportwentworth.com>; Omar Senati-Martinez <osenatimartinez@cityofportwentworth.com>
Subject: Novare Single Family Rental Project General Site Plan

Good morning,

We received a submittal yesterday for the Novare Single Family Rental Project. I am missing the following information: list of the names, PIN #'s, and mailing addresses of property owners within 250 feet of the property lines and a PDF on either a Flash drive

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (2631 : Site Plan Review

or digital download. We no longer accept CD's. Also, please clarify the parking for this project. Will the homes have driveways and garages? The site plan references 353 parking spaces but only shows a small percentage on the plan.

Sincerely,

Melanie B. Ellis, CPT
Building Inspector
City of Port Wentworth
Email: mellis@cityofportwentworth.com
Office: 912-999-2084

CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and privileged information protected by law. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of the e-mail is strictly prohibited. Please notify the sender immediately by return e-mail and delete all copies from your system.

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (2631 : Site Plan Review

Project Timeline

Project Number: 220129

Project Name: 7-0906-04-024 Novare Single Family Project, Hwy 21 -G Site Plan

Applicant / Engineer: Todd Anderson, Owner

Owner: Port Wentworth SFR, LLC

City Review Engineer: N/A

- 2/7/2022 – Application Received – Incomplete: Missing Adjacent Property owners and PDF on either digital download or Flash drive (NO CD's).
- 2/8/2022 – sent email to Todd Anderson and Thomas & Hutton for missing information and clarification on the parking.
- 2/8/2022 – received PDF and Parking clarification.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Timeline (2631 : Site Plan Review Application

V:\THOMAS+HUTTON\ALL\JOBS\J-PROJECTS\28595\0004\LANDDEV\ARCHITECTURE\DRAWINGS\CONCEPTS\PLANS\28595-0004 - Fri Jan 7, 2022 - 2:32 PM

DRY DETENTION POND

DOG PARK

DRY DETENTION POND

CLUBHOUSE

50' UNDISTURBED BUFFER

UNIT COUNTS

1BR:	22 UNITS
2BR - LAURENS:	34 UNITS
2BR - HUDSON:	11 UNITS
3BR - ROSE:	16 UNITS
3BR - CUMBER.:	23 UNITS
	106 UNITS

ADDITONAL PARKING

63 SPACES

N

W E

S

0 60' 120

PORT WENTWORTH SF

Port Wentworth, GA

PREPARED FOR:

NOVARE

PREPARED BY:

THOMAS & HUTTON

5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

JOB NO: J-28595.0004	DATE: 2/2/22
DRAWN: MM	SCALE: 1" = 60' - 0"
REVIEWED: MM	SHEET: MP-1

Attachment: 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Site Plan (2631 : Site Plan Review Application Novare Single Family Project (General) APRIL 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2630)

DOC ID: 2630

Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The subject parcel is located on Magellan Blvd. The general site plan consist of a 6,889 square foot building with associated parking, stormwater detention and drainage. Access is proposed to be on Magellan Blvd and through the Murphy's gas station parking lot.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Site Plan (PDF)

220163

RECEIVED
BY: MAR 07 2022
KS

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (*Check One*): ☑ General / Concept ☐ Specific Development

Site Plan Address: 0 Magellan Boulevard

PIN #(s): 70037 02008

Zoning: P-C-3 Estimated Cost of Construction: $ 750,000.00

Type of Construction: Commercial

Applicant's Name: Allen Engineering Services

Mailing Address: P.O. Box 1749,
Rincon, GA 31326

Phone #: (912) 667-2667 Email: tallen@allenengineering.org

Owner's Name (If Different form Applicant): Peachtree Development and Investments, LLC

Mailing Address: 4477 Legendary Drive, Unit 101
Destin, FL 32541

Phone #: (404) 430-5177 Email: jbennett@peachtreedev.com

I hereby acknowledge that the above information is true and correct.

Applicant's Signature — Date: 3/2/2022

Owner's Signature (If Different form Applicant) — Date: 3/3/22

Please see page 2 for required submittal checklist

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (2630 : Site Plan Review Application Advanced

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☑ Signed and Completed Application
- ☑ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A ☒ 2 copies of hydrology reports (if applicable)
- ☑ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☑ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ PDF of entire submittal (either flash drive or CD)
- N/A ☒ Other Engineering details or reports may be required once submittal has been received
- ☑ Site plan review fee check
  - ◉ No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - ☐ With Land Disturbance - $836.00 Site Plan Fee + $50.00 Admin Fee = Total $886.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

Applicant's Signature

3/2/2022
Date

Updated 4/28/2020

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (2630 : Site Plan Review Application Advanced

Property Owners Within 250' of Proposed Advanced Auto Parts Property Lines

PIN	Owner	Mailing_Address	City	State	Zip
70037 02006	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02007	PORT CITY CAR WASH LLC	118 PIPEMAKERS CIRCLE, SUITE 100	POOLER	GA	31322
70037 02008	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02009	MURPHY OIL USA INC	200 EAST PEACH ST	EL DORADO	AR	71730
70037 02010	BRADLEY CREEK PROPERTIES LLC	PO BOX 637	STATESBORO	GA	30459
70037 02016	WPB ESTATE MANAGEMENT LLC	4107 COLUMBIA ROAD	AUGUSTA	GA	30907

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (2630 : Site

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00347502 3/14/2022 11:36 AM
OPER: ME TERM: 011
REF#: CK 1297

TRAN: 112.0000 BLDG PERMIT
220163 256.00CR
PEACHTREE DEVELOPMENT & INVEST
7-0037-02-008
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (2630 : Site Plan Review Application Advanced

Project Timeline

Project Number: 220163

Project Name: 7-0037-02-008 Advanced Auto Parts General Site Plan

Applicant / Engineer: Toss Allen, Allen Engineering Services

Owner: Peachtree Development and Investments, LLC

City Review Engineer: N/A

- 3/7/2022 – application received. Missing PDF due to applicant provided a CD that we cannot accept any longer
- 3/14/2022 – sent email to Toss Allen for a PDF of the site plan.
- 3/14/2022 – received PDF
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Timeline (2630 : Site Plan Review Application Advanced Auto

SITE DATA:

1. P.I.N.: 70037 02008

2. PROPERTY ADDRESS: 0 MAGELLAN BLVD
PORT WENTWORTH, GEORGIA 31407

3. ZONING: P-C-3

4. TOTAL LAND ACREAGE = 1.450 ACRES
DISTURBED = 0.?? ACRES

5. FRONT YARD SETBACK = 40' FROM CENTER OF STREET
SIDE YARD SETBACK (STREET) = 10'
REAR YARD SETBACK = --
MAXIMUM BUILDING HEIGHT = --
MAXIMUM % BUILDING COVERAGE = --

6. PROPOSED BUILDING SIZE:
6,889 S.F.

7. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING, UNLESS OTHERWISE LABELED.

8. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY NO.135162, MAP 13051C, PANEL NO. 0030G, DATED AUGUST 16, 2018, THIS ENTIRE SITE IS LOCATED IN ZONE X.

9. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

10. WATER TO BE PROVIDED BY THE CITY OF PORT WENTWORTH.
SEWER TO BE PROVIDED BY THE CITY OF PORT WENTWORTH.

11. PARKING CRITERIA
1 SPACE PER 400 S.F. PLUS 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
(AUTOMOTIVE PARTS, EQUIPMENT AND ACCESSORY SALES)

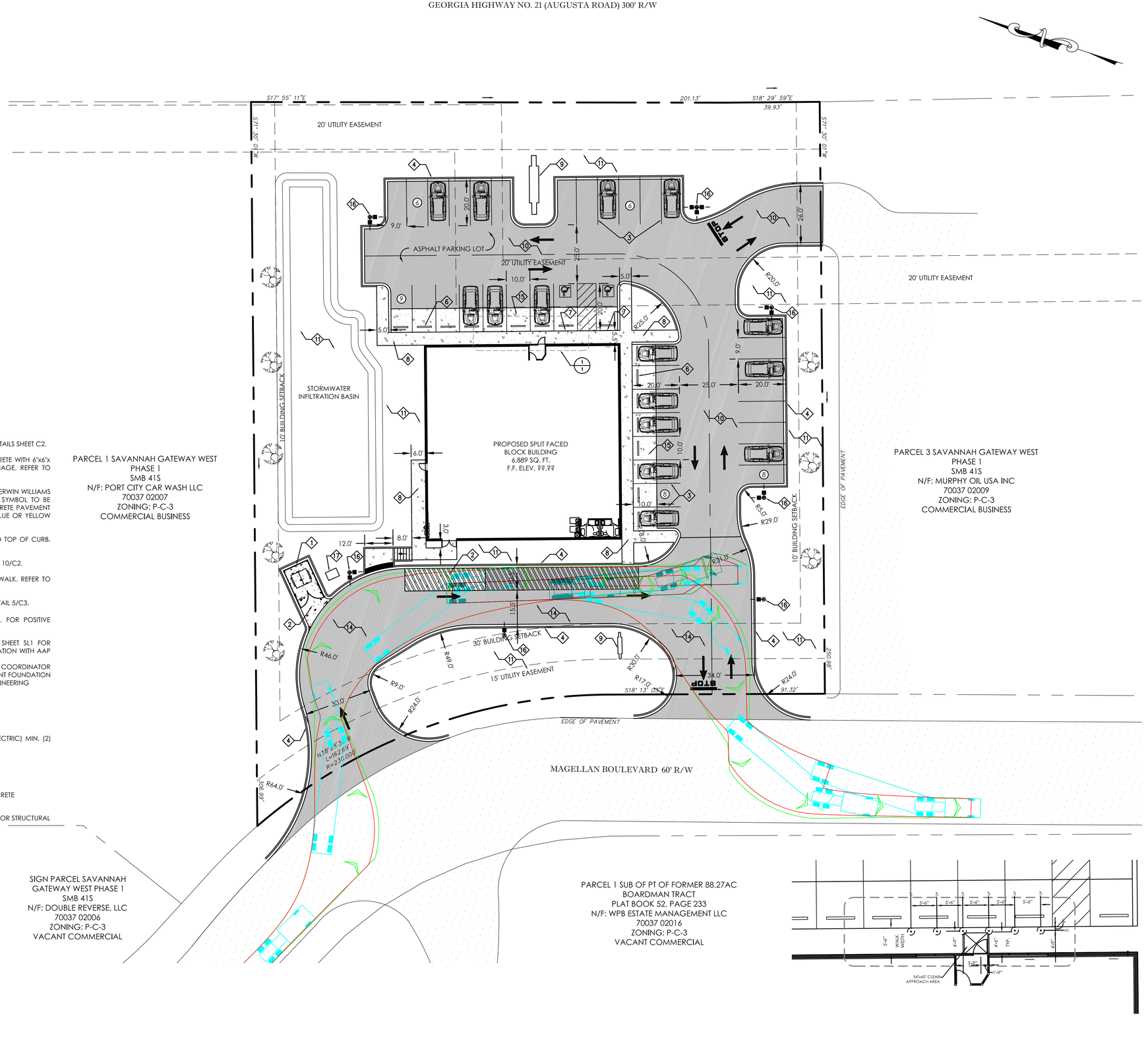
PARKING CALCULATIONS
AAP BUILDING: 6,889 S.F. X (1 SPACE/400 S.F.) = 18 SPACES
MAXIMUM EMPLOYEES = 5

PARKING REQUIRED = 23 SPACES
22 STANDARD SPACES (9' X 20')
1 HANDICAPPED SPACE
(MINIMUM 1 VAN ACCESSIBLE SPACE, AS PER ADA REQUIREMENT)

PARKING PROVIDED = 37
15 STANDARD SPACES (10' X 20')
20 STANDARD SPACES (9' X 20')
2 HANDICAPED SPACES
(MINIMUM 1 VAN ACCESSIBLE SPACE, AS PER ADA REQUIREMENT)

SITE ARCHITECTURAL KEY NOTES:

1. 6' HIGH TREATED WOOD DUMPSTER SCREEN. PAINT TO MATCH THE BUILDING. REFER TO DETAILS SHEET C2.
2. INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE. REFER TO DETAIL 1/C2.
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DETAILS 1/C3 AND 2/C3 FOR ADDITIONAL INFORMATION.
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL 3/C2. PROVIDE CATCH & SPILL WHERE APPLICABLE.
5. ANCHOR DOWN CONCRETE WHEEL STOPS 42" FROM FACE OF BUILDING. REFER TO DETAIL 10/C2.
6. ANCHOR DOWN CONCRETE WHEEL STOPS 30" FROM FACE OF CONCRETE WALK/SIDEWALK. REFER TO DETAIL 10/C2.
7. HANDICAP PARKING SIGN FOR SPACES ADJACENT TO BUILDING ENTRANCE. REFER TO DETAIL 5/C3.
8. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING ¼"/FT. FOR POSITIVE DRAINAGE.
9. ROAD PYLON SIGN FURNISHED & INSTALLED BY ADVANCE AUTO PARTS- REFER TO SHEET SL1 FOR ELECTRICAL REQUIREMENTS. G.C. IS RESPONSIBLE TO PROVIDE ELECTRICAL. VERIFY LOCATION WITH AAP AND SIGN INSTALLER.
-IF MONUMENT SIGN IS REQUIRED, GC TO CONSULT WITH ADVANCE AUTO PARTS' SIGN COORDINATOR AND ARCHITECTURAL DESIGNER FOR DETAILS. GC IS TO PROVIDE AND INSTALL MONUMENT FOUNDATION DESIGNED FOR SITE SPECIFIC SOIL CONDITIONS AND RELATED ELECTRICAL BASED ON ENGINEERING PROVIDED BY SIGN PERMITTING VENDOR. RE: 9/A8
10. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
11. LANDSCAPING - AREA OF NEW SOD.
12. PROVIDE BOLLARDS AT ALL EXTERIOR MOUNTED METERING DEVICES. (GAS, WATER, ELECTRIC) MIN. (2) TWO AS REQUIRED - SEE DETAIL 5/C2.
13. SEEDED AREA
14. AREA OF HEAVY DUTY ASPHALT PAVEMENT.
15. 6" CONCRETE APRON WITH 6" X 6" X ¼" W.W.F. STEEL REINFORCEMENT. USE 4000 PSI CONCRETE MIX. DO NOT USE SLAG OR FLY ASH FOR CEMENTITIOUS MATERIAL.
16. LIGHT POLE AND BASE. RE: SHEET SL1 FOR SITE LIGHTING REQUIREMENTS AND DETAIL 7/S5 FOR STRUCTURAL POLE BASE INFORMATION.
17. POWER COMPANY PAD MOUNTED TRANSFORMER.



GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

811
Know what's below.
Call before you dig.

GEORGIA REGISTERED No. 32181 PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN

P.O. BOX 1749
RINCON, GA 31326
PH:(912) 667-2667
E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	02/25/2022
JOB NO.	22-022
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENT AND INVESTMENTS, LLC

GENERAL / CONCEPT PLAN

SHEET NUMBER
1
OF

Attachment: 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Site Plan (2630 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (General) APRIL 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 04/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2618)

DOC ID: 2618

Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The subject parcel is located on Magellan Blvd. The general site plan consist of a 9,345 square foot building, 677 car storage parking spaces, 36 customer parking spaces and 9 single hauler spaces and stormwater detention and drainage.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Preliminary ARB Approval (PDF)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Site Plan (PDF)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Site Plan 2 (PDF)

220127

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

RECEIVED
FEB 03 2022
BY: MBC

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (*Check One*): ☒ General / Concept ☐ Specific Development

Site Plan Address: 0 HIGHWAY 21

PIN #(s): 70037 02016

Zoning: P-C-3 Estimated Cost of Construction: $ **$5,500,000**

Type of Construction: CARVANA DEALERSHIP

Applicant's Name: EMC ENGINEERING SERVICES, INC. CONTACT: BEN LOCKHART

Mailing Address: 27 CHATHAM CENTER SOUTH DRIVE, SUITE A
SAVANNAH, GA 31405

Phone #: (912) 644-3228 Email: ben_lockhart@emc-eng.com

Owner's Name (If Different form Applicant): SIMONCRE CONTACT: CHRISTIAN ORR

Mailing Address: 6900 E 2ND STREET
SCOTTSDALE, AZ 85251

Phone #: (480) 805-1543 Email: christian.orr@simoncre.com

I hereby acknowledge that the above information is true and correct.

Applicant's Signature — Date: 2-3-22

(See attached owner authorization)
Owner's Signature (If Different form Applicant) — Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (2618 : Site Plan Review Application Carvana 7-0037-02-016

City of Port Wentworth
▪7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal (either flash drive or CD)
- ☐ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
    - No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
    - With Land Disturbance - $836.00 Site Plan Fee + $50.00 Admin Fee = Total $886.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

Applicant's Signature

02/03/2022
Date

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (2618 : Site Plan Review Application Carvana 7-0037-02-016

01 Feb 2022

Re: APN: 7003702016 / SWC Hwy 30 and Magellan Blvd, Port Wentworth
SimonCRE JC Ocotillo II, LLC

To Whom It May Concern:

This letter will serve as authorization for SimonCRE JC Ocotillo II, LLC and retained consultants listed here below, to act as an agent on behalf of _____, for the purpose of preparing and processing the necessary documents relative to my property with the City of Port Wentworth, Chatham County, and the State of Georgia, respectively.

Thank you,

Signature

Phone

Name (printed)

Address

Email

Address

CONTACT INFORMATION

SIMONCRE JC Ocotillo	CIVIL ENGINEERING	ARCHITECTURAL	GENERAL CONTRACTOR
Joshua Simon	Ben Lockhart or EMC Rep	Jim Hodges or WHN Rep	TBD
Manager	EMC Engineering Services	WHN Architects	
(602) 672-4559	(912) 644-3228	(704) 390-7880	
joshua@simoncre.com	ben_lockhart@emc-eng.com	jim@whnarch.com	
Peter Krahenbuhl			
VP of Development			
(480) 887-0644			
Peter.krahenbuhl@simoncre.com			
Christian Orr			
Development Project Manager			
(801) 310-9977			
Christian.Orr@simoncre.com			

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (2618 : Site Plan Review Application Carvana 7-0037-02-016



Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (2618 : Site Plan Review

APN	OWNER	STREET NUMBER	CITY/ZIP CODE
7097602031	Frank & Reitas II, LLC	1716 E Highway 80	Bloomingdale, GA 31302
7097602030	Frank & Reitas II, LLC	1716 E Highway 80	Bloomingdale, GA 31302
7097602029	Frank Neville Floyd	120 GA Highway 30	Port Wentworth, GA 31407
7003702007	Port City Wash, LLC	118 Pipemakers Circle #100	Pooler, GA 31322
7003702006	Double Reverse, LLC	250 N Orange Ave #1500	Orlando, FL 32801
7003702008	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702009	Murphy Oil USA, Inc.	200 E Peach Street	El Dorado, AR 71730
7003702010	Bradley Creek Properties, LLC	PO Box 637	Statesboro, GA 30459
7003702011	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702012	3681 Fifth Avenue LLC & 3687 Fifth Avenue, LLC	1018 Guildford CT	Encinitas, CA 92024
7003702013	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702018	Double Reverse, LLC	252 N Orange Ave #1500	Orlando, FL 32803
7003702017	Shayanam, LLC (Hemlata Patel)	3758 US 17	Richmond Hiil, GA 31324

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (2618 : Site Plan Review

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00343084 2/08/2022 8:44 AM
OPER: ME TERM: 011
REF#: CK 93107

TRAN: 112.0000 BLDG PERMIT
220127 256.00CR
SIMONCRE
7-0037-02-016
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0037-02-016

Mr. Christian Orr
Development Project Manager
SimonCRE JC Ocotillo II, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251

Re: Determination by Architectural Review Committee of Savannah Gateway West

Dear Christian:

On behalf of Pointe Grand Savannah, LLC, the Declarant under the Master Declaration of Easements, Covenants, Conditions and Restrictions for Savannah Gateway West (the "Declaration"), is in receipt of the submittals from SimonCRE JC Ocotillo II, LLC provided to Steven Campisi. Submittals for SimonCRE JC Ocotillo II, LL included a general site plan and elevation sketch (the "Submitted Plans"):

Regarding the Submitted Plans:

- The Committee has used best efforts to review the Submitted Plans but the Committee's approvals do not mean and should not be construed to mean that the Committee is warranting or signing off on the quality or standards of design.
- The Committee assumes EMC Engineering will use best practices in design and construction methods for all work and that all municipal and county codes will be adhered to.
- The Committee assumes that adjacent property owner's rights afforded by the Declaration and matters of title are taken into consideration and not interfered with, without that party's advance approval, which SimonCRE JC Ocotillo II, LLC should seek directly from that party.
- Pay particular attention to work that might affect shared roads and driveways that benefit individual lots already subdivided. Examples include trees or street lighting where a property owner has or plans to have an ingress/egress point.
- The Submitted Plans did not include the following items, which are required for full and final approval: for (i) general description of building materials, (ii) signage and lighting plans and (iii) grading plans.

Consider this response a partial approval by the Committee of the Submitted Plans, which included only the general site plan and elevation sketch. You are required to submit to the committee (i) general description of building materials, (ii) signage and lighting plans and (iii) grading plans prior to full approval.

Sincerely,

Steven Campisi

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Preliminary ARB Approval (2618 : Site Plan Review Application Carvana 7-

4703

Project Timeline

Project Number: 220127

Project Name: Carvana Dealership, 7-0037-02-016, General Site Plan

Applicant / Engineer: Ben Lockhard, EMC Engineering Services, Inc.

Owner: Christian Orr, Simoncre

City Review Engineer: N/A

- 2/3/2022 – Application Received – Complete
- 2/4/2022 – PDF received
- 2/23/2022 – Received preliminary Savannah Gateway West ARB approval.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Timeline (2618 : Site Plan Review Application Carvana 7-0037-02-016

GRID NORTH
GA SPC EAST ZONE NAD 83

SR 21

COOK ST

CABOT ST

MAGELLAN BLVD

HWY 30

N/F
PORT CITY CAR WASH, LLC.
118 PIPEMAKERS CIRCLE, SUITE 100
POOLER, GA 31322
PIN: 7003702007
DB 2229, PG. 0534

N/F
DOUBLE REVERSE, LLC.
250 N. ORANGE AVE., SUITE 1500
ORLANDO, FL 32801
PIN: 7003702008
DB 1950, PG. 0666

N/F
MURPHY OIL USA INC.
200 EAST PEACH ST.
EL DORADO, AR 71730
PIN: 7003702009

MURPHY EXPRESS

N/F
BRADLEY CREEK PROPERTIES LLC.
PO BOX 637
STATESBORO, GA 30459
PIN: 7003702010
DB 611, PG. 702

TACO BELL

N/F
DOUBLE REVERSE, LLC.
250 N. ORANGE AVE., SUITE 1500
ORLANDO, FL 32801
PIN: 7003702011
DB 1950, PG. 0666

N/F
3681 FIFTH AVE., LLC &
3687 FIFTH AVE., LLC
1018 GUILDFORD CT
ENCINITAS, CA 92024
PIN: 7003702012
DB 1426, PG. 253

DUNKIN' DONUTS

N/F
DOUBLE REVERSE, LLC.
250 N. ORANGE AVE., SUITE 1500
ORLANDO, FL 32801
PIN: 7003702013
DB 1950, PG. 0666

N/F
DOUBLE REVERSE, LLC.
250 N. ORANGE AVE., SUITE 1500
ORLANDO, FL 32801
PIN: 7003702006
DB 1950, PG. 0666

N/F
FLOYD FRANK NEVILLE
120 HWY 30
PORT WENTWORTH, GA 31407
PIN: 7097602029

N/F
FRANK AND REITA'S, LLC.
1716 E HWY. 80
BLOOMINGDALE, GA 31302
PIN: 7097602030
DB 361W, PG. 704

N/F
FRANK AND REITA'S, LLC.
1716 E HWY. 80
BLOOMINGDALE, GA 31302
PIN: 7097602031
DB 375E, PG. 960

N/F
FLOYD CHARLES LYNN
5336 GA HWY. 119 N
CLYO, GA 31303
PIN: 7097602032
DB 351N, PG. 620

N/F
SHAYANAM, LLC.
ATTN: HEMLATA PATEL, MANAGER 3758
US 17
RICHMOND HILL, GA 31324
PIN: 7003702017
DB 1950, PG. 0666

N/F
DOUBLE REVERSE, LLC.
250 N. ORANGE AVE., SUITE 1500
ORLANDO, FL 32801
PIN: 7003702018
DB 1950, PG. 0666

RETENTION

GATE

36 CUSTOMER

9,345 S.F.
89.00'
105.00'

677 STORAGE SPACES
36 CUSTOMER SPACES
9 SINGLE HAULER SPACES

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE25436
PROFESSIONAL
ENGINEER
BENJAMIN W. LOCKHART

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

CONCEPT PLAN

CARVANA DEALERSHIP

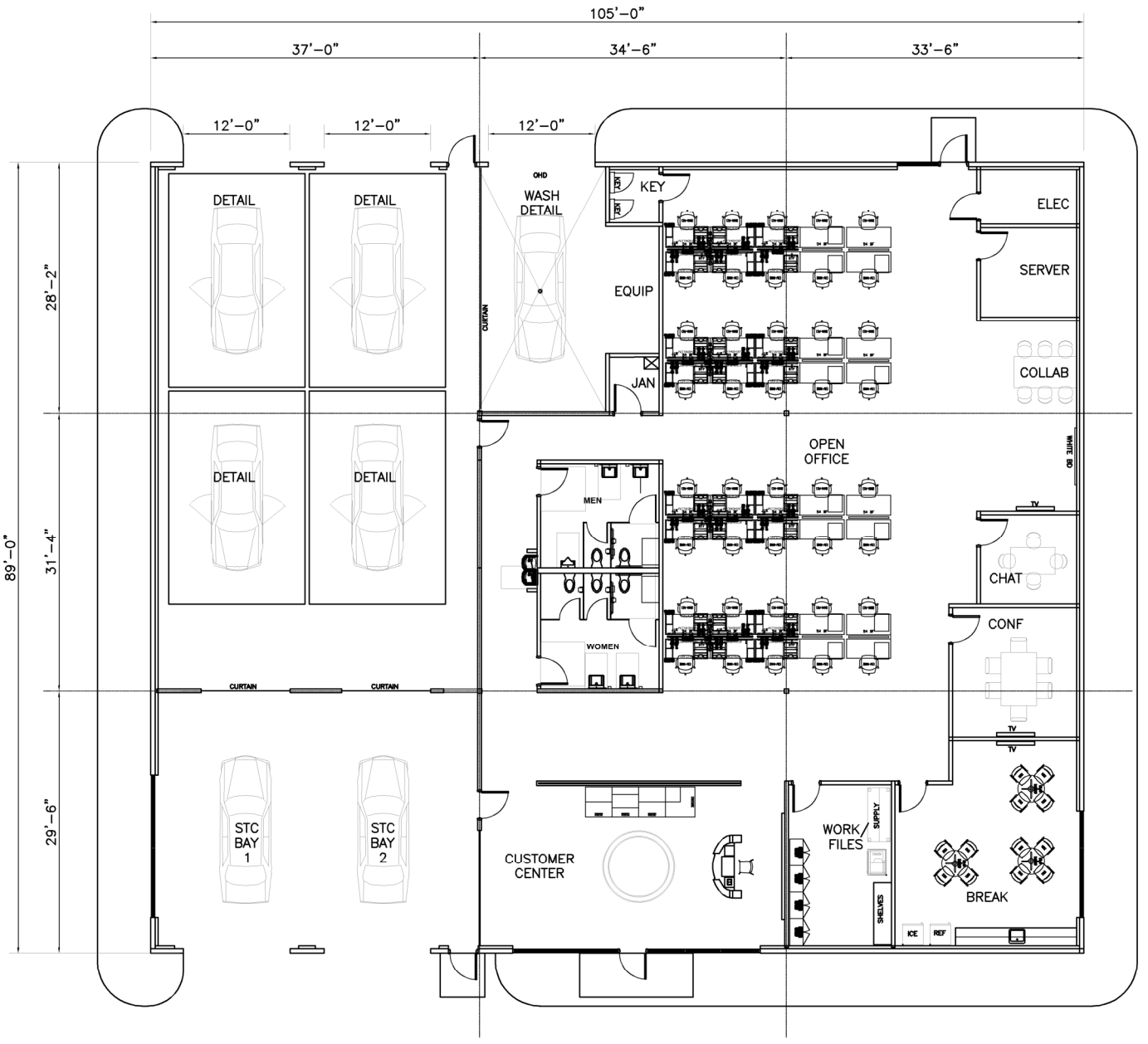
8TH GMD
PORT WENTWORTH, GEORGIA
Prepared for:
SIMONCRE

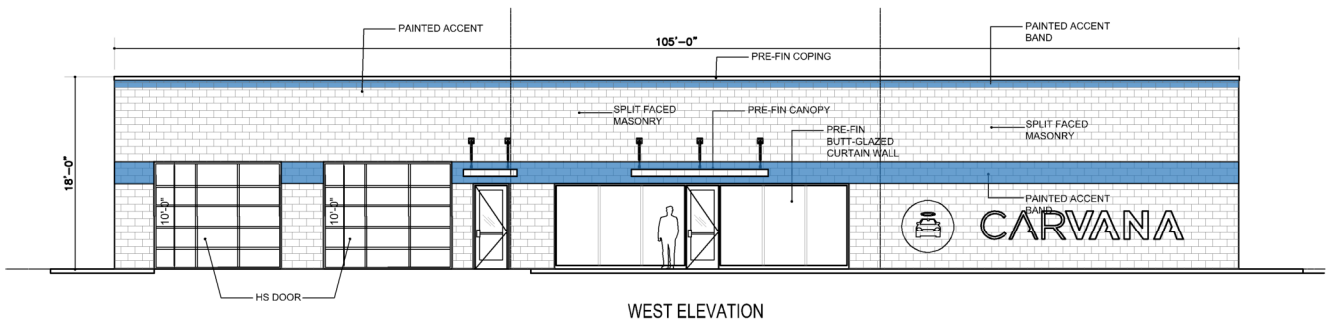
PROJECT NO.:	22-0024
DRAWN BY:	KPL
DESIGNED BY:	-
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	BWL
SCALE:	1" = 50'
DATE:	02/02/22

SHEET 1 OF 1

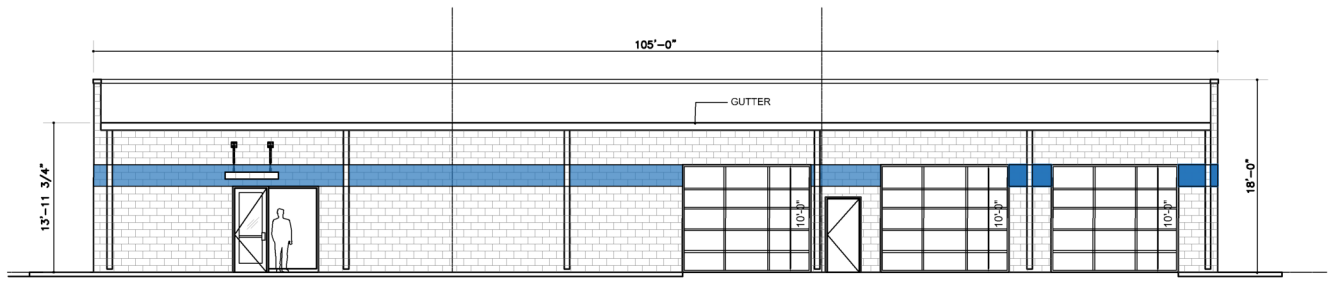
Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Site Plan (2618 : Site Plan Review Application Carvana 7-0037-02-016 (General) APRIL 2022)

O:\2022\22-9999 PORT WENTWORTH CARVANA\DWG\CONCEPT.DWG 2/2/2022 4:20 PM

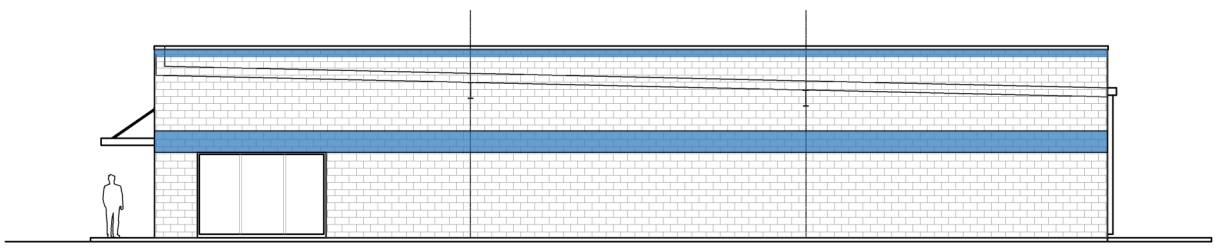




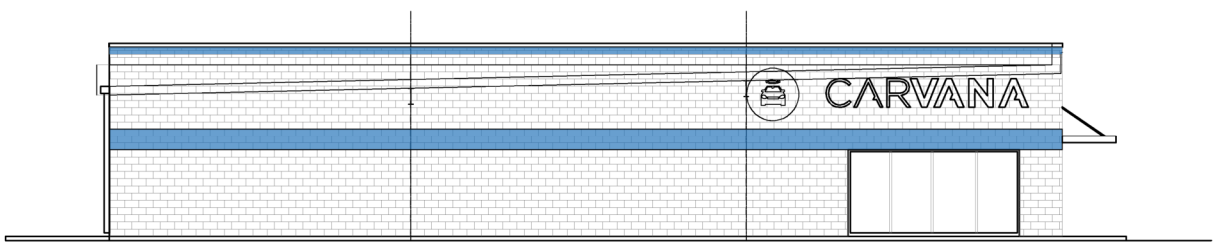
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Attachment: 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Site Plan 2 (2618 : Site Plan Review Application Carvana 7-0037-02-016 (General) APRIL 2022)