CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 12, 2021

Via Teleconference GoToMeeting | **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 8, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

A. Zoning Map Amendment Application submitted by Joe McNamee for PIN's # 7-0906-02-003B & 7-0906-02-009 (8173 Old Highway 21) to Rezone from PUD-O (Planned Unit Development - Office) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of Commercial Uses

- Public Hearing
- Action

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy LLP., of behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a General Development Site Plan to allow a warehouse development in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development in a P-RIP (Planned Residential Institutional) Zoning District

- Public Hearing
- Action

C. Site Plan Review Application submitted by Joshua Cox, Buckel Design Group of behalf of Parker's #16 LLC., for PIN # 7-0035-01-003 & 7-0035-01-004 (6000 Highway 21) for a Specific Development Site Plan to allow a Truck Stop Expansion in a P-C-3 (Planned General Business) Zoning District

- Public Hearing

- Action

D. Site Plan Review Application submitted by John Farmer, P.E., Fretus Engineering, LLC., of behalf of Yash Desai, Stature Investments for PIN # 7-0037-02-007 (Magellan Blvd, Port City Car Wash) for a Specific Development Site Plan to allow a Car Wash 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 8, 2021

Via Teleconference GoToMeeting | **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

Vice-Chairman Bright led the Prayer and Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Chairman	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Permit Technician	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson
ABSENT:	Rahn

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 11, 2021 6:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson
ABSENT:	Rahn

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Mar 8, 2021 6:30 PM (ADOPTION OF MINUTES)

A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Anthony Steele, Glenn Steele, Gary Wiggin, Lynn Jeffers, Sr., James Steele-Executor of the Estate of Fred Steele, Donnelly Marks-attorney-in-fact for Samuel Varnedoe, Jr., Comer Varnedoe Meadows, for PIN's # 7-0976-02-017, 7-0975-01-015, 7-0906-01-001B, portion of 7-0975-01-025, 7-0975-01-017A, 7-0975-01-026Y, 7-0975-01-026Z, 7-0975-01-016, 7-0976-02-041, portion of 7-0976-02-043 (Highway 21 & Jeffers Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Mr. Harvey stated the application was complete. Phillip McCorkle and Chad Zittrouer were present to represent the application. Mr. McCorkle gave an overview of the project and offered to answer any questions the Commission may have. Commissioner Herrin asked where the new traffic light would be installed for this project. Mr. McCorkle responded the traffic light would be at the intersection of Highway 21 and Lakeside Blvd. Commissioner Herrin asked if this project backed up to other projects across the Effingham County line. Mr. McCorkle responded that the project does back up to the Chesterfield project that is just across the Effingham County line. Commissioner Herrin asked about the berms and living conditions of the surrounding property owners, specifically the residents on Grant Road. Mr. McCorkle explained that the surrounding property owners where several hundred feet away from the property lines, and with the distance and required berms, the noise from the warehouse development should not impact the residents. Commissioner Morris asked if the Traffic and Noise study had been completed. Mr. McCorkle responded that both studies were currently being done and would be completed prior to the City Council meeting. Commissioner Morris asked that the minutes reflect that the DIA was not included in the packet. Mr. Harvey responded that the DIA is technical information that is under review by City engineers. Chairman Neesmith asked if there were plans in the future to expand this development. Mr. McCorkle answered that yes there could be an expansion. Brian Orr spoke in favor to the traffic light being installed in correlation with this project. After several minutes of discussion, Commissioner Herrin made a motion to approve the application contingent upon all the engineering comments be resolved prior to City Council. Commissioner Bright seconded the motion. Commissioners Herrin, Bright, Rollf, and Nelson voted Yay. Commissioners Morris and Franklin voted Nay. The motion passes 4 to 2.

RESULT:	**APPROVED [4 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Rollf, Nelson
NAYS:	Franklin, Morris
ABSENT:	Rahn

B. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to Rezone from P-C-3 (Planned General Business) to P-R-M (Planned Multi-Family Residential) Zoning District for the purpose of Multi-Family Housing

Mr. Harvey stated the application was complete. Phillip McCorkle and Nathan Long were present to represent the application. Mr. McCorkle gave a brief overview of the project. Nathan Long gave a more detailed project overview and offered to answer any questions the commission may have. Commissioner Bright commented on his concerns with the traffic generated by this development and that traffic is already bad on Highway 30 during peak hours of the day. Mr. Long respond that the traffic memo that he provided is an

Minutes Acceptance: Minutes of Mar 8, 2021 6:30 PM (ADOPTION OF MINUTES)

example of the projected traffic with this type of multifamily development and that the traffic impact would be increased if the property were developed under the current commercial uses as zoned. Commissioner Herrin asked how close the project was to the railroad tracks on Highway 30 and about the traffic. Mr. Long responded that a traffic study would be completed during the Specific Site Plan submittal and review process. Commissioner Morris asked if this the site plan would change from what has been submitted, especially the amount of green space. Mr. Long respond that the developer's intent was to use this site plan layout and not make substantial changes to the amount of greenspace shown on the concept plan. There were no public comments. After several minutes of discussion, Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Morris, Rollf, and Nelson voted Yay. Commissioners Bright and Franklin voted Nay. The motion passes 4 to 2.

RESULT:	**APPROVED [4 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Lauree Morris, Planning Commissioner
AYES:	Herrin, Rollf, Morris, Nelson
NAYS:	Bright, Franklin
ABSENT:	Rahn

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to allow a multi-family development in a P-R-M (Planned Multi-Family Residential) Zoning District.

Mr. Harvey stated the application was complete. Phillip McCorkle and Nathan Long were present to represent the application. Due to the general site plan being discussed under item 6B there were no further questions from the Commission. There were no public comments. After a brief discussion, Commissioner Morris made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Morris, Herrin, Rollf, Nelson and Franklin voted Yay. Commissioner Bright voted Nay. The motion passed 5 to 1.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Morris, Nelson
NAYS:	Bright
ABSENT:	Rahn

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

Minutes Acceptance: Minutes of Mar 8, 2021 6:30 PM (ADOPTION OF MINUTES)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson
ABSENT:	Rahn

_____
Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2021.

_____
Secretary

Minutes Acceptance: Minutes of Mar 8, 2021 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 04/12/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2409)

DOC ID: 2409

Zoning Map Amendment Application submitted by Joe McNamee for PIN's # 7-0906-02-003B & 7-0906-02-009 (8173 Old Highway 21) to Rezone from PUD-O (Planned Unit Development - Office) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of Commercial Uses

Issue/Item: Zoning Map Amendment Application submitted by Joe McNamee for PIN's # 7-0906-02-003B & 7-0906-02-009 (8173 Old Highway 21) to Rezone from PUD-O (Planned Unit Development - Office) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of Commercial Uses

Background: The subject property currently has two (2) buildings with tenants with a variety of commercial uses.

Facts and Findings: The owner would like to rezone the property to be able to attract new business uses that would not currently be allowed under the existing zoning classification for the available tenant spaces. No new buildings or construction is proposed.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 12, 2021 at 6:30 PM.

ATTACHMENTS:

- ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (PDF)

210058

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

7.A.a

Name of Applicant: Joe McNamee Phone #: 912658-9441

Mailing Address: 133 McNamee Lane Guyton, GA 31312

Name of Property Owner: Joe McNamee Phone #:

(Use back if more than one owner)

Address of Property: 8173 Old Hwy 21 P.W., GA 31407

PIN #: 70906 02003B 70906 02009 Number of Acres: 1.023

Zoning Classification: Present PUDO Requested C-1

Use of Property: Present PUDO Requested C-1

_____ 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?)

I would like to be able to offer my facility to more business (ie hairdressers, art gallery, ect.)

Attach the following documents:

RECEIVED FEB 12 2021 BY: KS

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 + ~~$30~~ $51.15 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 12th day of Feb., 2021.

TREVOR MALMBERG NOTARY COMMISSION EXPIRES 12-3-2023 PUBLIC EFFINGHAM CO. GA

Signature of Applicant

Notary Public

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

2 building w/ commercial tenants present on just over 1 acre to a more variety of commercial tenants

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

12th day of February, 2021

Signature of Applicant

Notary Public

TREVOR MALMBERG NOTARY PUBLIC EFFINGHAM CO. GA COMMISSION EXPIRES 12-3-2023

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

Neighbors and Info.

Herbert Foster
70906 02004
8164 Old Hwy 21
Pt. Wentworth, GA 31407

Benjamin Foster
70906 02007
8177 Old Hwy 21
Pt. Wentworth, GA 31407

David and Etta Smart
70906 03009
8174 Old Hwy 21
Pt. Wentworth, GA 31407

Valerie McCarr Thompson
70906 03008
8172 Old Hwy 21
Pt. Wentworth, GA 31407

Mailing: 4122 Piney Creek Ln., W
Jacksonville, FL 32277

James Steele
70906 03025
8168 Old Hwy 21
Pt. Wentworth, Ga 31407

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

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: Joe McNamee

Address: 133 McNamee Lane

Guyton, GA 31312

Telephone Number: 912 658-9441

Signature of Owner

Personally appeared before me

Joe
Joseph H. McNamee

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

Notary Public

TREVOR MALMBERG NOTARY PUBLIC EFFINGHAM CO. GA COMMISSION EXPIRES 12-3-2023

12/07/2021

Date

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

Clock#: 154625
FILED FOR RECORD

5/14/2001 08:48am

PAID: 12.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

NO TAX DUE

For Clerk of Superior Court

After recording, return to:
J. Scott Vaughan, Esq.
P.O. Box 14664
Savannah, GA 31416

BOOK 222A PAGE 276

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of May in the year of our Lord Two Thousand One between ABSOLUTE CONSTRUCTION COMPANY, Party of the First Part, and JOSEPH H. MCNAMEE, Party of the Second Part:

* W I T N E S S E T H *

THAT THE said Party of the First Part for and in consideration of the sum of Ten ($10.00) Dollars plus other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, has bargained, sold, and does by these presents remise, release and forever Quit Claim to the said party of the second part, his heirs, successors and assigns, all of its interest, in and to the following described real estate, to-wit:

SEE EXHIBIT ''A'' ATTACHED HERETO FOR LEGAL DESCRIPTION.

With all the rights, members and appurtenances to the said property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said land and improvements to the said Party of the second part so that neither the said Party of the First Part nor its assigns, nor any other persons claiming under it shall at any time, by any ways or means, have, claim, or demand any right or title to the aforesaid property or its appurtenances or any right thereof.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal the day and year above written.

ABSOLUTE CONSTRUCTION COMPANY

BY: _____
JOSEPH H. MCNAMEE
Its: Sole Proprietor

Signed, sealed and delivered
in the presence of:

Denise Reddick
Witness

Diane H. Clark
Notary Public

DIANE H. CLARK
Notary Public, Chatham County, GA
My Commission Expires June 2, 2004

NOTARY SEAL

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

EXHIBIT "A"

ALL of that lot, tract or parcel of land, situate, lying and being in Chatham County, Georgia, and being a portion of the one and twenty-three thousandths (1.023) acres, a portion of the Southern 10 acres of lot # 1, a subdivision of Rice-Haupt Plantation, being a portion of that property received by Isaac Smalls from Lindy Foster, nee Louisa Houston, as shown in that Deed recorded in the office of the Clerk of the Superior Court of Chatham County in Deed Record Book 70V, Folio 425. Reference being hereby made to a Plat of said one and twenty-three thousandths acres for a more complete description thereof, said Plat being recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book I, Folio 210. The property being more particularly described as follows:

BOOK 222A PAGE 277

Beginning at the Northeastern corner of the one and twenty-three thousandths (1.023) acres as shown in the aforedescribed Plat; thence S 8° 13' W a distance of 47.0 feet to a point; thence S 86° 24' 20" W a distance of 324.72 feet to a point on the Western boundary of the aforedescribed property; thence N 16° 40' W a distance of 47.0 feet to a point which is the Northwestern corner of tha foresaid one and twenty-three thousandths (1.023) acres; thence N 86° 22' E a distance of 345.0 feet to the point of beginning.

ALSO:

ALL of that lot, tract or parcel of land, situate, lying and being in Chatham County, Georgia, and being a portion of the one and twenty-three thousandths (1.023) acres, a portion of the Southern 10 acres of lot # 1, a subdivision of Rice-Haupt Plantation, being a portion of that property received by Isaac Smalls from Lindy Foster, nee Louisa Houston, as shown in that Deed recorded in the office of the Clerk of the Superior Court of Chatham County in Deed Record Book 70V, Folio 425. Reference being hereby made to a Plat of said one and twenty-three thousandths (1.023) acres for a more complete description thereof, said Plat being recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book I, Folio 210. The property being more particularly described as follows:

Beginning at the Northeastern corner of the one and twenty-three thousandths (1.023) acres as shown in the aforedescribed Plat; thence S 8° 13' W a distance of 47 feet to a point which is the point of beginning; thence S 8° 13' W a distance of 48 feet to a point; thence S 86° 26' 55" W a distance of 304.04 feet to a point on the Western boundary of the aforedescribed property; thence N 16° 40' W a distance of 48 feet to a point; thence N 86° 24' 20" E a distance of 324.72 feet to a point which is the point of beginning.

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

IN THE SUPERIOR COURT OF CHATHAM COUNTY
STATE OF GEORGIA

FILED IN OFFICE
2009 APR 21 AM 11:05
DEP. CLK SUPERIOR CT.
CHATHAM COUNTY, GA

JOSEPH H. MCNAMEE,

Plaintiff,

vs.

Civil Action No.: CV08-1646-MO

A portion of the South Part of Lot A,
Subdivision of Rice Hope Plantation
PIN 7-0906-02-003B

AND

CHATHAM COUNTY, GEORGIA
BENJAMIN R. FOSTER,
WILHELMINA SMALLS
WILLIAMS,

AND

ALL PERSONS UNKNOWN WHO
CLAIM OR MIGHT CLAIM
ADVERSELY TO PLAINTIFF'S TITLE
IN A Portion of the South Part of Lot A,
Subdivision of Rice Hope Plantation
PIN 7-0906-02-003B

Defendants.

BOOK 350 M PAGE 455

RECEIVED FOR RECORD
2009 APR 21 AM 11:56
DANIEL W. MASSEY
SUPERIOR COURT CLERK
CHATHAM COUNTY, GA

DECREE OF THE COURT

The above entitled cause coming to be heard, and it appearing to the Court that process has been served in accordance with the provisions of Georgia Laws. And that all provisions of said law have been complied with,

IT IS DECREED, ORDERED AND ADJUDGED, that the fee simple title to the land involved to wit: belong to **JOSEPH H. MCNAMEE,** as the recorded title holder of properties described as follows:

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

ALL of that lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and being a portion of the One and Twenty-Three Thousands (1.023) acres, a portion of the Southern 10 acres of Lot #1, a subdivision of Rice-Haupt Plantation, being a portion of that property received by Isaac Smalls from Lindy Foster, nee Louisa Houston, as shown in that Deed recorded in the Office of the Clerk of the Superior Court of Chatham County in Deed Record Book 70-V, Folio 425. Reference being hereby made to a Plat of said One and Twenty-three Thousandths acres for a more complete description thereof, said Plat being recorded in the Office of the Clerk of Superior Court of Chatham County , Georgia in Plat Record Book I, Folio 210. The property being more particularly described as follows:

BOOK 350 M PAGE 456

Beginning at the Northeastern corner of the One and Twenty-Three Thousandths (1.023) acres as shown in the aforedescribed Plat thence; thence S 8° 13' W a distance of 47.0 feet to a point, thence S 86° 24' 20" W a distance of 324.72 feet to a point on the Western boundary of the aforedescribed property; thence N 16° 40' W a distance of 47.0 feet to a point which s the Northwestern corner of the foresaid One and Twenty-three Thousandths (1.023) acres; thence N 86° 22' E a distance of 345.0 feet to the point of beginning.

ALSO:

ALL of that lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and being a portion of the One and Twenty-Three Thousands (1.023) acres, a portion of the Southern 10 acres of Lot #1, a subdivision of Rice-Haupt Plantation, being a portion of that property received by Isaac Smalls from Lindy Foster, nee Louisa Houston, as shown in that Deed recorded in the Office of the Clerk of the Superior Court of Chatham County in Deed Record Book 70-V, Folio 425. Reference being hereby made to a Plat of said One and Twenty-three Thousandths acres for a more complete description thereof, said Plat being recorded in the Office of the Clerk of Superior Court of Chatham County , Georgia in Plat Record Book I, Folio 210. The property being more particularly described as follows:

Beginning at the Northeastern corner of the One and Twenty-Three Thousandths (1.023) acres as shown in the aforedescribed Plat; thence S 8° 13' W a distance of 47 feet to a point which is the *point of beginning*; thence S 8° 13' W a distance of 48 feet to a point, thence S 86° 26' 55" W a distance of 304.04 feet to a point on the Western boundary of the aforedescribed property, thence N 16° 40' W a distance of 48 feet to a point, thence N 86° 24' 20" E a distance of 324.72 feet to a point which is the point of beginning.

That the said fee simple title of **JOSEPH H. MCNAMEE** is subject to the following interests:

(1) State and local taxes; and

(2) All assessments by State and local governments.

That the following cloud upon the title of the said **JOSEPH H. MCNAMEE**, be removed.

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

All adverse claims and any and all claims by **CHATHAM COUNTY, GEORGIA, BENJAMIN R. FOSTER, his Executor/Administrator and/or heirs or Assigns, WILHELMINA SMALLS WILLIAMS, her Executor/Administrator and/or heirs or Assigns, and any and all persons known and unknown who claim or might claim adversely to a Portion of the South Part of Lot A, Subdivision of Rice Hope Plantation, PIN: 7-0906-02-003B, Chatham County, Georgia.**

BOOK 350 M PAGE 457

This Decree conclusively established the title of **JOSEPH H. MCNAMEE,** as set forth in this Decree against all the world subject only to the interests as set forth in this Decree.

Let this Decree be recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

This 20th day of APRIL, 2009.

John E Morse Jr.

JUDGE, CHATHAM COUNTY SUPERIOR COURT
EASTERN JUDICIAL COURT

Order Prepared By:
Charles W. Bell, Esq.
P. O. Box 9702
Savannah, Georgia 31412
State Bar No. : 047650
(912) 234-0611

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00303894 2/24/2021 2:29 PM
OPER: ME TERM: 011
REF#: CK 4828

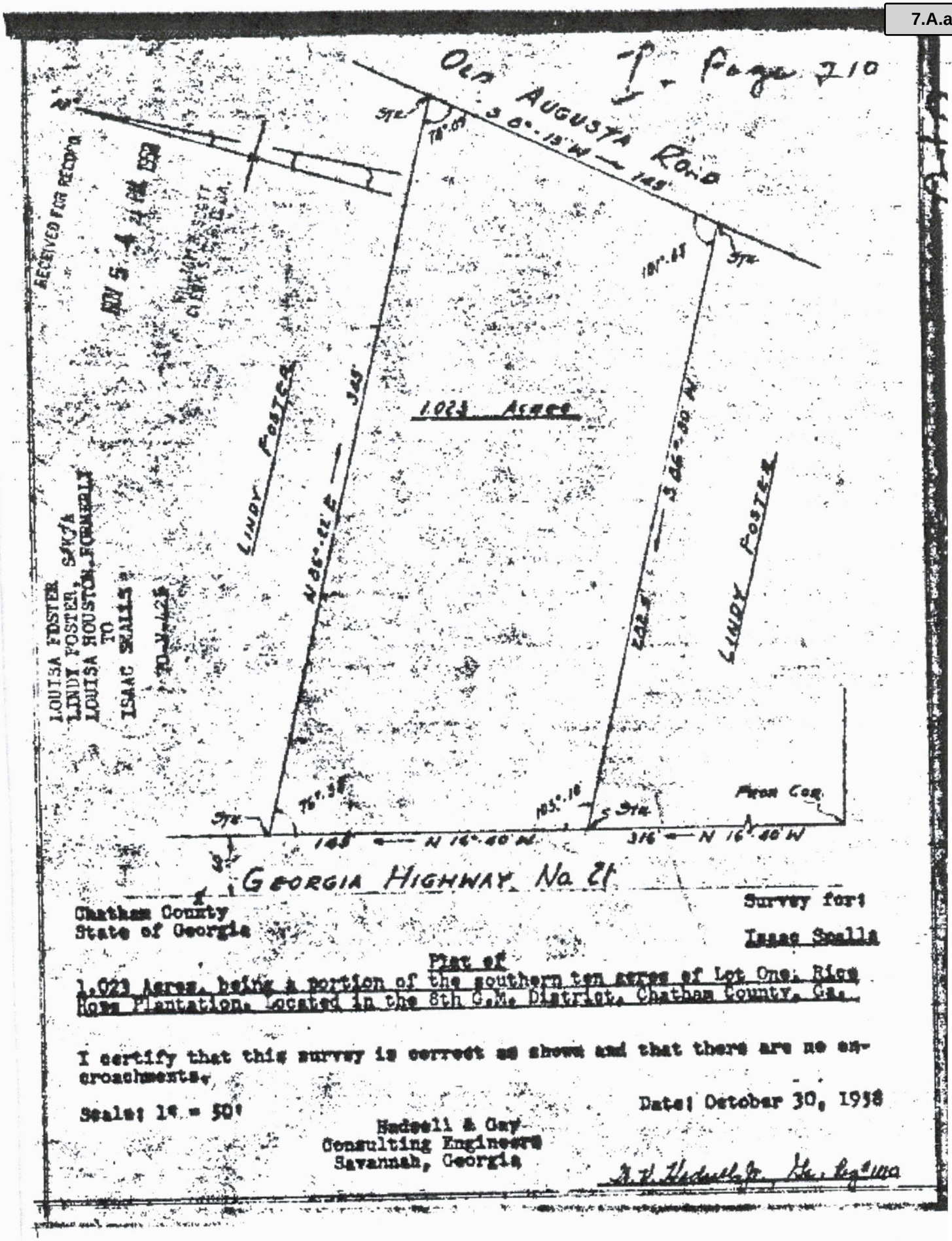
TRAN: 112.0000 BLDG PERMIT
210058 457.15CR
MCNAMEE, JOE
8173 OLD HIGHWAY 21
DEV-ZMA 457.15CR

TENDERED: 457.15 CHECK
APPLIED: 457.15-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)



Chatham County
State of Georgia

Survey for:
Isaac Scalls

Plat of
1.023 Acres, being a portion of the southern ten acres of Lot One, Rice Row Plantation, located in the 8th G.M. District, Chatham County, Ga.

I certify that this survey is correct as shown and that there are no encroachments.

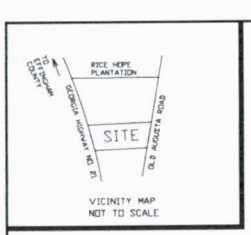
Scale: 1" = 50'

Date: October 30, 1958

Hadsell & Cay
Consulting Engineers
Savannah, Georgia

H. H. Hadsell Jr. Ga. Reg'd

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map Amendment 8173 Old Hwy 21 APRIL 2021)



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHD. BEARING
C-1	2924.79'	49.59'	00°58'17"	49.59'	N 14°04'49" W
C-2	2924.79'	95.01'	01°51'41"	95.01'	N 15°29'48" W
C-3	2924.79'	178.91'	03°30'17"	178.88'	N 18°10'51" W

MAGNETIC FROM PLAT

LEGEND

R/R	RAILROAD
R/W	RIGHT-OF-WAY
C.M.F.	CONCRETE MONUMENT FOUND
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
TC	TOP OF CURB
G	GUTTER
RCP	REINFORCED CONCRETE PIPE
C.M.P.	CORRAGATED METAL PIPE
TH.	THROAT
I.E.	INVERT ELEVATION
PP	POWER POLE
LP	LIGHT POLE
MH	MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER MANHOLE
TELE.	TELEPHONE
L.O.	LIVE OAK
P.	PINE
PM	PALM
HIC.	HICKORY
MAG.	MAGNOLIA
LRL.O.	LAUREL OAK
WTR.O.	WATER OAK
W.O.	WHITE OAK
--P--	POWER LINE
--SAN--	SANITARY SEWER LINE
--W--	WATER LINE
--G--	GAS LINE
--T--	TELEPHONE LINE
	WOOD LINE

PARKING REQUIREMENTS:
SPACES REQUIRED:
OFFICE BLDG. #1 544 S.F. 1/200= 3 SPACES
OFFICE BLDG. #2 4300 S.F. 1/200= 22 SPACES
OFFICE BLDG. #3 4300 S.F. 1/200= 22 SPACES
47 SPACES

SPACES PROVIDED: 47 SPACES

SITE DATA
AREA: 1.01 ACRES
ZONING: PC3
P.I.N: 07-0906-02-003, 07-0906-02-003A, 07-0906-02-003B
PROPERTY ADDRESS:

PROPERTY OWNER: ABSOLUTE CONSTRUCTION
ADDRESS: 230-C STEPHENSON AVENUE
SAVANNAH, GA. 31405

PHONE #: 352-7750

DATE OF SURVEY: 2/22/01





UTILITIES PROTECTION CENTER

CALL THREE WORKING DAYS
BEFORE YOU DIG
THROUGHOUT GEORGIA
1-800-282-7411

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY!

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
NOTE:
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.
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 130030 0030 C , DATED: 9/29/95
ZONE: X ELEVATION: N/A

Kern-Coleman & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners

CONSTRUCTION PLANS FOR

DRAWING:
SCALE:
PROJECT #:
DATE:
DRAWN BY:
CHECKED:
SHEET NO.:

Attachment: ZMA 8173 HWY 21 PUDO-PC1 APRIL 2021 - APPLICATION (2409 : Zoning Map

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 04/12/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2410)

DOC ID: 2410

Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy LLP., of behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a General Development Site Plan to allow a warehouse development in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy LLP., of behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a General Development Site Plan to allow a warehouse development 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.

Facts and Findings: The proposed project consist of a 332,450 s.f. warehouse and a 96,250 s.f. warehouse with associated parking, utilities, drainage and infrastructure improvements. The entrance will be located off of Crossgate Road.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 12, 2021 at 6:30 PM.

ATTACHMENTS:

- PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (PDF)
- PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-SITE PLAN 3.11.21 (PDF)

200283

RECEIVED
MAR 11 2021
BY: 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: Northeast corner of Crossgate Road and Jimmy Deloach Parkway

PIN #(s): 7-0035-01-007

Zoning: P-I-1 Estimated Cost of Construction: $ 20,000,000.00

Type of Construction: _____

Applicant's Name: Phillip R. McCorkle

Mailing Address: McCorkle, Johnson & McCoy, LLP, 319 Tattnall St., Savannah, GA 31401

Phone #: (912) 232-6000 Email: prm@mccorklejohnson.com

Owner's Name (If Different form Applicant): L-A Savannah Crossgate, LLC

Mailing Address: 1960 Satellite Boulevard, Suite 3000, Duluth, GA 30097

Phone #: (770) 962-3000 Email: chayes@crossgateconsulting.com

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

Applicant's Signature — Date: 3/10/21

Owner's Signature (If Different form Applicant) — Date

Please see page 2 for required submittal checklist

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : 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)
- ☐ 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

3/11/21
Date

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00289827 10/16/2020 11:06 AM
OPER: ME TERM: 011
REF#: CK 2510

TRAN: 112.0000 BLDG PERMIT
200283 886.00CR
L-A SAVANNAH CROSSGATE, LLC
7-0035-01-007
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

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, McCorkle, Johnson & McCoy, LLP

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

L-A Crossgate-Savannah, LLC

Signature of Owner

By: Gerald A. Ronon

Its: Authorized Signatory

Personally appeared before me

Gerald A. Ronon

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

Notary Public

SHELLY KACZYNSKI NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 6, 2023

9/9/2020

Date

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Name:	NRPH, Inc.
PIN:	70035 01005
Property Address:	1000 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	NRPH, Inc. c/o Noritake Co., Inc. 15-22 Fair Lawn Avenue. Suite 2A Fair Lawn, New Jersey 07410

Name:	Georgia Power Company
PIN:	70035 01006
Property Address:	Highway 21 Port Wentworth, Georgia 31407
Mailing Address:	Georgia Power Company Tax Department Bin 10120 241 Ralph McGill Boulevard NE Atlanta, Georgia 30308

Name:	Stravinksi Development Group, LLC
PIN:	70033 01004
Property Address:	Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Stravinksi Development Group, LLC 413 W. Yosemite Avenue, Suite 105 Madera, California 93637

Name:	Southern Region Industrial Realty, Inc.
PIN:	70009 01001
Property Address:	Birkenhead Street Port Wentworth, Georgia 31407
Mailing Address:	Southern Region Industrial Realty, Inc. c/o Norfolk Southern Tax Department Attn: Braulia Charris 3 Commercial Place, Unit 209 Norfolk, Virginia 23510

Name:	Southern Region Industrial Realty, Inc.
PIN:	70009 01002
Property Address:	Coastal Highway Port Wentworth, Georgia 31407
Mailing Address:	Southern Region Industrial Realty, Inc. c/o Norfolk Southern Tax Department Attn: Braulia Charris 3 Commercial Place, Unit 209

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Norfolk, Virginia 23510

Name:	Southern Region Industrial Realty, Inc.
PIN:	70010 01001
Property Address:	Dorset Road Port Wentworth, Georgia 31407
Mailing Address:	Southern Region Industrial Realty, Inc. c/o Norfolk Southern Tax Department 3 Commercial Place, Unit 209 Norfolk, Virginia 23510

Name:	Crossgate Industrial Investors, LLC
PIN:	70035 01008
Property Address:	1500 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Crossgate Industrial Investors, LLC 1776 Peachtree Street NW, Suite 100 Atlanta, Georgia 30309

Name:	Savannah Economic Development Authority
PIN:	70033 01005
Property Address:	1501 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Savannah Economic Development Authority 131 Hutchinson Island Road Savannah, Georgia 31421

Name:	Savannah Economic Development Authority
PIN:	70009 02002
Property Address:	1 Birkenhead Street Port Wentworth, Georgia 31407
Mailing Address:	Savannah Economic Development Authority 131 Hutchinson Island Road Savannah, Georgia 31421

Name:	Kelly Laperal Gunn
PIN:	70008 03037
Property Address:	60 Warren Drive Port Wentworth, Georgia 31407
Mailing Address:	Kelly Laperal Gunn 117 Wren Court Savannah, Georgia 31419

Name:	Johnny R. Berry
PIN:	70008 03036

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Property Address:	58 Warren Drive Port Wentworth, Georgia 31407
Mailing Address:	Johnny R. Berry 215 Shearhouse Road Guyton, Georgia 31312
Name:	Cynthia D. Gunn & Kelly L. Gunn
PIN:	70008 03035
Property Address:	56 Warren Drive Port Wentworth, Georgia 31407
Mailing Address:	Cynthia D. Gunn & Kelly L. Gunn 117 Wren Court Savannah, Georgia 31419
Name:	Daniel E. McMahon
PIN:	70008 03034
Property Address:	54 Warren Drive Port Wentworth, Georgia 31407
Mailing Address:	Daniel E. McMahon 54 Warren Drive Savannah, Georgia 31407
Name:	John Patrick Cooper
PIN:	70008 03033
Property Address:	52 Warren Drive Port Wentworth, Georgia 31407
Mailing Address:	John Patrick Cooper 52 Warren Drive Port Wentworth, Georgia 31407
Name:	Julia McCaskle & Sarah Harris
PIN:	70010 18008
Property Address:	101 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Julia McCaskle & Sarah Harris 2059 Lilac Court, Apt. A Augusta, Georgia 30905
Name:	Robert Ewing Hendrick, Jr.
PIN:	70010 18007
Property Address:	103 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Robert Ewing Hendrick, Jr. 103 Gordon Street Port Wentworth, Georgia 31407

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Name:	Gary Wilson Norton & Donna Norton
PIN:	70010 18006
Property Address:	105 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Gary Wilson Norton & Donna Norton 105 Gordon Street Port Wentworth, Georgia 31407

Name:	Karen D. Partain & Edith F. Partain
PIN:	70010 18005
Property Address:	107 Gordon Road Port Wentworth, Georgia 31407
Mailing Address:	Karen D. Partain & Edith F. Partain 107 Gordon Road Port Wentworth, Georgia 31407

Name:	Julie Stallings Perry
PIN:	70010 18004
Property Address:	109 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Julie Stallings Perry 109 Gordon Street Port Wentworth, Georgia 31407

Name:	Jacqueline Watson
PIN:	70010 18003
Property Address:	111 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Jacqueline Watson 111 Gordon Street Port Wentworth, Georgia 31407

Name:	Pamela Brownfield
PIN:	70010 18002
Property Address:	113 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Pamela Brownfield 113 Gordon Street Port Wentworth, Georgia 31407

Name:	Owen E. McIntosh, Sr. & Erma J. McIntosh
PIN:	70010 18001
Property Address:	115 Gordon Street Port Wentworth, Georgia 31407

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Mailing Address:	Owen E. McIntosh, Sr. & Erma J. McIntosh 115 Gordon Street Port Wentworth, Georgia 31407
Name:	Real Life Christian Fellowship Church
PIN:	70013 03010
Property Address:	841 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Real Life Christian Fellowship Church P.O. Box 18344 Garden City, Georgia 31408
Name:	Real Life Christian Fellowship Church
PIN:	70013 03001
Property Address:	841 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Real Life Christian Fellowship Church P.O. Box 18344 Garden City, Georgia 31408
Name:	Hugh Vernon Morris
PIN:	70013 03002
Property Address:	908 Akin Drive Port Wentworth, Georgia 31407
Mailing Address:	Hugh Vernon Morris 908 Akin Drive Port Wentworth, Georgia 31407
Name:	Robert M. Schoenbeck & Shannon M. Tomlinson
PIN:	70013 03009
Property Address:	829 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Robert M. Schoenbeck & Shannon M. Tomlinson 829 Crossgate Road Port Wentworth, Georgia 31407
Name:	Wanda D. Rollf
PIN:	70010 17017
Property Address:	836 Crossgate Road Port Wentworth, Georgia 31407
Mailing Address:	Wanda D. Rollf 836 Crossgate Road Port Wentworth, Georgia 31407
Name:	Brad Derek Coleman & Harris H. Moore, Jr.

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

PIN:	70010 17016
Property Address:	114 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Brad Derek Coleman & Harris H. Moore, Jr. P.O. Box 525 Springfield, Georgia 31329

Name:	Edna Dollie Dixon
PIN:	70010 17015
Property Address:	112 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Edna Dollie Dixon 112 Gordon Street Port Wentworth, Georgia 31407

Name:	Richard Henry Chester
PIN:	70010 17014
Property Address:	110 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Richard Henry Chester 110 Gordon Street Port Wentworth, Georgia 31407

Name:	Teresa A. Strickland
PIN:	70010 17013
Property Address:	108 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Teresa A. Strickland 108 Gordon Street Port Wentworth, Georgia 31407

Name:	Jack G. Rigdon
PIN:	70010 17012
Property Address:	106 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Jack G. Rigdon 106 Gordon Street Port Wentworth, Georgia 31407

Name:	George Litzinger & Carol Litzinger
PIN:	70010 17011
Property Address:	104 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	George Litzinger & Carol Litzinger 104 Gordon Street

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

Property Owners Within 250 Feet
(As Requested by the Application Form)

Port Wentworth, Georgia 31407

Name:	Jeremy Hendrix
PIN:	70010 17010
Property Address:	102 Gordon Street Port Wentworth, Georgia 31407
Mailing Address:	Jeremy Hendrix 102 Gordon Street Port Wentworth, Georgia 31407

Q:\DATA\WPDATA\9300\9342-01 Property Owners Within 250 Feet.docx

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-APPLICATION (2410 : Site Plan Review Application

UNDISTURBED BUFFER
±1.1 AC

PROPERTY BOUNDARY -
±41.5 AC OVERALL

UNDISTURBED BUFFER
±0.7 AC

EXISTING NORFOLK SOUTHERN RAIL ROAD

15' PLANTED BERM

EXISTING 50' GAS EASEMENT

STORM POND

PROPOSED FACILITY -
332,450 SF
±200 EMPLOYEE SPACES
±51 TRAILER SPACES
±60 DOCK DOORS

190'
621'
350'
130'
60'
115'
240'

STORM POND

PROPOSED FACILITY -
96,250 SF
±95 EMPLOYEE SPACES
±32 TRAILER SPACES
±24 DOCK DOORS

250'
265'
190'

LANDSCAPED AREA

CROSSGATE RD

NO TURN SIGNS TO DISALLOW TURNS HEADING EAST ON CROSSGATE

CONNECTOR ROAD FROM SLIP RAMP OFF OF JIMMY DELOACH VIA GRANGE ROAD

JIMMY DELOACH PARKWAY

GUARD SHACK

GRAPHIC SCALE: 1 INCH = 100 FEET

PREPARED FOR:

CONCEPTUAL LAYOUT EXHIBIT

PROJECT 350k & 96 SF

CITY OF PORT WENTWORTH / CHATHAM COUNTY / GA

MARCH 11, 2021

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2020 THOMAS & HUTTON

Attachment: PIN #7-0035-01-007 CROSSGATE WAREHOUSES GSITE PLAN APRIL 2021-SITE PLAN 3.11.21 (2410 : Site Plan Review Application (General) PIN # 7-0035-01-007 CROSSGATE RD April 2021)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 04/12/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2407)

DOC ID: 2407

Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development in a P-RIP (Planned Residential Institutional) Zoning District

Issue/Item: Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development in a P-RIP (Planned Residential Institutional) Zoning District

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

Facts and Findings: This project is anticipated to be built in three phases, Phase 1 will consist of 198 multi-family units, Phase 2 will consist of 66 townhomes and Phase 3 will consist of 100 multi-family units. The total project at completion will be 298 multi-family units and 66 townhomes and associated parking, utilities, drainage and infrastructure improvements. There will be two entrances to the development from Highway 30.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 12, 2021 at 6:30 PM.

ATTACHMENTS:

- PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (PDF)
- PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-PLAT (PDF)
- PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-SITE PLAN 2.9.21 (PDF)

210060

RECEIVED
FEB 10 20
BY: MJE

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: Hwy 30, Port Wentworth, GA 31407

PIN #(s): 7-0976-02-027

Zoning: P-RIP Estimated Cost of Construction: $

Type of Construction: Multifamily Residential

Applicant's Name: Claret Communities, LLC

Mailing Address: 5553 Peachtree Road, Suite 170
Chamblee, GA 30341

Phone #: 404-308-5507 Email: mruskin@claretcommunities.com

Owner's Name (If Different form Applicant): Simz Investment Company, LLC

Mailing Address: 554 Suncrest Blvd
Savannah, GA 31410-2215

Phone #: 912 713-4341 Email: rhett.mouchet@colliers.com

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

Applicant's Signature — Date: 2/5/21

Owner's Signature (If Different form Applicant) — Date: 2/5/21

Please see page 2 for required submittal checklist

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

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
    - 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

2/5/21
Date

Updated 4/28/2020

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00303890 2/24/2021 2:25 PM
OPER: ME TERM: 011
REF#: CK 107164

TRAN: 112.0000 BLDG PERMIT
210060 256.00CR
SIMZ INVESTMENT COMPANY, LLC
7-0976-02-027
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

Noble Vines
City of Port Wentworth

Concept Plan Project Narrative
J – 28896.0000
February 10, 2021

Claret Communities, LLC. (Applicant) proposes the development of Nobile Vines, a ± 33-acre multi-family/townhome development in the City of Port Wentworth. The proposed site is located on Parcel A of the included plat, approximately half a mile southwest of GA Highway 21 on Piedmont Avenue. Property PIN# 7-0976-02-027

The project is anticipated to be built in three phases, with Phase 1 consisting of 198 multi-family Units at ±14.6 acres, phase 2 consisting of 66 townhomes at ±13.1 acres, and phase 3 consisting of 100 multi-family units at ±5.3 acres. The project is zoned Residential-Institutional (P-RIP). On-site elevations range from approximately 15.0– 25.0, NAVD 88. The property lies in flood zone X as shown on the Chatham County Flood Insurance Rate Map (FIRM) panel 13051C0030G, effective date August 6, 2018. The site is wooded with a mixture of hardwoods and planted pines. Soils on site are predominately hydrologic soil group C/D, with minor area of B/D type soil as well. There are wetlands to the southwest and an isolated pocket to the northeast as shown on the approved Jurisdictional Determination.

Access to the site will be from two points along State Highway 30, one west of Newport Boulevard and the second directly across from Newport Boulevard. The anticipated site improvements include roadway, parking areas, 12 multi-family buildings, 66 townhomes, two access points along Piedmont Avenue and associated infrastructure to accommodate the development. There are 364 proposed units of which 298 are Multi-family units and 66 Townhomes. The parking requirement is 1.5 spaces per one (1) bedroom unit and 1.75 spaces per two (2) bedroom unit. The total required parking spaces for the proposed units is 544 spaces and 641 spaces is provided.

Existing water and sewer service is available along Piedmont Avenue and Berrien Road and will be provided by the City of Port Wentworth. Connections to the existing water and sewer systems will be extended to service to the proposed site. Gas service shall be provided by Atlanta Gas Light Company, with electric and communications services provided by Georgia Power Company and Hotwire Communications, respectively. Fire protection will be provided by the Port Wentworth Fire Department.

The majority of the existing stormwater runoff flow will be captured by inlets and is piped to the proposed pond. The proposed pond will outfall through the crossing pipes under Highway 30 into the Newport drainage system. Newport discharges to Black Creek and continues southeast approximately 21,500 feet and ultimately discharges to the Savannah River.

Sedimentation and Erosion Control measures will be installed prior to and concurrent with construction. Sedimentation and Erosion Control devices will conform to the latest Georgia manual for erosion and sediment control in Georgia. Permanent grassing will be established to provide final stabilization for the area.

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

THOMAS & HUTTON

Port Wentworth – Claret Communities

Properties within 250' of 7-0976-02-027

1. PIN #: 7-0976C-01-004
   Owner(s) Name: R&R Property Ventures, LLC
   Mailing Address: 9710 Stirling Road, Unit 104, Hollywood, FL 33024-8018

2. PIN #: 7-0976-02-038
   Owner(s) Name: Varnedoe, Sam L
   Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

3. PIN #: 7-0976-02-045
   Owner(s) Name: Graham, Kevin and Graham, Bryan
   Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

4. PIN #: 7-0976-02-046
   Owner(s) Name: Graham, Rosetta Foreman
   Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

5. PIN #: 7-0976-02-005
   Owner(s) Name: Williams, Alvin
   Mailing Address: PO Box 786, Savannah, GA 31402-0786

6. PIN #: 7-0976-02-008
   Owner(s) Name: Mucha, Zachary D
   Mailing Address: 188 Jamestown Dr., Rincoln, GA 31326-5649

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application

THOMAS & HUTTON

7. PIN #: 7-0976-02-035

   Owner(s) Name: Varnedoe, Sam L

   Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

8. PIN #: 7-0976A-01-001

   Owner(s) Name: Benton, Georgia W

   Mailing Address:120 E 31st Street, Savannah, GA 31401-7303

9. PIN #: 7-0976A-01-002

   Owner(s) Name: McCall, Flossie

   Mailing Address: 7412 GA Highway 21, Port Wentworth, GA 31407-9717

10. PIN #: 7-0976A-01-003

    Owner(s) Name: Rovolis, William

    Mailing Address: PO Box 15054, Savannah, GA 31416-1754

11. PIN #: 7-0976A-01-026

    Owner(s) Name: Eason, Freddie Allen

    Mailing Address: 665 Sam Smart Rd, Clyo, GA 31303-2827

12. PIN #: 7-0976A-01-027

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 304 S Coastal Highway, Port Wentworth, GA 31407-2010

13. PIN #: 7-0976A-01-006

    Owner(s) Name: Steele, Glenn A and Steele, Anthony

    Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

14. PIN #: 7-0976A-01-007

    Owner(s) Name: Steele, Glenn A and Steele, Anthony

    Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

15. PIN #: 7-0976-02-028

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

16. PIN #: 7-0976B-01-003

    Owner(s) Name: Steele, Elnora Sweet and Steele, Will

    Mailing Address: 52 Leon Village Dr, Savannah, GA 31408-2704

17. PIN #: 7-0976B-01-014

    Owner(s) Name: Price, Shirley

    Mailing Address: 522 W Victory Drive, Savannah GA 31405-1724

18. PIN #: 7-0976-02-034

    Owner(s) Name: Brady-Hohnerlein, Colleen Lynette

    Mailing Address: 13 Putters Pl, Savannah, GA 31419-6067

19. PIN #: 7-0976-02-033

    Owner(s) Name: Floyd, James Hugh

    Mailing Address: 744 Omaha Dr, Norcross, GA 30093-4922

20. PIN #: 7-0976-02-026

    Owner(s) Name: Paderewski, Jules B

    Mailing Address: PO Box 9087, Savannah, GA 31412-9087

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application

THOMAS & HUTTON

21. PIN #: 7-0976-02-025

    Owner(s) Name: Coopers Hill, LLC

    Mailing Address: Port Wentworth, GA 31407

22. PIN #: 7-0976-02-024

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

23. PIN #: 7-0976-02-023

    Owner(s) Name: Paderewski, Jules B

    Mailing Address: PO Box 9087, Savannah, GA 31412-9087

24. PIN #: 7-0978-05-011

    Owner(s) Name: Stop N Store, LLC

    Mailing Address: 9100 White Bluff Road, Unit 502, Savannah, GA 31406-4672

25. PIN #: 7-0976C-01-003

    Owner(s) Name: Works Inez Keller

    Mailing Address: 390 N Orange Ave, Unit 1285, Orlando, FL 32801-1674

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

JUNE 28 2017

Regulatory Branch
SAS-2016-00851

Mr. Iraj Shambayati
S & I Cleaning, Inc.
554 Suncrest Boulevard
Savannah, Georgia 31410

Dear Mr. Shambayati:

I refer to a letter dated September, 2016, submitted on your behalf by Ms. Elaine Ceccacci of Environmental Services, Inc., requesting our verification of a delineation of aquatic resources for your site located adjacent to State Route 30 west of State Route 21 in Chatham County, Georgia (Latitude 32.1983, Longitude -81.2056). This project has been assigned number SAS-2016-00851 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Wetlands Plat Heritage Point", dated March 10, 2017, identifies the delineation limits of all aquatic resources within the review area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5 years unless new information warrants revision prior to that date.

Please be advised, aquatic resources that are under the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) may require a permit for the placement of dredged or fill material or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following parties: Ms. Elaine Ceccaci, Environmental Services, Inc., 101 B Estus Drive, Savannah, Georgia 31404.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me, at (912) 652-5893.

Sincerely,

William M. Rutlin
Chief, Coastal Plain Field Office

Enclosures

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application

Reference

1. Plat recorded at Subdivision Map Book 28-S, Pg. 21

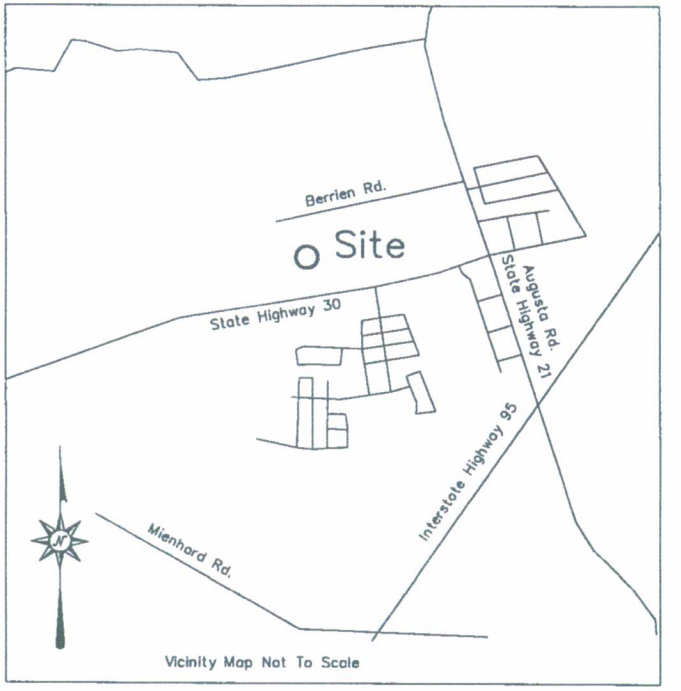
Property Information

Current Zoning: P-RIP

Tax Assessor's Property Identification Number: 7-0976-02-027

Total Study Area: 33.0 Ac.

See Sheet 2 Of 4 For Study Area Map
See Sheet 3 Of 4 For Wetland Area No. 1
See Sheet 4 Of 4 For Wetland Area No. 2



GEORGIA REGISTERED No. 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC
Dale E. Yawn, R.L.S.
24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net
LSF #000907

Surveyor's Notes

1. This is not a boundary survey of the property. The boundary line information as shown has been taken from a plat of record. (See Reference). The boundary line of this property is the study area limits line. Boundary/Study Area acreage taken from plat of record.

2. The bearings and coordinates as shown on this drawing are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Topcon GR3 dual frequency GPS receiver using differential corrections obtained from the EGPS RTK network was used to position control points used in the survey.

3. The wetlands areas as shown were delineated by Environmental Services, Inc. in October, 2016.

Total Study Area:	33.00 Acres
Wetlands Area 1:	0.27 Acre
Wetlands Area 2:	1.56 Acre
Total Wetlands:	1.83 Acre
Total Uplands:	31.17 Acre

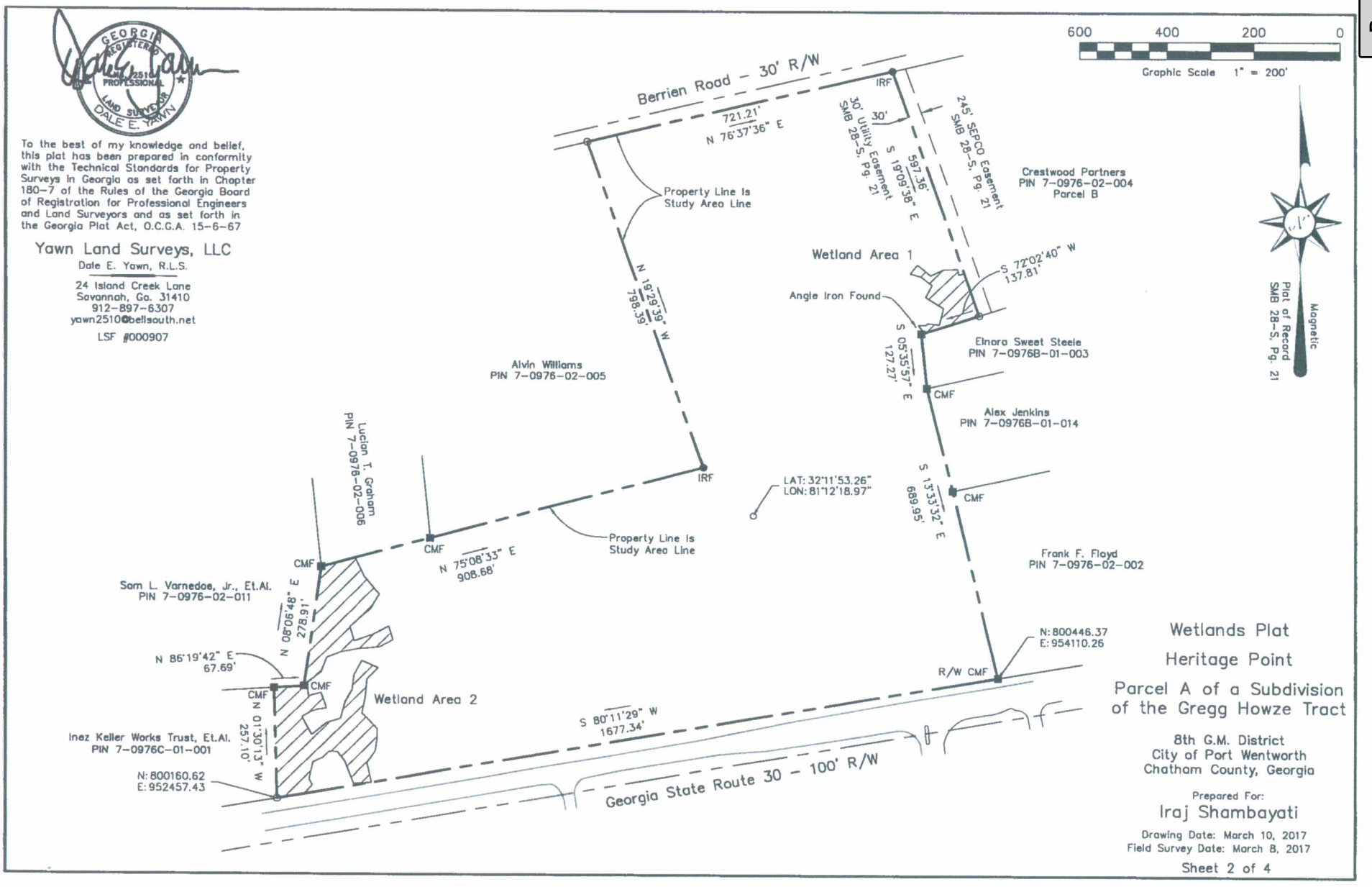
Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

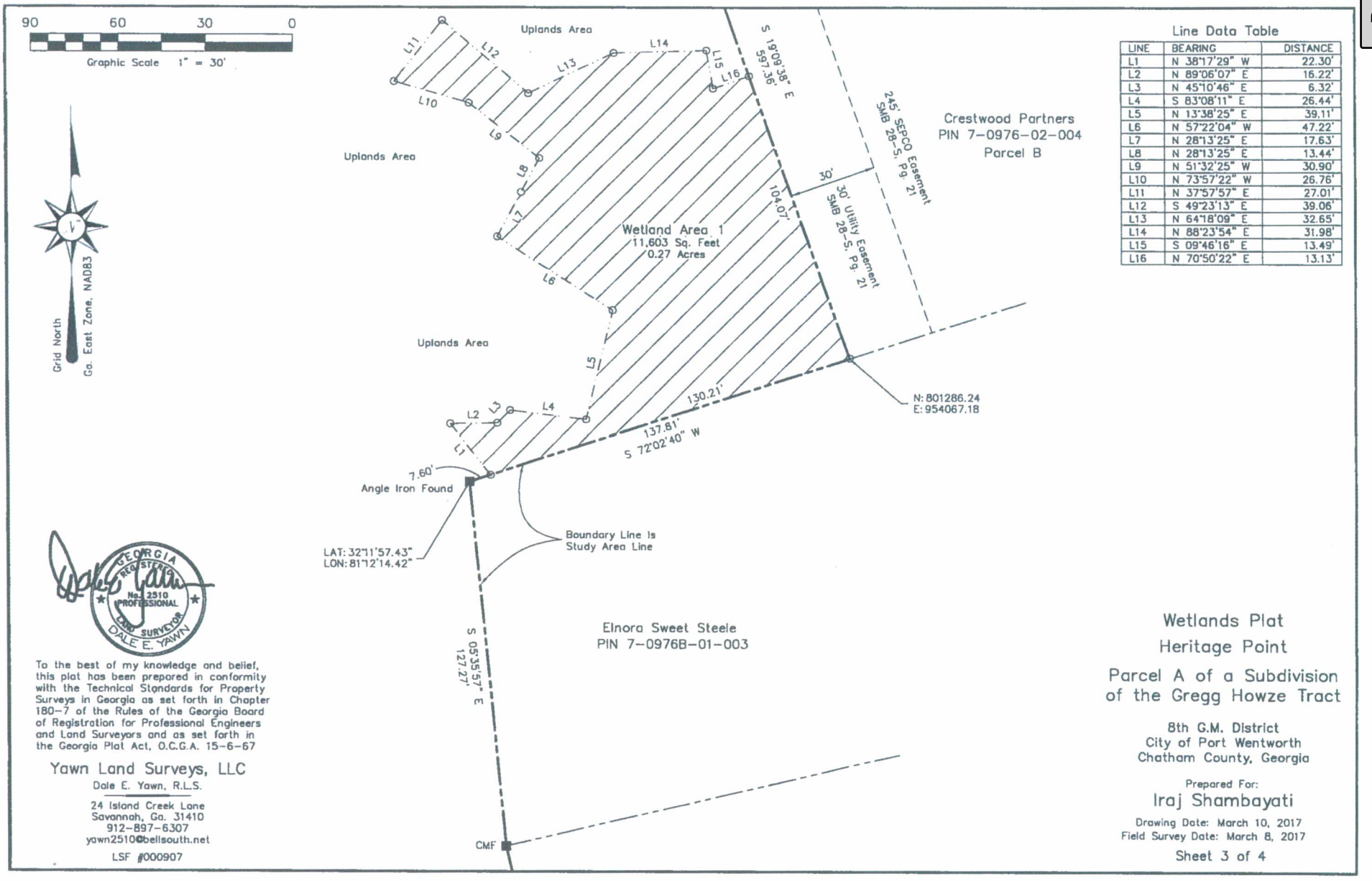
8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 1 of 4


GEORGIA REGISTERED 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN
To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67
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Dale E. Yawn, R.L.S.
24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net
LSF #000907
600 400 200 0
Graphic Scale 1" = 200'
Berrien Road - 30' R/W
721.21'
N 76°37'36" E
IRF
30'
30' Utility Easement SMB 28-S, Pg. 21
245' SEPCO Easement SMB 28-S, Pg. 21
S 19°09'38" E
597.36'
Crestwood Partners
PIN 7-0976-02-004
Parcel B
Property Line is Study Area Line
N 19°29'39" W
798.39'
Wetland Area 1
S 72°02'40" W
137.81'
Angle Iron Found
Plat of Record SMB 28-S, Pg. 21
Magnetic
Alvin Williams
PIN 7-0976-02-005
S 05°35'57" E
127.27'
Elnora Sweet Steele
PIN 7-0976B-01-003
CMF
Alex Jenkins
PIN 7-0976B-01-014
Lucian T. Graham
PIN 7-0978-02-006
IRF
LAT: 32°11'53.26"
LON: 81°12'18.97"
S 13°33'32" E
689.95'
CMF
CMF
N 75°08'33" E
908.68'
Property Line is Study Area Line
Frank F. Floyd
PIN 7-0976-02-002
Sam L. Varnedoe, Jr., Et.Al.
PIN 7-0976-02-011
N 08°06'48" E
278.91'
N: 800446.37
E: 954110.26
N 86°19'42" E
67.69'
CMF
CMF
R/W CMF
Wetland Area 2
S 80°11'29" W
1677.34'
Inez Keller Works Trust, Et.Al.
PIN 7-0976C-01-001
N 01°30'13" W
257.10'
N: 800160.62
E: 952457.43
Georgia State Route 30 - 100' R/W
Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract
8th G.M. District
City of Port Wentworth
Chatham County, Georgia
Prepared For:
Iraj Shambayati
Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017
Sheet 2 of 4



Line Data Table

LINE	BEARING	DISTANCE
L1	N 38°17'29" W	22.30'
L2	N 89°06'07" E	16.22'
L3	N 45°10'46" E	6.32'
L4	S 83°08'11" E	26.44'
L5	N 13°38'25" E	39.11'
L6	N 57°22'04" W	47.22'
L7	N 28°13'25" E	17.63'
L8	N 28°13'25" E	13.44'
L9	N 51°32'25" W	30.90'
L10	N 73°57'22" W	26.76'
L11	N 37°57'57" E	27.01'
L12	S 49°23'13" E	39.06'
L13	N 64°18'09" E	32.65'
L14	N 88°23'54" E	31.98'
L15	S 09°46'16" E	13.49'
L16	N 70°50'22" E	13.13'

GEORGIA REGISTERED No. 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

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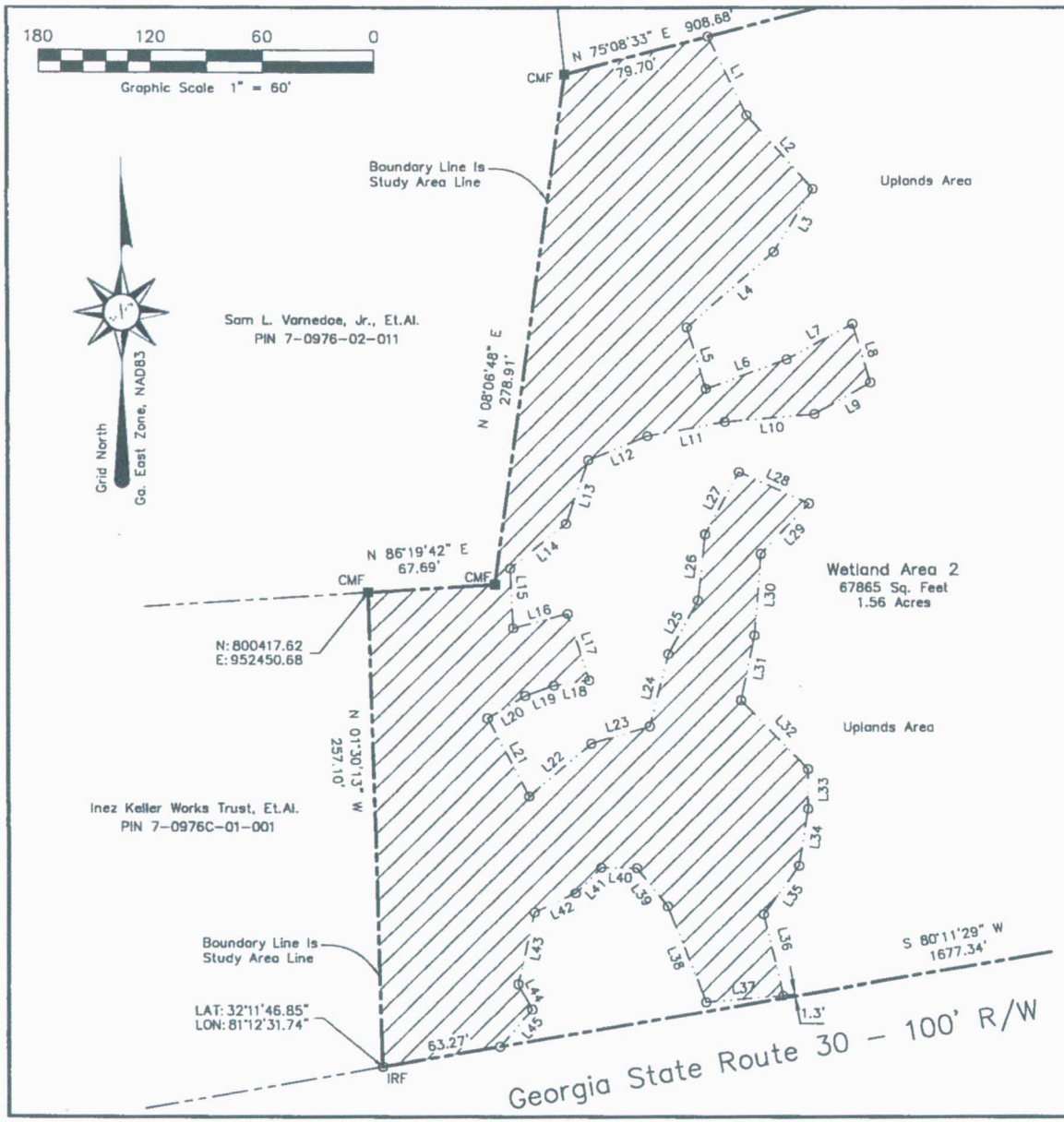
Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 3 of 4



Line Data Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 25°35'46" E	47.46'	L23	N 73°43'25" E	32.68'
L2	S 41°15'29" E	53.33'	L24	N 14°35'44" E	40.33'
L3	S 31°43'39" W	40.48'	L25	N 28°46'55" E	33.38'
L4	S 49°06'32" W	62.09'	L26	N 06°47'47" E	35.57'
L5	S 16°50'13" E	34.48'	L27	N 28°39'27" E	38.21'
L6	N 70°08'37" E	46.30'	L28	S 65°49'18" E	41.29'
L7	N 61°39'55" E	40.62'	L29	S 44°15'08" W	37.61'
L8	S 16°47'42" E	32.96'	L30	S 04°55'14" W	44.21'
L9	S 60°35'44" W	35.12'	L31	S 11°46'10" W	36.01'
L10	S 85°01'49" W	48.49'	L32	S 44°04'28" E	51.36'
L11	S 79°12'05" W	42.26'	L33	S 00°06'53" W	21.33'
L12	S 67°54'39" W	34.21'	L34	S 09°16'23" W	31.52'
L13	S 19°24'49" W	36.61'	L35	S 35°49'13" W	32.63'
L14	S 51°50'15" W	38.45'	L36	S 13°12'46" E	45.35'
L15	S 02°30'49" E	32.34'	L37	S 85°15'05" W	41.53'
L16	N 74°54'24" E	30.29'	L38	N 21°26'01" W	55.74'
L17	S 17°18'50" E	37.94'	L39	N 38°12'31" W	26.60'
L18	S 81°16'21" W	19.17'	L40	N 89°21'48" W	19.07'
L19	S 70°01'13" W	16.31'	L41	S 44°49'51" W	19.58'
L20	S 59°10'52" W	23.42'	L42	S 64°17'24" W	24.26'
L21	S 27°39'35" E	47.42'	L43	S 12°42'40" W	40.08'
L22	N 49°28'28" E	43.80'	L44	S 28°47'35" E	15.29'
			L45	S 40°37'25" W	26.67'

GEORGIA REGISTERED No. 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

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LSF #000907

Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 4 of 4

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

February 10, 2021

Mrs. Melanie Ellis
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

Re: Noble Vines
Concept Plan Submittal
J–28896.0000

Dear Mrs. Ellis,

On behalf of our client, Claret Communities, LLC, please accept the following documents in support of the Concept Plan Submittal.

1. Site Plan Applications
2. Project Narrative
3. Nearby Property Information
4. Recorded Plat
5. Army Corp of Engineers Wetland JD
6. Three (3) full sized copies of overall site plan
7. Fifteen (15) half–sized (11"x17") copies of overall site plan
8. One (1) 8.5" x 11" copy of overall site plan
9. $256.00 check for site plan review fee

An electronic copy of the above documents has been e–mailed to your office.

We appreciate your time in reviewing this project. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON

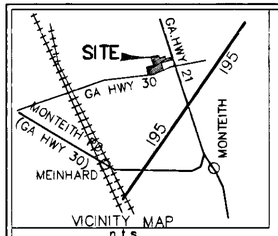
Thomas J. Behm

TJB/kts
Enclosures

cc: Mr. Lee Terry – Claret Communities, LLC
Mr. Michael S. Hughes, P.E. – Thomas & Hutton
Mr. John Paul Moore, P.E. – Thomas & Hutton

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-APPLICATION (2407 : Site Plan Review Application (General)

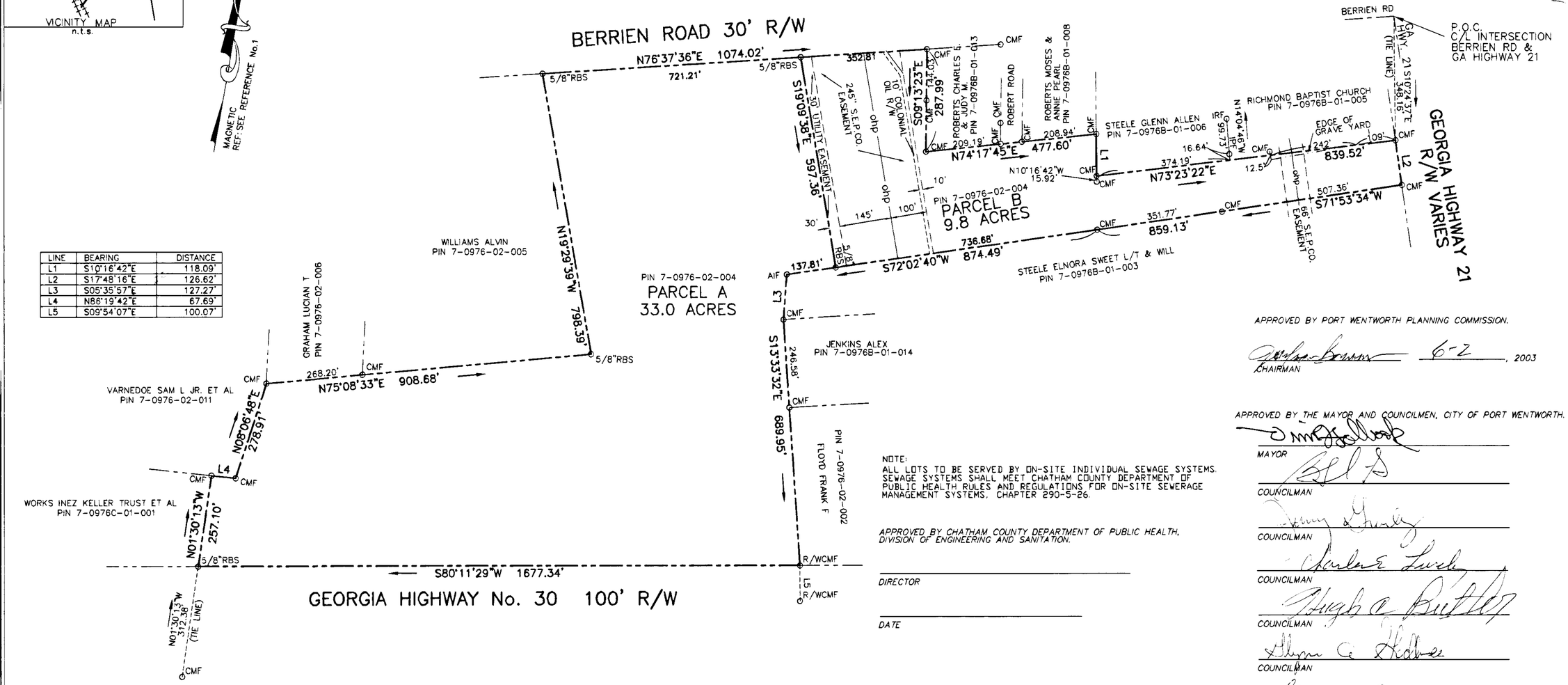
THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF GARDNER, WILLIAMS AND ASSOCIATES, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF GARDNER, WILLIAMS AND ASSOCIATES, INC. IS NOT PERMITTED.



ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

_____ _____, 2002
OWNER





LINE	BEARING	DISTANCE
L1	S10°16'42"E	118.09'
L2	S17°48'16"E	126.62'
L3	S05°35'57"E	127.27'
L4	N86°19'42"E	67.69'
L5	S09°54'07"E	100.07'

NOTE:
ALL LOTS TO BE SERVED BY ON-SITE INDIVIDUAL SEWAGE SYSTEMS. SEWAGE SYSTEMS SHALL MEET CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH RULES AND REGULATIONS FOR ON-SITE SEWERAGE MANAGEMENT SYSTEMS, CHAPTER 290-5-26.

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

_____
DIRECTOR

_____
DATE

APPROVED BY PORT WENTWORTH PLANNING COMMISSION.

_____ 6-2, 2003
CHAIRMAN

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF PORT WENTWORTH.

_____
MAYOR

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

6/12/03
DATE

REFERENCES:
1. PB Y, PAGE 212
2. PB P, PAGE 111
3. PB T, PAGE 273
4. HMB 5, PAGE 66
5. PB U, PAGE 32
6. DB 192Y, PAGE 244
7. RECORD DRAWINGS OF THE GEORGIA HWY 21 NORTHWEST WATER AND SEWER EXTENSION, DATED APRIL, 2003, BY HUSSEY, GAY, BELL & DEYOUNG, INC

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

_____
MICHAEL S. WILLIAMS
GA REG. L.S. NO. 2712

GEORGIA REGISTERED No. 2712 LAND SURVEYOR MICHAEL S. WILLIAMS

NOTES:
1. BASED ON GRAPHIC DETERMINATION, THIS PROPERTY IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 130030-0030-C, DATED MAY 19, 1987
2. THE TOTAL PLAT AREA IS 42.8 ACRES.
3. EQUIPMENT: SOKKIA SET4-B TOTAL STATION
FIELD ERROR OF CLOSURE: 1/231,330 1" PER ANG. PT.
PLAT CLOSURE: 1/587,650
ADJUSTED BY COMPASS METHOD
FIELD WORK COMPLETED MAY, 2003.
4. THIS IS A BOUNDARY SURVEY ONLY IMPROVEMENTS MAY EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.
5. THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND LOCAL BUILDING RESTRICTIONS.

LEGEND:

RBS	REBAR SET
RBF	REBAR FOUND
RRIF	RAILROAD IRON FOUND
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
R/W	RIGHT OF WAY
AIF	ANGLE IRON FOUND
ohp	OVERHEAD POWER LINE

0' 200' 400'
SCALE: 1"=200'

MINOR SUBDIVISION
DIVISION OF THE GREGG HOWZE TRACT CONTAINING 42.8 ACRES, LOCATED ON GEORGIA HIGHWAY No.21, 8th G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: CRESTWOOD PARTNERS, LLC

285-21

DATE: MAY 6, 2003 JOB No. 03-067

GARDNER, WILLIAMS & ASSOC., INC.
LAND SURVEYORS
527 HIGHWAY 80 - SUITE E
GARDEN CITY, GEORGIA 31408
PH (912) 964-8484

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-PLAT (2407 : Site Plan Review Application (General) PIN # 7-0976-02-027 HIGHWAY 30 NOBLE VINES April 2021)

SITE INFORMATION TABLE

DEVELOPER:

CLARET COMMUNITIES

5553 PEACHTREE ROAD, SUITE 170

CHAMBLEE, GEORGIA 30341

PARCEL:

PIN: 7-0976-02-027

ACREAGE: 32.98 AC.

ZONING:

CURRENT: P-RIP (12 UNITS PER ACRE)

PROPOSED: P-RIP (11 UNITS PER ACRE)

SETBACKS:

PROPOSED: 20' MINIMUM FROM PROPERTY LINE

FEMA:

ZONE: X

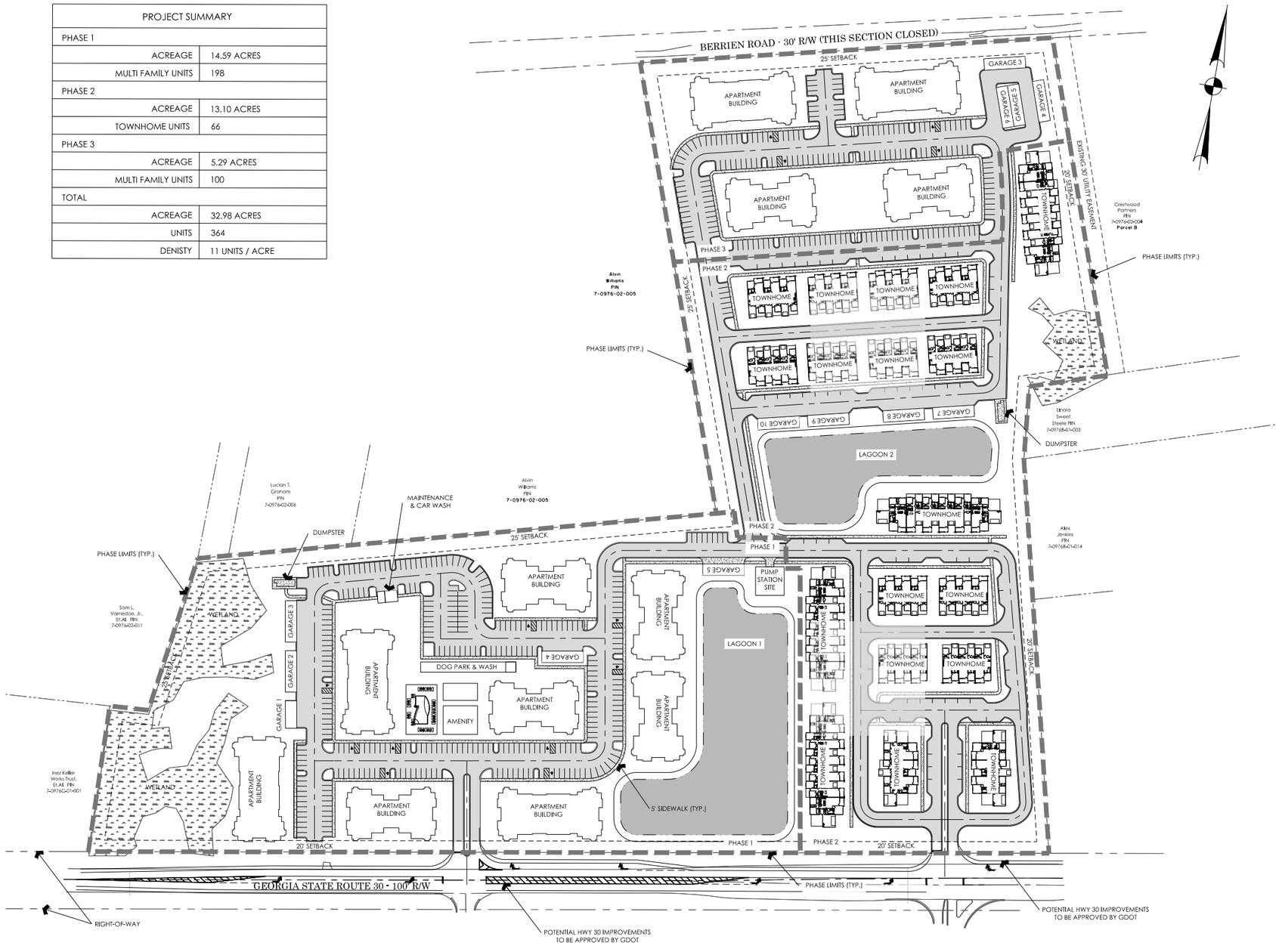
FIRM MAP: 13051C0030G

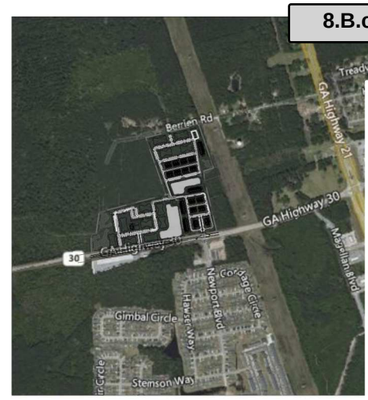
PARKING

REQUIRED: 554

PROPOSED: 572

PROJECT SUMMARY	
PHASE 1	
ACREAGE	14.59 ACRES
MULTI FAMILY UNITS	198
PHASE 2	
ACREAGE	13.10 ACRES
TOWNHOME UNITS	66
PHASE 3	
ACREAGE	5.29 ACRES
MULTI FAMILY UNITS	100
TOTAL	
ACREAGE	32.98 ACRES
UNITS	364
DENISTY	11 UNITS / ACRE





LOCATION MAP
1" = 1000'

100 0 50 100 200
GRAPHIC SCALE: HALF SIZE

PREPARED FOR:
CLARET COMMUNITIES

Site Plan Exhibit
Noble Vines

Port Wentworth, Georgia
February 9, 2021

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accura
COPYRIG

Attachment: PIN # 7-0976-02-027 HWY 30 NOBLE VINES-GSITE PLAN APRIL 2021-SITE PLAN 2.9.21 (2407 : Site Plan Review Application

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 04/12/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2411)

DOC ID: 2411

Site Plan Review Application submitted by Joshua Cox, Buckel Design Group of behalf of Parker's #16 LLC., for PIN # 7-0035-01-003 & 7-0035-01-004 (6000 Highway 21) for a Specific Development Site Plan to allow a Truck Stop Expansion in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Joshua Cox, Buckel Design Group of behalf of Parker's #16 LLC., for PIN # 7-0035-01-003 & 7-0035-01-004 (6000 Highway 21) for a Specific Development Site Plan to allow a Truck Stop Expansion in a P-C-3 (Planned General Business) Zoning District

Background: Parker's is an existing fuel station at the intersection of Crossgate Road and Highway 21. Phase I of the Parker's expansion project was approved last year and included improvements are as follows: connect to City water and sanitary sewer, provide additional parking, improve the existing ingress and egress of the site, and additional fuel dispensers.

Facts and Findings: Phase II includes the following improvements: adding diesel fuel pumps with canopy, additional stormwater detention and a drive connected to the Amazon distribution parking lot with a gate. This application is currently under review by City Engineers Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 12, 2021 at 6:30 PM.

ATTACHMENTS:

- 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (PDF)
- 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (PDF)
- 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-1st review T&H 3.18.21 (PDF)

2100080

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

RECEIVED
MAR 12 202
BY: MB

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: 6000 Hwy 21, Port Wentworth, GA

PIN #(s): 7-0035-01-003 & 7-0035-01-004

Zoning: C-3 Estimated Cost of Construction: $ 750,000

Type of Construction: addition of four (4) diesel fuel dispensers under hard canopy for truck fueling, addition of paved area for truck access to fuel canopy, addition of access road to Amazon Distribution Center and Parker's residual property

Applicant's Name: Buckel Design Group - Joshua Cox

Mailing Address: 3471 Donaville Street
Duluth, GA 30096

Phone #: 404-796-8016 Email: josh.cox@bdgse.com

Owner's Name (If Different form Applicant): Parker's #16, LLC - Thomas Mathewes

Mailing Address: 17 W. McDonough Street, Savannah, GA 31401

Phone #: 843-224-4742 Email: tmathewes@parkersav.com

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

Josh Cox
Applicant's Signature — 3/8/21 Date

Owner's Signature (If Different form Applicant) — 3/8/21 Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 : Site Plan Review Application (Specific)

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)
  To be sent under separate cover - awaiting results of infiltration testing before we can complete
- ☒ 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

Josh Cox
Applicant's Signature

3/8/21
Date

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 : Site Plan Review Application (Specific)

Owner Name	Mailing Address 1	Mailing Ad	City	State	Zip
Joshua Cox	3471 Donaville St		Duluth	GA	30096
Parker's #16, LLC c/o Thomas Mathewes	17 W. McDonough St		Savannah	GA	31401
L-A Savannah Crossgate	1960 Satellite Blvd, Suite 3000		Duluth	GA	30097
SA Savannah Crossgate 520	1209 Orange St		Wilmington	DE	19801
Joseph Addison	1613 Queensbury St		Savannah	GA	31406

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 : Site Plan Review Application

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00306114 3/12/2021 2:02 PM
OPER: ME TERM: 011
REF#: CK 6373

TRAN: 112.0000 BLDG PERMIT
210080 886.00CR
PARKER'S #16
6000 HIGHWAY 21
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 : Site Plan Review Application

BDG
Buckel Design Group

03/08/2021

City of Port Wentworth
Development Services Department
7224 GA Hwy. 21
Port Wentworth, GA 31407

Re: Parker's #16 – Truck Stop Expansion
6000 Hwy. 21
Port Wentworth, GA 31407
BDG Project #: 21-109

To Whom It May Concern,

You may recall Parker's was approved for a number of changes to their current store at the 6/25/20 City Council Meeting, including tying onto City water and sewer, the addition of parking spaces, several fuel pumps, and relocation of the access drive on Hwy. 21 to a location further north. The previously approved improvements, which are currently being constructed, can be considered the "Phase 1 Improvements". The attached submittal can be considered the "Phase 2 Improvements" (or the "Truck Stop Expansion"). These Phase 2 Improvements will consist of the addition of four (4) diesel fuel pump under a hard canopy, to be constructed immediately adjacent to the Phase 1 Improvements. Additionally, Parker's is seeking to extend an access drive to their residual property to the north, as well as provide an access drive to the Amazon Distribution Center parking lot to the east.

While the Phase 1 Improvements and the proposed Phase 2 Improvements can work as standalone projects, Parker's greatly desires to be able to get the Phase 2 construction started as soon as possible so that the current contractor does not have to demobilize or have any gaps in their construction schedule. So it would be most appreciated if the City can expedite the permitting of this Phase 2 work (or amend the previously issued permit to allow for this Phase 2 work).

We look forward to working with the City on this project. Please don't hesitate to contact us should there be any questions or additional information needed.

Thank you,

Josh Cox

Joshua Cox, P.E.
Buckel Design Group, LLC

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 : Site Plan Review Application (Specific)

SITE PLAN NOTES

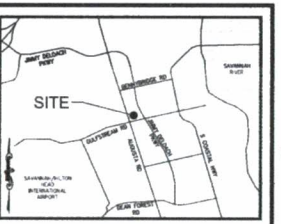
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE SPECIFICATIONS.
3. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EMC ENGINEERING SERVICES, INC., DATED 05/05/2020.
7. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
8. THIS PROPERTY IS WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13059C0045G, AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
9. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "P-C-3". ADJACENT PROPERTY ZONED AS SHOWN
10. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL & TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
11. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS. ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
15. ALL PROPOSED ACCESSIBLE PATHS WILL COMPLY WITH THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT.

SITE LEGEND

- (A) AREA STRIPED AT 5WSL/4" AT 45° @ 2'-0" O.C.
- (B) 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (C) PROPOSED SIDEWALK. REFER TO PLAN FOR WIDTH. SEE DETAIL SHEET.
- (D) ADA RAMP. SEE DETAIL SHEET.
- (E) 6" HIGH CURB & GUTTER (16" WIDTH). SEE DETAIL SHEET.
- (F) PAINTED DIRECTIONAL ARROWS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
- (G) STOP BAR. SEE DETAIL SHEET.
- (H) FUEL CANOPY. REFER TO PLANS BY OTHERS.
- (I) UNDERGROUND FUEL TANK. SEE PLANS BY OTHERS.
- (J) MATCH EXISTING CURB GRADE AND ALIGNMENT.
- (K) FUEL PUMP BOLLARD.
- (L) "PRIVATE DRIVE – AMAZON VANS/CARS ONLY" SIGN. SEE DETAIL SHEET.
- (M) 5' WIDE CONCRETE CURB BACKING. SEE DETAIL SHEET.
- (N) HOSE BIBB ON BRICK COLUMN (WATER LINE LOCATED INSIDE BRICK COLUMN). SEE DETAIL SHEET.
- (O) "NO PARKING – LOADING ZONE" SIGN. SEE DETAIL SHEET.
- (P) 5'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (Q) TRANSITION CURB TO ASPHALT OVER 4 L.F.
- (R) 5'X5' CONCRETE PAD.
- (S) CANTILEVERED GATE.
- (T) 3" HIGH MOUNTABLE CURB & GUTTER (16" WIDTH). SEE DETAIL SHEET.
- (U) TRANSITION FROM 6" HIGH CURB AND GUTTER TO 2" HIGH MOUNTABLE CURB AND GUTTER

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL
- PUBLIC ROADWAY ASPHALTIC PAVEMENT



LOCATION MAP
NOT TO SCALE

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

ERADICATE 3 PARKING SPACE STRIPES

BIORETENTION AREA

DETENTION POND B

DETENTION POND A

2' WIDE CONCRETE FLUME

HEAVY DUTY ASPHALT

TRANSITION FROM 2" CURB AND GUTTER TO FLAT GUTTER SECTIONS FOR 24 L.F.

EXISTING LOT LINE TO BE ELIMINATED WITH RC COMBINATION PLAT TO BE SUBMITTED SEPARATELY

SLOTTED CURB W/ STONE DIAPHRAGM. SEE DETAIL SHEET.

HEAVY DUTY CONCRETE

EXISTING GRAVEL DRIVE

EXISTING 100' GA POWER EASEMENT

TRACT 2
4.26± AC.

TRACT 3
2.54± AC.

GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY (VARIES)
(ASPHALT SURFACE)
SPEED LIMIT= 50 MPH

811 Know what's below. Call before you dig.

PAINTING STRIPING LEGEND

- 5WSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
- 5YSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- 5YSL/10" – SINGLE YELLOW SOLID LINE / 10" WIDE
- 5WDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
- SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
- 5WSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

RDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701

PROPOSED Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

REVISION

DRAWN SC
CHECKED JWC
ISSUED DATE 5/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE NO. 21-109.N
SHEET C-1

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021 - APPLICATION (2411 :

SITE PLAN SUBMITTAL FOR:

Parker's kitchen

STORE #16 TRUCK STOP EXPANSION
6000 HWY 21
PORT WENTWORTH, CHATHAM CO., GA 31407

PIN: 7-0035-01-003 & 7-0035-01-004

UTILITY/GOVERNMENTAL CONTACT LIST:

WATER AND SEWER COMPANY
CITY OF PORT WENTWORTH
7306 HWY 21, SUITE 301
PORT WENTWORTH, GA 31407
PHONE: 912-999-2084
CONTACT: OMAR SENATI-MARTINEZ
EMAIL: osenatimartinez@cityofportwentworth.com

CITY OF SAVANNAH WATER RESOURCES
PHONE: 912-651-6573
CONTACT: CHUCK TESSMER, P.E.
EMAIL: ctessmer@savannahga.gov

GAS COMPANY
ATLANTA GAS LIGHT
1668 CHATHAM PARKWAY
SAVANNAH GA 31405
PHONE: 912-239-6508
CONTACT: JOEY WHITE

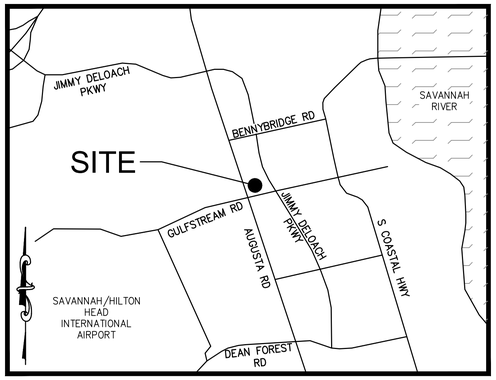
LOCAL CONSTRUCTION INSPECTOR
7306 HIGHWAY 21, SUITE 301
PORT WENTWORTH, GA 31407
PHONE: 912-999-2084
CONTACT: OMAR SENATI-MARTINEZ, CFM
EMAIL: osenatimartinez@cityofportwentworth.com

DIRECTOR OF DEVELOPMENT SERVICES
CITY OF PORT WENTWORTH
305 SOUTH COASTAL HWY
PORT WENTWORTH, GA 314070
PHONE: 921-964-4379, EXT. 108
CONTACT: BRIAN HARVEY

POWER COMPANY
GEORGIA POWER COMPANY
PHONE: 912-306-2569
CONTACT: SIRANDOU KEITA
CELL: 912-547-0718
EMAIL: skeita@southernco.com

RIGHTS OF WAY SERVICES
3100 KILOWATT DRIVE
RIGHTS OF WAY SERVICES
SAVANNAH, GA 31405
PHONE: 912-306-2546
CONTACT: STEVEN KENARD
EMAIL: smkenard@southernco.com

TELEPHONE/FIBER COMPANY
HARGRAY FIBER
1375 CHATHAM PARKWAY
SAVANNAH, GA 31405
PHONE: 912-298-5432
CONTACT: LARRY WILEY
CELL: 912-414-2098
EMAIL: Larry.Wiley@hargrayfiber.com



LOCATION MAP
NOT TO SCALE

SHEET INDEX		
	Page Num.	Description
1	C-0	COVER SHEET
2	1 OF 2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	2 OF 2	BOUNDARY AND TOPOGRAPHIC SURVEY
4	ES-1	PHASE I EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
5	ES-2	PHASE II EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
6	ES-3	PHASE III EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
7	ES-4	EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES
8	ES-5	EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES
9	ES-6	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
10	ES-7	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
11	ES-8	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
12	ES-9	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
13	C-1	SITE PLAN
14	C-1A	OVERALL SITE PLAN
15	C-1B	JOINTING PLAN
16	C-1C	CONCRETE PAVEMENT SPECIFICATIONS
17	C-2	GRADING PLAN
18	C-3	UTILITY PLAN
19	ST-1	STORM & SANITARY SEWER PROFILES
20	D-1	SITE PLAN DETAILS
21	D-2	SITE PLAN DETAILS
22	D-3	SITE PLAN DETAILS
23	D-4	GRADING PLAN DETAILS
24	D-5	GRADING PLAN DETAILS
25	D-6	UTILITY PLAN DETAILS
26	D-7	UTILITY PLAN DETAILS
27	D-8	UTILITY PLAN DETAILS
28	D-9	UTILITY PLAN DETAILS

RECORD DRAWING REQUIREMENTS:

CONTRACTOR SHALL DESIGNATE ONE SET OF CIVIL CONSTRUCTION PLANS AS THE "RECORD DRAWINGS". ANY DEVIATION FROM THE DRAWINGS SHALL BE NOTED BY CONTRACTOR ON THESE PLANS, WITH THE DEVIATION ACCURATELY DESCRIBED AND GRAPHICALLY DEPICTED WITH MEASUREMENTS, AS APPROPRIATE. CONTRACTOR SHALL KEEP THE "RECORD DRAWINGS" ON-SITE AT ALL TIMES, AND SHALL PROVIDE TO BUCKEL DESIGN GROUP IMMEDIATELY AFTER LANDSCAPING HAS BEEN INSTALLED.

LANDFILL CERTIFICATION STATEMENT:

THE PROPOSED WATER AND/OR SANITARY SEWER LINES ARE NOT CONSTRUCTED ON SOLID WASTE LANDFILLS AND THEY WILL NOT SERVE PROPERTIES CONSTRUCTED ON SOLID WASTE LANDFILLS.

811 Know what's below Call before you dig

ENGINEER-

BDG Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

DEVELOPER-

DRAYTON-PARKER COMPANIES, LLC
17 W McDONOUGH ST
SAVANNAH, GA 31401
PHONE: (912) 677-0593
CONTACT: DANIEL BEN-YISRAEL

BDG Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET C-0

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

USER SConnon - Mar 08, 2021 - 1:47pm
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109 main.dwg - LAYOUT: C-0

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

N/F
CRESCENT INVESTMENTS INC.
PIN: 70035 01002
PB 12P, PG 197
PB 14P, PG 115

N/F
CROSSGATE INDUSTRIAL
INVESTORS, LLC, A G
PIN: 70035 01008

ASPHALT SURFACE

ASPHALT SURFACE

LOCATION MAP
N.T.S.

BONNYBRIDGE RD
SITE
CROSSGATE RD
JIMMY DELOACH PKWY
COASTAL HWY
GULFSTREAM RD
HIGHWAY 17 (AUGUSTA RD)
GRANGE RD

LP BASE
8' CHAIN LINK FENCE
PC
RBF 5/8"
SILT FENCE, TYP.
S 18°40'59" E - 976.06'
LP BASE
LP STK
RBF 5/8"
GWA
EOP STK/ 3 OS
WETLAND 2
0.82 ACRES
WET
60' EASEMENT
PB 14-P, PG 20
PB 15-S, PG 3
100' EASEMENT
PB 14-P, PG
PB 15-S, PG
LP BASE (CONCRETE LIGHT POLE BASE, TYP.)
N/F
ARTICLE VIII CREDIT
SHELTER TRUST, ETAL
PIN: 70035 01003
PB 14P, PG 20
GRAVEL DRIVE
N/F
ARTICLE VIII CREDIT
SHELTER TRUST, ETAL
PIN: 70035 01003
PB 14P, PG 20
N 71°30'49" E - 306.74'
S 77°17'03" W - 310.38'
GRAVEL DRIVE
EOP STK (3' O/S EDGE OF PAVEMENT STAKE, TYP.)
EOP STK/3 OS
LP BASE
GATE
GATE
T.B.M. 2
BENCH TIE IN POWER PLE
N: 782710.66
E: 962062.41
ELEV: 40.92 (NAVD88)
GRAVEL DRIVE
PC
PP
5/8" RBF
5/8" RBF DISTURBED
N 18°29'11" W - 690.70'
RBF 5/8"
CMK
UCB
GM
GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY VARIES
(ASPHALT SURFACE)

GRAPHIC SCALE: 1" = 30'

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
6. Structures visible on the date of survey are shown hereon.
7. Locations are accurate only where dimensioned.
8. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C 0045G; Effective Date: August 16, 2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
11. This survey is valid only if print has the original signature of the surveyor.
12. The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
13. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
14. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
15. The boundary, as shown, was taken from Subdivision Plat Book 51, Page 796 & Plat Book 15S, Page 3A.

SURVEY DATA

Equipment used: Carlson CR2+ Robotic Total Station
Carlson BRx6 GNSS GPS/eGPS Network

Field Work Completed on: May 05, 2020

REFERENCES

PB 51, PG 796 PB 15-S , PG 3A

SURVEYOR'S CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WEITMAN

This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.

Wesley P. Weitman 5/6/2020
GA REG. L. S. NO. 3343 DATE

LEGEND

PROPERTY BOUNDARY		BUILDING SETBACK LINE	BSL	UNDERGROUND FIBER OPTIC	—FO—	STORM MANHOLE	STMH	WATER MANHOLE	WMH	ELECTRIC SERVICE METER	EM
ADJACENT PROPERTY LINE		PROPERTY ID NUMBER	PIN	FIBER OPTIC MARKER	FOMK	REINFORCED CONCRETE PIPE	RCP	WATER MAIN LINE	—W—	UNDERGROUND GAS LINE	—G—
METES AND BOUNDS	N 47°45'54" E - 497.06'	NOW OR FORMERLY	N/F	UNDERGROUND COMM. BOX	UCAB	INVERT ELEVATION	IE: 12.00	FIRE HYDRANT		GAS LINE MARKER	GMK
TAG LABLE	L# or C#	RIGHT-OF-WAY	R/W	TRAFFIC CONTROL BOX	TCB	STORM DRAINAGE LINE	—ST—	WATER VALVE	WV	GAS SERVICE METER	GM
5/8" IRON REBAR FOUND	5/8" RBF	PLAT BOOK	PB	TRAFFIC STRAIN POLE	TFSP	GRATE INLET		WATER LINE MARKER	WLMK	AIR CONDITIONING UNIT	AC
1/2" OPEN TOP PIPE FOUND	1/2" OTP	DEED BOOK	DB	UNDERGROUND CABLE	—TV—	GRATE INLET	GI	IRRIGATION CONTROL VALVE	ICV		
RIGHT-OF-WAY MONUMENT FOUND	RWMF	PAGE	PG	TRAFFIC SIGNAL POLE	TFP	CURB INLET	CI	WATER METER	WM	CREPE MYRTLE	
MAG NAIL FOUND	MNF	NOT TO SCALE	N.T.S.	TELEPHONE LINE MARKER	TLM	SANITARY SEWER MANHOLE	SSMH	POWER POLE	PP		
CONCRETE MONUMENT FOUND	CMF	FINISHED FLOOR ELEVATION	FFE	TELECOMMUNICATION MANHOLE	TMH	POLY(VINYL CHLORIDE) PIPE	PVC	OVERHEAD ELECTRIC	—E—		
5/8" IRON REBAR SET W/CAP		TEMPORARY BENCHMARK SET	T.B.M.	SIGN - SINGLE POLE		SANITARY SEWER LINE	—SS—	GUY WIRE ANCHOR	GWA	ASPHALT SURFACE	
MEANDER POINT		MONITORING WELL	MW	MAIL BOX		CLEAN OUT	CO	UNDERGROUND ELECTRIC	—E—		
POINT OF COMMENCING	P.O.C.	SPOT ELEVATION	x'x"	BOLLARD	BLR	GREASE TRAP	GST	ELECTRIC CONTROL BOX	ELCB		
POINT OF BEGINNING	P.O.B.					BOTTOM OF BOX	BOB:	LIGHT POLE	LP	CONCRETE SURFACE	

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION Land Surveying Firm No. 000051 EMC Engineering Services, Inc.

EMC ENGINEERING SERVICES, INC.
PO Box 2086
121 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

LIMITED TOPOGRAPHIC SURVEY
PIN:70035 01003 & PIN:70035 01004
8TH G. M. DISTRICT
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
THE PARKER COMPANIES

PROJECT NO.:	18-0093
DRAWN BY:	SAC
DESIGNED BY:	
SURVEYED BY:	JDB / TW
SURVEY DATE:	05/05/2020
CHECKED BY:	WPW
SCALE:	1" = 30'
DATE:	05/06/2020

SHEET 1 OF 2

O:\2018\18-0093 PARKERS - PORT WENTWORTH\DWG\18-0093L_T02 COMBINED TOPO.DWG 5/6/2020 1:51 PM

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

N/F
CROSSGATE INDUSTRIAL
INVESTORS, LLC, A G
PIN: 70035 01008

20' UTILITY EASEMENT

S 18°40'59" E - 338.52'

SILT FENCE, TYP.

WETLAND 1
0.36 ACRES

100' EASEMENT
PB 14-P, PG 20
PB 15-S, PG 3

N/F
ARTICLE VIII CREDIT
SHELTER TRUST, ETAL
PIN: 70035 01003
PB 14P, PG 20

S 71°03' W - 310.38'

S 71°03' W - 310.27'

S 72°59' W - 175.38'

N 66°39'10" W - 138.69'

EXISTING PARKER'S CONVENIENCE STORE
FFE: 41.80

CONCRETE PAD

STMH
TOP: 38.78
INV(SW): 34.98
INV(SE): OBSTRUCTED

STMH
TOP: 37.04
INV(SW): 31.94
INV(NW): 32.34
INV(NE): 31.44

CURB INLET
TOP: 37.97
INV(NW): 33.02

CURB INLET
TOP: 38.77
INV(NW): 33.87
INV(N): 35.57
INV(NE): 33.87

SSMH
TOP: 41.28
PIPE: 39.06
(FULL OF DIRT)

SSMH
TOP: 42.26
BOB: 35.11

SSMH
TOP: 42.17
BOB: 34.71

GST
TOP: 41.89
BOB: 34.30

GST
TOP: 41.23
PIPE: 39.33

GST
TOP: 40.98
BOB: 34.02

GST
TOP: 41.18

GST
TOP: 41.41

GST
TOP: 40.97

GST
TOP: 40.95

DUMPSTER PAD

BUILDING OVERHANG, TYP.

ASPHALT SURFACE DRIVE & PARKING

N/F
PARKERS #16, LLC
PIN: 70035 01004
PB 15S, PG 30

EXISTING FUEL STATION CANOPY

EXISTING UNDERGROUND FUEL TANKS

ILLUMINATED SIGN

ASPHALT SURFACE

SATELLITE DISH

WOODS LINE, TYP.

METAL POLE

GRAVEL DRIVE

SHED

FREEZER

EXISTING A/C UNIT, TYP.

16" OAK

8" OAK

12" OAK

32" OAK

4" CEDAR

9" CEDAR

8" CEDAR

CLUSTER CEDAR

36" OAK

12" OAK

EOP STK

EOP STK (EDGE OF PAVEMENT STAKE, TYP.)

LP STK

WL DIRECTION STK

CMF

CMP

ELCB

TMH

TLM

SIGN

CTP DISTURBED

6" PVC

CROSSGATE ROAD
80' PUBLIC R/W
(ASPHALT SURFACE)

GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY VARIES
(ASPHALT SURFACE)

R=17098.73'
L=254.71'
CH:254.70'
N18°47'14"W

R=17098.73'
L=301.00'
CH:301.00'
N19°43'06"W

BILLBOARD

BUS STOP

OVERHEAD TRAFFIC SIGNAL

TFSP

TFSB
PEDSP

GRATE INLET
TOP: 38.62
INV(SE): 36.82

GRATE INLET
TOP: 40.21

GRATE INLET
TOP: 40.13

GRATE INLET
TOP: 40.11

GRATE INLET
TOP: 39.68

CATCH BASIN
TOP: 40.02
(TOP BOLTED ON)

T.B.M. 1
BENCH TIE IN POWER POLE
N: 782500.38
E: 962132.71
ELEV: 41.63 (NAVD88)

SURVEYOR'S CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WEITMAN

This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.

Wesley P. Weitman — 5/6/2020

GA REG. L. S. OR NO. 3343 — DATE

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION
Land Surveying Firm No. 000051
EMC Engineering Services, Inc.

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
221 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

LIMITED TOPOGRAPHIC SURVEY

PIN:70035 01003 & PIN:70035 01004

8TH G. M. DISTRICT

PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

Prepared for:
THE PARKER COMPANIES

PROJECT NO.:	18-0093
DRAWN BY:	SAC
DESIGNED BY:	-
SURVEYED BY:	JDB / TW
SURVEY DATE:	05/05/2020
CHECKED BY:	WPW
SCALE:	1" = 30'
DATE:	05/06/2020

SHEET 2 OF 2

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

O:\2018\18-0093 PARKERS - PORT WENTWORTH\DWG\18-0093V_T02 COMBINED TOPO.DWG 5/6/2020 1:51 PM

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.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

NOTE: SEE SURVEY FOR EXISTING LEGEND SYMBOLS

EROSION CONTROL LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- XXX CONTOUR ELEVATIONS
- STORM DRAIN
- OR X.XXX DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- SOIL SERIES BOUNDARY
- SILT FENCE
- TREE PROTECTION FENCE

SOIL SERIES LEGEND

- Lp LAKELAND SAND
- Ok OGEECHEE LOAMY FINE SAND

DEVELOPER/OWNER:
DRAYTON-PARKER COMPANIES, LLC
17 W McDONOUGH ST
SAVANNAH, GA 31401
PH: (912) 677-0593

SITE OPERATOR/GENERAL CONTRACTOR:

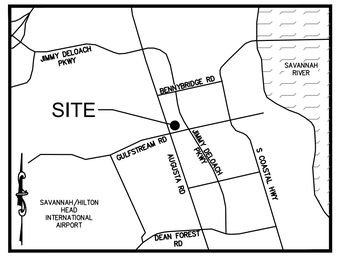
SUPERINTENDENT:

24 HR LOCAL EMERGENCY CONTACT

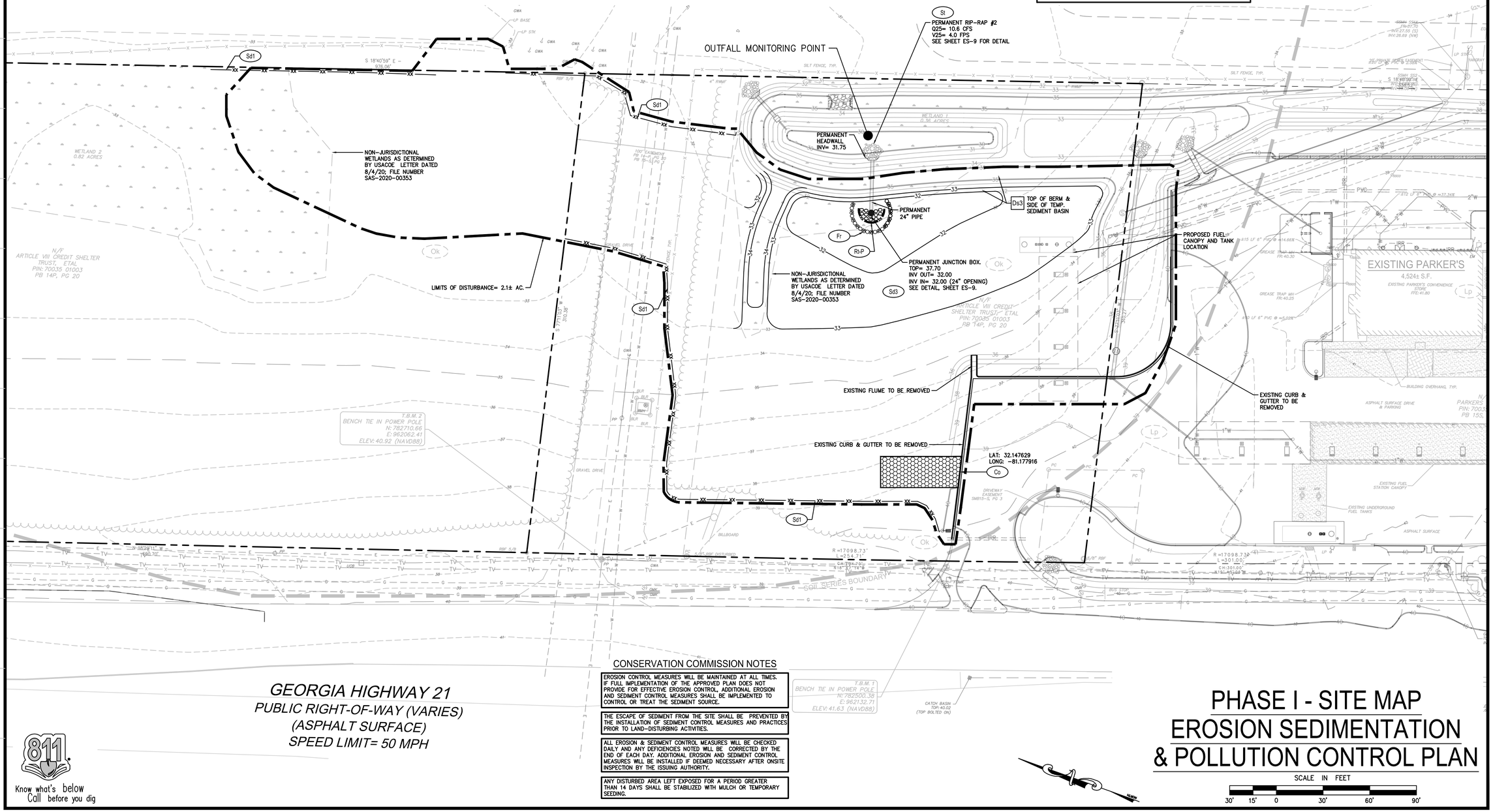
DANIEL BEN-YISRAEL (912)677-0593
THE PARKER COMPANIES

PROVIDE TEMPORARY IRRIGATION OR WATERING, VIA WATER TRUCK, AS NEEDED TO ESTABLISH TEMPORARY AND PERMANENT VEGETATION UNTIL THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTION OR UNTIL THE NOT IS SUBMITTED IF A PERMANENT IRRIGATION SYSTEM ISN'T PLANNED. AREAS NOT HAVING A PERMANENT IRRIGATION SYSTEM SHALL BE IRRIGATED OR WATERED UNTIL THE NOT HAS BEEN SUBMITTED AND ACCEPTED.

REFER TO PLAN SHEET ES-4 FOR FOR GENERAL NOTES, MAINTENANCE NOTES, SITE DATA & QUAD MAP



LOCATION MAP
NOT TO SCALE



CONSERVATION COMMISSION NOTES

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.

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

ALL EROSION & SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ONSITE INSPECTION BY THE ISSUING AUTHORITY.

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

Know what's below
Call before you dig

PHASE I - SITE MAP
EROSION SEDIMENTATION & POLLUTION CONTROL PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX
GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET ES-1

USER: SCannon - Mar 08, 2021 - 11:35am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109 main.dwg - LAYOUT: ES-1

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) (6000 Hwy 21 April 2021)

STRUCTURAL PRACTICES

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EROSION CONTROL LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- XXX CONTOUR ELEVATIONS
- STORM DRAIN
- OR X.XXX DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- SOIL SERIES BOUNDARY
- SILT FENCE
- TREE PROTECTION FENCE

SOIL SERIES LEGEND

- Lp — LAKELAND SAND
- Ok — OGEECHEE LOAMY FINE SAND

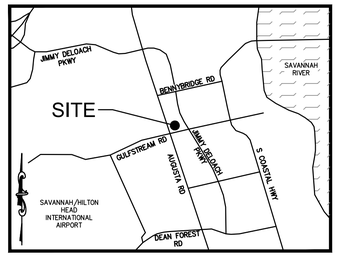
DEVELOPER/OWNER:
DRAYTON-PARKER COMPANIES, LLC
17 W McDONOUGH ST
SAVANNAH, GA 31401
PH: (912) 677-0593

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

24 HR LOCAL EMERGENCY CONTACT

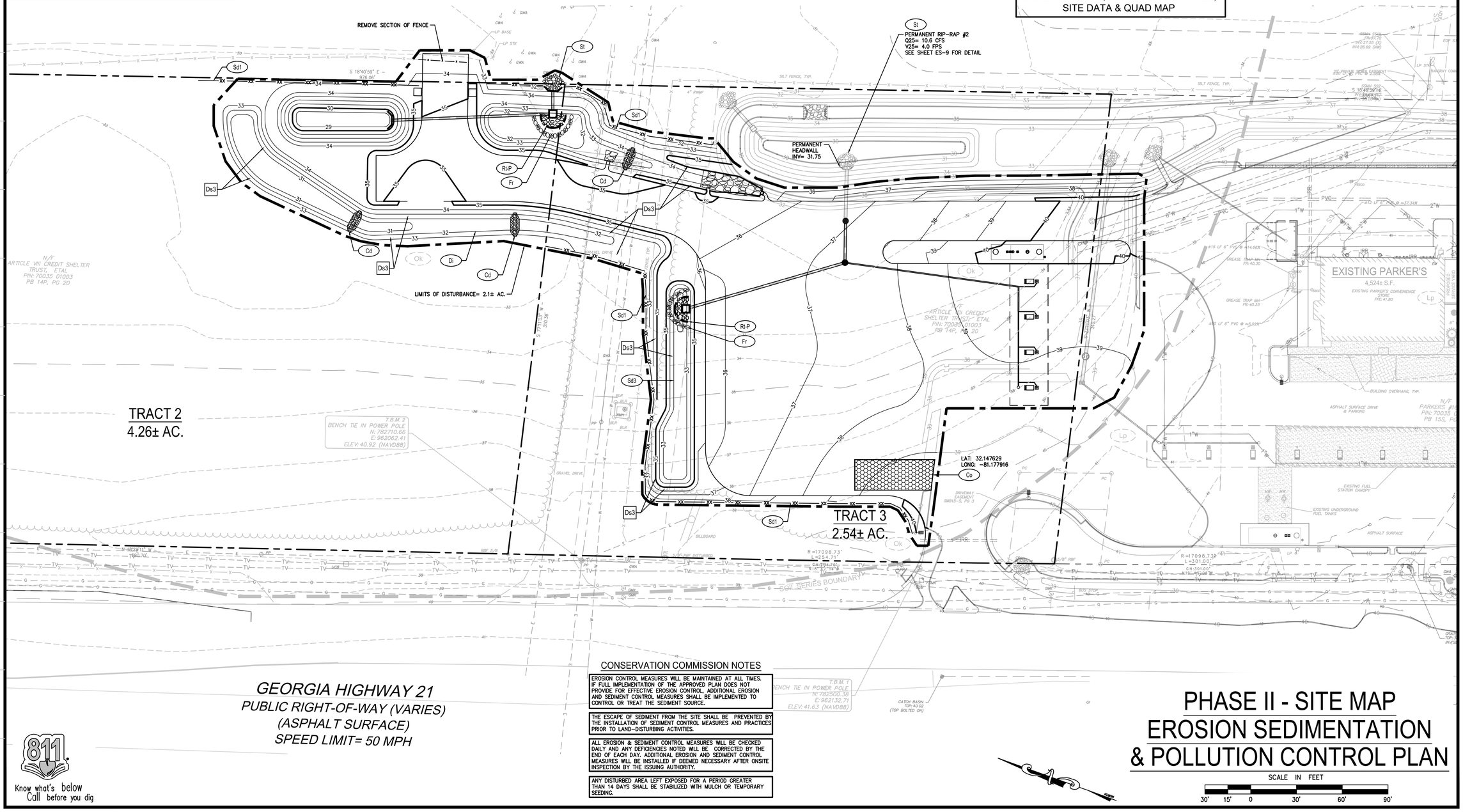
DANIEL BEN-YISRAEL (912)677-0593
THE PARKER COMPANIES



LOCATION MAP
NOT TO SCALE

PROVIDE TEMPORARY IRRIGATION OR WATERING, VIA WATER TRUCK, AS NEEDED TO ESTABLISH TEMPORARY AND PERMANENT VEGETATION UNTIL THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTION OR UNTIL THE NOT IS SUBMITTED IF A PERMANENT IRRIGATION SYSTEM ISN'T PLANNED. AREAS NOT HAVING A PERMANENT IRRIGATION SYSTEM SHALL BE IRRIGATED OR WATERED UNTIL THE NOT HAS BEEN SUBMITTED AND ACCEPTED.

REFER TO PLAN SHEET ES-4 FOR FOR GENERAL NOTES, MAINTENANCE NOTES, SITE DATA & QUAD MAP



CONSERVATION COMMISSION NOTES

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.

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

ALL EROSION & SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ONSITE INSPECTION BY THE ISSUING AUTHORITY.

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

PHASE II - SITE MAP
EROSION SEDIMENTATION & POLLUTION CONTROL PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

811 Know what's below Call before you dig

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24156 PROFESSIONAL ENGINEER JOSHUA COX
GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET ES-2

USER: Scannon - Mar 08, 2021 - 11:35am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109 main.dwg - LAYOUT: ES-2

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S:SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

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.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER		(SHOWN TYP)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Tr	TREE PROTECTION		(SHOW TRE EXISTING)	To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

NOTE: SEE SURVEY FOR EXISTING LEGEND SYMBOLS

EROSION CONTROL LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- XXX CONTOUR ELEVATIONS
- STORM DRAIN
- OR X.XXX DIRECTION OF OVERLAND FLOW
- LIMITS OF DRAINAGE SUB-BASIN
- SOIL SERIES BOUNDARY
- SILT FENCE
- TREE PROTECTION FENCE

SOIL SERIES LEGEND

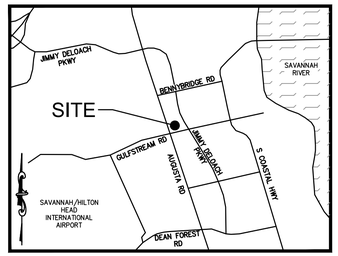
- Lp LAKELAND SAND
- Ok OGEECHEE LOAMY FINE SAND

DEVELOPER/OWNER:
DRAYTON-PARKER COMPANIES, LLC
17 W McDONOUGH ST
SAVANNAH, GA 31401
PH: (912) 677-0593

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

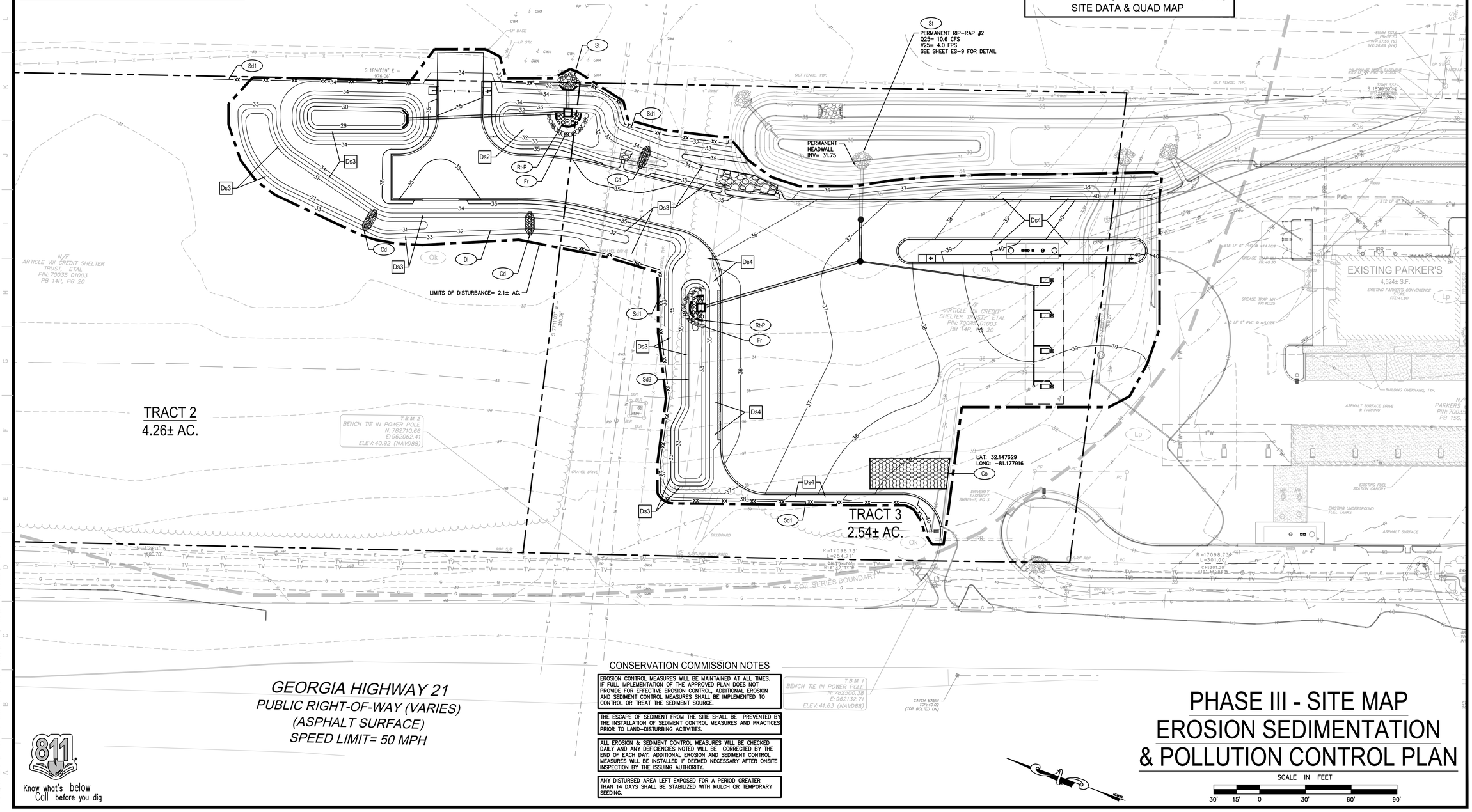
24 HR LOCAL EMERGENCY CONTACT
DANIEL BEN-YISRAEL (912)677-0593
THE PARKER COMPANIES



LOCATION MAP
NOT TO SCALE

PROVIDE TEMPORARY IRRIGATION OR WATERING, VIA WATER TRUCK, AS NEEDED TO ESTABLISH TEMPORARY AND PERMANENT VEGETATION UNTIL THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTION OR UNTIL THE NOT IS SUBMITTED IF A PERMANENT IRRIGATION SYSTEM ISN'T PLANNED. AREAS NOT HAVING A PERMANENT IRRIGATION SYSTEM SHALL BE IRRIGATED OR WATERED UNTIL THE NOT HAS BEEN SUBMITTED AND ACCEPTED.

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PHASE III - SITE MAP
EROSION SEDIMENTATION & POLLUTION CONTROL PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

BDG
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3471 DONAVILLE ST
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STAMP
GEORGIA REGISTERED #24156 PROFESSIONAL ENGINEER JOSHUA COX
GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET ES-3

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) (6000 Hwy 21 April 2021)

USER SCannon - Mar 08, 2021 - 11:36am
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EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS
SWCD: COASTAL DISTRICT - BRUNSWICK OFFICE

Project Name: PARKER'S KITCHEN **Address:** 6000 HWY 21
City/County: PORT WENTWORTH, CHATHAM CO., GA **Date on Plans:** 7/23/2020
Name & email of person filling out checklist: JOSHUA COX (josh.cox@bdgse.com)

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
ES-4	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
ES-1 TO ES-9	Y	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)
N/A		3 Limits 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 checklist. * (A copy of the written approval by EPD must be attached to the plan for the Plan to be reviewed.)
ES-1,2,3	Y	4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
ES-5	Y	5 Provide the name, address, **email address**, and phone number of primary permittee.
ES-1,2,3	Y	6 Note total and disturbed acreage of the project or phase under construction.
ES-1,2	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
ES-5	Y	9 Description of the nature of construction activity.
ES-1,2,3,4	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
ES-5	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
ES-4	Y	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.
ES-4	Y	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit. *
ES-4	Y	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 BMPs within 7 days after installation." in accordance with **Part IV A.5 page 25** of the permit. *
ES-4	Y	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."
N/A		16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
ES-4	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
ES-4	Y	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." *
ES-1,2,3	Y	19 Clearly note 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."
ES-1,2,3	Y	20 Clearly note 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."
ES-1,2,3	Y	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."
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 BMPs that will be used for those areas of the site which discharge to the 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. *
ES-1,2,4,5	Y	24 BMPs 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. *
ES-5	Y	25 Provide BMPs for the remediation of all petroleum spills and leaks.
ES-5	Y	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. *
ES-5	Y	27 Description of practices to provide cover for building materials and building products on site. *
ES-5	Y	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
ES-4	Y	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 BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
ES-5	Y	30 Provide complete requirements of inspections and record keeping by the primary permittee. *
ES-5	Y	31 Provide complete requirements of sampling frequency and reporting of sampling results. *
ES-5	Y	32 Provide complete details for retention of records as per Part IV.F. of the permit. *
ES-5	Y	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
ES-5	Y	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
ES-4	Y	35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
ES-4	Y	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 BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
ES-1,2,3	Y	37 Graphic scale and North arrow.
ES-1,2,3	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2.5 or 10

N/A		39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs 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.
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. *
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.
ES-1,2,3	Y	42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
ES-1,2	Y	43 Delineation and acreage of contributing drainage basins on the project site.
REPORT	Y	44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
REPORT	Y	45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
ES-2	Y	46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
ES-1,2,3	Y	47 Soil series for the project site and their delineation.
ES-1,2,3	Y	48 The limits of disturbance for each phase of construction.
ES-1,2	Y	49 Provide a minimum of 67 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 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, permittees 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.
ALL	Y	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.
ES-6,7,8,9	Y	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.
ES-1,2,3	Y	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 the year that seeding will take place and for the appropriate geographic region of Georgia.

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2020

PHASE I

1. OBTAIN COPY OF NOI AND INSTALL ON SWPPP INFORMATION SIGN.
2. INSTALL TEMPORARY CHAIN LINK FENCING TO SEGREGATE STORE CUSTOMERS FROM CONSTRUCTION ACTIVITIES.
3. INSTALL STABILIZED CONSTRUCTION EXIT(S).
4. INSTALL TREE SAVE FENCE.
5. INSTALL SILT FENCE(S) ON THE SITE. (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. CONSTRUCT TEMPORARY SEDIMENT BASIN, OUTFLOW PIPE, AND JUNCTION BOX WITH RETROFIT. (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENT BASIN.
8. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INTIAL SEDIMENT STORAGE REQURIEMETNS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION. GENERAL CONTRACTOR SHALL CONTACT BUCKEL DESIGN GROUP TO SCHEDULE 7-DAY INSPECTION.
9. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.) (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL HYDRAULIC CONTROL STRUCTURES.)
10. BEGIN CLEARING AND GRUBBING THE SITE.
11. CONTINUE DAILY INSPECTION REPORTS AND MONITORING PER NPDES PERMIT (SEE SHEET ES-5).

PHASE II

1. TEMPORARY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UNDERGROUND FUEL TANK.
3. BEGIN GRADING SITE.
4. CONSTRUCT DETENTION POND AND EXCAVATE BIORETENTION AREA. CONSTRUCT DIVERSIONS AND BERMS TO PREVENT CONSTRUCTION STORMWATER FROM ENTERING BIORETENTION AREA.
5. INSTALL UNDERDRAINS AND STORM SEWERS, CURBS AND GUTTERS.
6. INSTALL RIP-RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
7. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
8. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. CONTINUE DAILY INSPECTION REPORTS AND MONITORING PER NPDES PERMIT (SEE SHEET ES-5).

PHASE III

1. INSTALL NEW MPD'S AND FUEL CANOPY.
2. INSTALL PAVEMENT.
3. INSTALL BIORETENTION ENGINEERED MEDIA AND PLANTINGS ONLY ONCE ALL UPSTREAM AREAS HAVE ACHIEVED PERMANENT STABILIZATION.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. DEMUCK DETENTION POND, GRASS CHANNEL, AND ANY OTHER ACCUMULATED SEDIMENT. STABILIZE SIDE SLOPES AND BOTTOM OF DETENTION POND GRASSED CHANNEL WITH VEGETATION AS SHOWN ON LANDSCAPE PLAN.
6. REMOVE ALL TEMPORARY BMP'S WHEN SITE IS FULLY STABILIZED.
7. CONTACT EROSION CONTROL INSPECTOR FOR FINAL INSPECTION.

EROSION CONTROL NOTES

1. SILT FENCE MUST MEET THE REQUIREMENTS OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED BY CONTRACTOR WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO ENSURE COMPLIANCE WITH REGULATIONS.
3. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE, AT A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY EROSION AND SEDIMENTATION ORDINANCE AND THE SEDIMENT CONTROL REGULATIONS, AND GEORGIA MANUAL ON EROSION AND SEDIMENT CONTROL.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. ALL OTHER DRIVEWAYS WITHOUT A CONSTRUCTION EXIT SHALL BE BARRICADED TO PROHIBIT INGRESS AND EGRESS TRAFFIC.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE FROM THE SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
6. DURING AND AFTER CONSTRUCTION IS COMPLETE, THE DETENTION POND AND POND OUTLET STRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT. BOTTOM OF POND SHALL BE BROUGHT TO ELEVATION AND SHAPED AS SHOWN ON THE GRADING PLAN.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL DEVICES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
8. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE 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 FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
9. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 1/2 OF THE ORIGINAL HEIGHT OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION PONDS, SILT SHALL BE REMOVED WHEN THE CLEANOUT VOLUME (22 CY/AC) IS REACHED. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN EACH POND.
10. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO LOCAL AND STATE STANDARDS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
12. SILT BARRIERS ARE TO BE PLACED AT DOWNSTREAM TOE OF ALL FILL SLOPES.
13. ALL SLOPES AND AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF AMENDED TOPSOIL APPLIED, THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL A HEALTHY STAND OF PERMANENT VEGETATION HAS BEEN ESTABLISHED FOR ALL DISTURBED AREAS.
14. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS AND UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
16. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
17. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER AND THE CONTRACTOR.
18. ALL GRADED SLOPES STEEPER THAN 3:1 OR OVER 5' IN HEIGHT REGARDLESS OF SLOPE MUST BE HYDRA SEEDED AND COVERED WITH EXCELSIOR CURLEX BLANKETS OR APPROVED EQUAL FIBER MATTING. IF NOT HYDRA SEEDED, APPROVED MATTING THAT HAS BEEN IMPREGNATED WITH SEED AND FERTILIZER MUST BE USED. ALL SLOPES MUST BE PROPERLY PROTECTED UNTIL A PERMANENT VEGETATIVE STAND IS ESTABLISHED.
19. ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED AS SOON AS FINAL GRADE IS ACHIEVED. THESE DISTURBED AREAS MUST BE PROTECTED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
20. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LAND FILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
23. 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.
24. ALL STATE WATERS LOCATED ON AND WITHIN 200 FT. OF THE SITE ARE DELINEATED ON THE PLANS.
25. THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT AREA.
26. PER THE REQUIREMENTS OF THE STATE OF GEORGIA NO CONCRETE TRUCK DRUMS CAN BE WASHED OUT ON A CONSTRUCTION SITE. ONLY CHUTES CAN BE WASHED OFF ONSITE.
27. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENTS MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT.

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	MONTH 1	2	3	4	5	6	7
1	INSTALL SEDIMENT CONTROLS	(SILT AND/OR TREE PROTECTION FENCE @ PERIMETER OF SITE AND STORMWATER BASIN)						
2	CLEARING AND GRUBBING							
3	DEMOLITION	(DISPOSAL OF EXISTING STRUCTURES)						
4	MASS GRADING							
5	STORM DRAINAGE INSTALLATION							
6	INSTALL SEDIMENT TRAPS @ STRS							
7	SANITARY SEWER INSTALLATION							
8	UTILITY INSTALLATION							
9	BLDG CONST & PAVING							
10	GRASS (TEMP) & (PERM)							
11	FINAL LANDSCAPING							
12	MAINTAIN EROSION CONTROL							
13	CLEAN UP							

NOTE: THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

REPRESENTS A 30-DAY PERIOD

Know what's below Call before you dig

PERMITTEE CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. 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."

PRIMARY PERMITTEE PRINTED NAME / GSWCC CERTIFICATION NO. — DATE

SIGNATURE — ADDRESS

SECONDARY PERMITTEE PRINTED NAME / GSWCC CERTIFICATION NO. — DATE

SIGNATURE — ADDRESS

SECONDARY PERMITTEE PRINTED NAME / GSWCC CERTIFICATION NO. — DATE

SIGNATURE — ADDRESS

SECONDARY PERMITTEE PRINTED NAME / GSWCC CERTIFICATION NO. — DATE

SIGNATURE — ADDRESS

SECONDARY PERMITTEE PRINTED NAME / GSWCC CERTIFICATION NO. — DATE

SIGNATURE — ADDRESS

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL MONITORING OF STORM WATER RUNOFF AS DICTATED BY THE NEW GA LAW "CLEAN WATER ACT" GENERAL PERMIT No. GAR100001 GOVERNING EROSION CONTROL. ALL COSTS ARE TO BE INCLUDED IN BASE BID. CONTRACTOR IS RESPONSIBLE FOR ALL MONITORING THE TIME LAND DISTURBING ACTIVITIES BEGIN UNTIL THE TIME "NOTICE OF TERMINATION" IS FILED. CONTRACTOR TO REFER TO EROSION CONTROL PLANS, SHEETS ES-1 THRU ES-3, AND GENERAL PERMIT No. GAR100001 FOR ADDITIONAL NOTES AND INFORMATION.

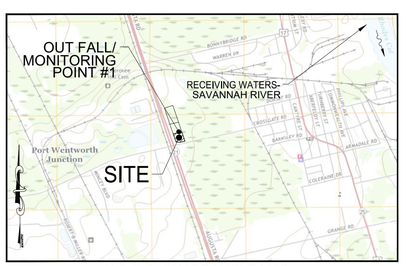
DESIGN PROFESSIONAL CERTIFICATIONS

"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 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. GAR100001."

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

JOSHUA COX
PE #24150
GSWCC CERTIFICATION NO. 0000007195

3/5/2021
DATE



U.S.G.S. QUADRANGLE MAP
NOT TO SCALE

EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN NOTES

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_ES-4&5 NOTES
SHEET ES-4

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NARRATIVE

SITE DESCRIPTION:
DEVELOPER / PRIMARY PERMITTEE:
DRAYTON-PARKER COMPANIES, LLC
17 W McDONOUGH ST
SAVANNAH, GA 31401
24 HOUR CONTACT: DANIEL BEN-YISRAEL
TELEPHONE: 843-224-4742
EMAIL: tmathews@parkersav.com

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES. THE TOTAL SITE AREA AND TOTAL DISTURBED AREA ARE SHOWN ON ES-1,2&3.

ZONING:
THE PROPOSED DEVELOPMENT IS ZONED C-3.

ADJACENT AREA INFORMATION AND EXISTING CONDITIONS:
AN EXISTING PARKER'S STORE SITS AT THE NORTHEAST INTERSECTION OF CROSSGATE ROAD AND HWY 21. PARKER'S IS CURRENTLY EXPANDING THE PARKING AND ACCESS DRIVES AT THAT STORE. THIS PROJECT PROJECT WILL CONSIST OF A FURTHER EXPANSION TO THAT DEVELOPMENT TO INCLUDE A DIESEL FUEL CANOPY FOR TRUCK FUELING OPERATIONS. THE SITE IS BOUND ON THE EAST BY THE NEW AMAZON DISTRIBUTION CENTER, ON THE SOUTH BY CROSSGATE ROAD, ON THE WEST BY HWY 21, AND ON THE NORTH BY UNDEVELOPED PROPERTY OWNED BY PARKERS.

FLOOD ZONE STATEMENT
THE SURVEYOR CERTIFIES THAT ACCORDANT TO FLOOD INSURANCE RATE MAP 13051C0045G DATED AUGUST 16, 2018 THIS SITE DOES NOT LIE IN AN AREA HAVING SPECIAL HAZARDS (100 YR FLOOD PRONE).

EXISTING EROSION CONTROL PROBLEMS:
NO EROSION CONTROL PROBLEMS EXIST ON SITE.

SOIL DISTURBING ACTIVITIES DESCRIPTION:
INSTALLING A STABILIZED CONSTRUCTION EXIT, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS, EXCAVATION OF THE SEDIMENTATION BASINS, CLEARING AND GRUBBING, GRADING AND EXCAVATION FOR THE STORM SEWER, UTILITIES AND BUILDING FOUNDATIONS, CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND PARKING AREAS. PREPARATION FOR FINAL PLANTING AND SEEDING AND COMPLETION OF ON-SITE STABILIZATION.

RUNOFF COEFFICIENT:
THE PRE-DEVELOPMENT CN FOR BASIN A IS CN=43 AND CN=83 FOR BASIN B. THE POST-DEVELOPMENT CN=68 FOR BASIN A AND CN=89 FOR BASIN B. DETAILED INFORMATION ON CURVE NUMBERS AND PRE- AND POST-DEVELOPMENT FLOWS CAN BE FOUND IN THE DRAINAGE IMPACT STUDY PREPARED BY BUCKEL DESIGN GROUP.

INVENTORY FOR POLLUTION PREVENTION PLAN
THE FOLLOWING MATERIALS ARE EXPECTED ONSITE DURING CONSTRUCTION: CONCRETE PRODUCTS, ASPHALT, PETROLEUM BASED FUELS AND LUBRICANTS FOR EQUIPMENT, TAR, METAL BUILDING MATERIALS, LUMBER, SHEETROCK, FLOOR COVERINGS, ELECTRICAL WIRE AND FIXTURES, PAINTS/STAINS/FINISHING TREATMENTS, CLEANING SOLVENTS, FERTILIZERS, HERBICIDES, CRUSHED STONE, PLASTIC AND METAL PIPES.

SPILL PREVENTION
PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS AND SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:
1. QUANTITIES OF PRODUCTS STORED ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM THE WEATHER WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.
4. PRODUCT MIXING, DISPOSAL OF PRODUCTS, AND THE DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.

NTU VALUES:
BASED ON A SITE AREA OF 1-10 AC. AND A SURFACE WATER DRAINAGE AREA OF <4.99 SQ. MI. THE ALLOWABLE NTU VALUES OF THE SAMPLING IS 75 FOR THIS SITE.

PRODUCT SPECIFIC PRACTICES:
PETROLEUM BASED PRODUCTS — CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE ANY CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL BE COLLECTED IN A SUITABLE CONTAINER AND DISPOSED AS REQUIRED BY LOCAL AND STATE REGULATIONS.
PAINTS/FINISHES/SOLVENTS — ALL PRODUCT 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 MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONCRETE TRUCK WASHING — NO CONCRETE TRUCKS WILL BE ALLOWED TO BE WASHED OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE. FERTILIZER/HERBICIDES — THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURERS SPECIFICATIONS OR ABOVE 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 WILL BE UNDER ROOF IN SEALED CONTAINERS. 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. WASTE CONTAINERS AND STOCKPILES ARE TO BE COVERED WITH PLASTIC SHEETING OR UNDER ROOF TO MINIMIZE EXPOSURE TO PRECIPITATION

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.
MATERIAL 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 METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.

THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED. THE GENERAL PERMIT GAR100001 DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2, ET SEQ.), 40 CFR PART 117 AND 40 CFR PART 302. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE 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 PART 117 OR 40 CFR PART 302 OCCURS DURING A 24 HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY GEMA AT (404) 635-7083 OR (800) 241-4113 AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802 IN ACCORDANCE WITH THE REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2, ET SEQ.). 40 CFR PART 117 AND 40 CFR PART 302 AS SOON AS HE/SHE HAS KNOWLEDGE OF THE DISCHARGE.

THE CONTRACTOR SHALL NOTIFY THE DESIGN 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.

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

INITIAL INSPECTION NOTIFICATION
THE CONTRACTOR SHALL NOTIFY BUCKEL DESIGN GROUP, LLC WITHIN 7 DAYS OF THE COMMENCEMENT OF CONSTRUCTION ACTIVITY SO THAT AN INSPECTION OF THE EROSION & SEDIMENTATION FACILITIES CAN BE PERFORMED PURSUANT TO THE GEORGIA NPDES GENERAL PERMIT REQUIREMENTS.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
THE CONTRACTOR SHALL REFER TO SHEETS ES-1 TO ES-5 FOR MORE SPECIFIC OR ADDITIONAL REQUIREMENTS AS MANDATED BY THE OWNER/DEVELOPER. THE MORE STRINGENT OF THESE PLANS, SPECIFICATIONS, LOCAL GOVERNMENT, AND THE NPDES GENERAL PERMIT NO. GAR 100001 SHALL BE FOLLOWED.

NON-STORMWATER DISCHARGES
THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR ON THIS SITE DURING CONSTRUCTION: FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATE, SPRINGS, UNCONTAMINATED GROUND WATER, AND/OR FOUNDATION/FOOTING DRAINS CARRYING UNCONTAMINATED FLOWS.
AS THESE DISCHARGES OCCUR THE CONTRACTOR SHOULD NOTE THEM ON THE PLANS.

SEQUENCE OF MAJOR ACTIVITIES:
SEE SHEET ES-4 FOR ANTICIPATED ACTIVITY SCHEDULE.

NAME OF RECEIVING WATERS:
THE ENTIRE SITE DRAINS INTO UNNAMED TRIBUTARIES OF THE SAVANNAH RIVER.

EROSION AND SEDIMENT CONTROLS:
TEMPORARY AND PERMANENT STABILIZATION THROUGH VEGETATIVE BEST MANAGEMENT PRACTICES AND STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE DESIGNED, INSTALLED AND MAINTAINED PER THE MANUAL OF EROSION AND SEDIMENT CONTROL IN GEORGIA. THE STABILIZATION MEASURES WILL PROTECT EXISTING VEGETATION WHERE POSSIBLE AND ESTABLISH AREAS THAT ARE DISTURBED DURING CONSTRUCTION ACTIVITIES. STRUCTURAL MEASURES WILL BE USED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS. THE LOCATION AND SCHEDULING OF BMPS ARE SHOWN ON SHEETS ES-1,2,&3. SPECIFIC DETAILS FOR THESE BMPS ARE LOCATED IN THE DETAIL SHEETS OF THE CONSTRUCTION DRAWINGS.

STORM WATER MANAGEMENT:
DURING THE CONSTRUCTION, TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED TO STORE RUNOFF FROM AREAS DRAINED. THESE BASINS WILL BE DESIGNED TO HOLD 67 CUBIC YARDS OF STORAGE PER ACRE DRAINED. OUTFALLS FOR THESE TEMPORARY SEDIMENT BASINS WILL BE MARKED TO INDICATE WHEN SEDIMENT FILLS TO A VOLUME OF 22 CUBIC YARDS PER ACRE FOR EACH ACRE WITHIN THAT DRAINAGE AREA. WHEN SEDIMENT REACHES THE INDICATOR, THE SEDIMENT WILL BE REMOVED TO RESTORE THE ORIGINAL DESIGN VOLUME. THIS SEDIMENT WILL BE PROPERLY DISPOSED OF PER LOCAL AND STATE REGULATIONS. UPON COMPLETION OF CONSTRUCTION AND AFTER FINAL STABILIZATION, STORM WATER DRAINAGE WILL BE PROVIDED BY CURB AND GUTTER, STORM SEWER AND CATCH BASINS, FOR THE DEVELOPED AREAS. THE AREAS WHICH ARE NOT DEVELOPED WILL BE GRADED AS SHOWN ON SHEET C-2 AND WILL HAVE PERMANENT SEEDING OR PLANTINGS. THE DEVELOPED AREAS WILL DRAIN TO A STORM WATER MANAGEMENT POND. UPON COMPLETION OF THE STORM WATER MANAGEMENT POND, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN AND THE SLOPES WILL BE PLANTED WITH VEGETATION. THE STORM WATER MANAGEMENT POND AND OUTLET STRUCTURES WERE DESIGNED BY A DESIGN PROFESSIONAL TO MEET THE DESIGN REQUIREMENTS OF GOVERNING AGENCIES. THE OUTLET OF EACH STORM WATER MANAGEMENT POND WILL BE STABILIZED WITH A RIPRAP APRON.

WASTE DISPOSAL
NO WASTE WILL BE DISPOSED OF INTO STORM WATER INLETS.

WASTE MATERIALS:
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTES:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER OF THE MATERIAL. ALL SITE PERSONNEL WILL BE INSTRUCTED IN THESE PROCEDURES AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

SANITARY WASTES:
ALL SANITARY WASTES WILL BE COLLECTED FROM THE PORTABLE UNITS AND TEMPORARY SEPTIC SYSTEMS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL OR STATE REGULATIONS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEET ES-1 FOR CONSTRUCTION EXIT LOCATION(S). PAVED STREET ADJACENT THE SITE EXIT SHALL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

TIMING OF CONTROLS
AS INDICATED ON THE ANTICIPATED ACTIVITY SCHEDULE ON SHEETS ES-4 SEDIMENT CONTROLS AT THE PERIMETER AND THE CONSTRUCTION EXIT(S) WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTION OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND/OR MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, ALL ACCUMULATED SEDIMENT WILL BE REMOVED AND DISPOSED OF PROPERLY AND ALL PERIMETER SEDIMENT CONTROLS WILL BE REMOVED.

MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS
MAINTENANCE:
PRACTICES DESCRIBED IN THIS PLAN (SITE MAPS AND DETAIL SHEETS) AS WELL AS PRACTICES DESCRIBED IN MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA WILL BE FOLLOWED IN A TIMELY MANNER SUCH THAT SEDIMENTATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE PLAN ARE IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

INSPECTIONS:
PRIMARY PERMITTEE:

(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): 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, 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 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 INSTANCES 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.

SAMPLING REQUIREMENTS:
THIS PERMIT REQUIRES THE MONITORING OF NEPHELORNETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

A. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1). 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 COMMON DEVELOPMENT; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER 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 OF 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). THE ANALYTICAL METHOD USED TO COLLECT 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.

(1). 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, CLEAN 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 USING A DIRECT READING, 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 THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS:
(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES 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 OUTFALLS 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 CHANNEL(S).

(D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

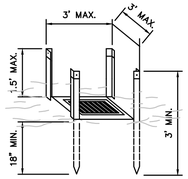
(E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

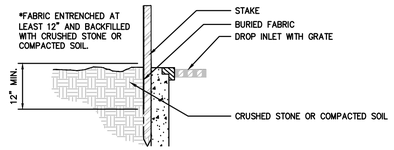
(G). PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSI

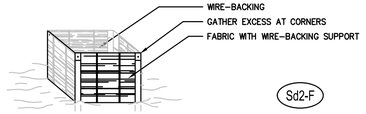
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION

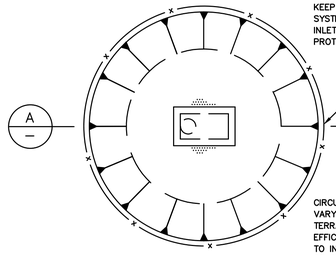


NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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





Sd2-F



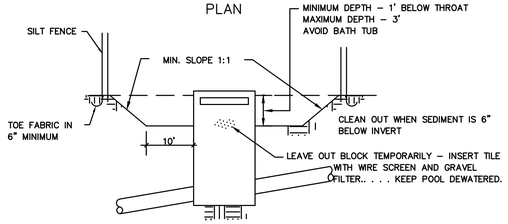
PROTECT INLETS DURING CONSTRUCTION. KEEP SEDIMENT OUT OF THE STORM DRAINAGE SYSTEM! USE HALF-CIRCLE BEHIND CURB INLETS DURING STREET CONSTRUCTION. MODIFY PROTECTION AS CONSTRUCTION PROGRESSES.

TYPE "C" SILT FENCE

MINIMUM STORAGE CAPACITY OF 67 CUBIC YARDS PER ACRE OF CONTRIBUTING DRAINAGE AREA.

CIRCULAR SHAPE IS NOT ESSENTIAL – VARY SHAPE TO DRAINAGE AREA AND TERRAIN. OBSERVE TO CHECK TRAP EFFICIENCY AND MODIFY AS NECESSARY TO INSURE SATISFACTORY TRAPPING OF SEDIMENT.

PLAN



EXCAVATED INLET SEDIMENT TRAP

AN EXCAVATION MAY BE CREATED AROUND THE INLET SEDIMENT TRAP TO PROVIDE ADDITIONAL SEDIMENT STORAGE. THE TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY AT THE RATE OF 67 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A MINIMUM DEPTH OF 1.5 FEET FOR SEDIMENT STORAGE SHOULD BE PROVIDED. SIDE SLOPES SHALL NOT BE STEEPER THEN 2:1.

MAINTENANCE REQUIREMENTS:

THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION.
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 ENTER THE INLET, AGAIN.
WHEN 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.

NOTE:

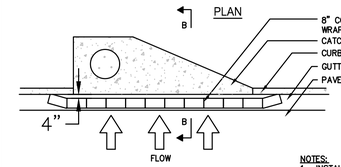
1. THE MAXIMUM DRAINAGE AREA ALLOWED TO FLOW TO ANY ONE INLET SEDIMENT TRAP IS 1.0 ACRE.

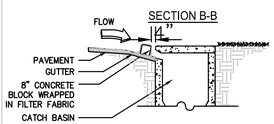
Sd2-E

EXCAVATED INLET SEDIMENT TRAP

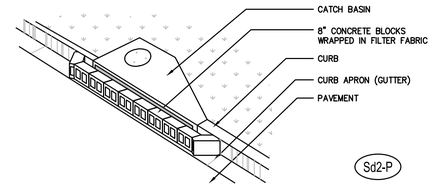
NOT TO SCALE

CURB INLET FILTER "PIGS IN BLANKET"





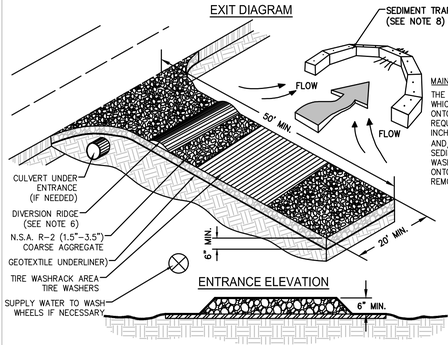
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



Sd2-P

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



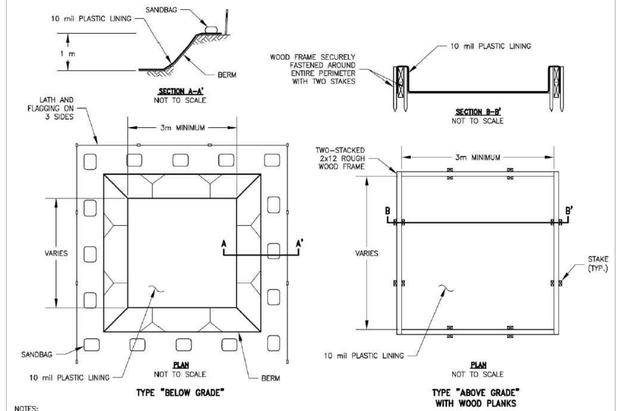
ENTRANCE ELEVATION

MAINTENANCE REQUIREMENTS:

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

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. IT IS RECOMMEND THAT THE ENTRANCE AREA BE EXCAVATED TO A MINIMUM DEPTH OF 3 INCHES.
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%. THE DIVERSION RIDGE SHALL BE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ROAD.
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.
11. THE GEOTEXTILE UNDERLINER MUST BE PLACED THE FULL LENGTH AND WIDTH OF THE ENTRANCE. GEOTEXTILE SELECTION SHALL BE BASED ON AASHTO M288-96 SPECIFICATION:
    - FOR SUBGRADES WITH A CBR GREATER THAN OR EQUAL TO 3 OR SHEAR STRENGTH GREATER THAN 90 kPA, GEOTEXTILE MUST MEET REQUIREMENTS OF SECTION AASHTO M288-96 SECTION 7.3, SEPARATION REQUIREMENT.
    - FOR SUBGRADES WITH A CBR BETWEEN 1 AND 3 OR SHEAR STRENGTH BETWEEN 30 AND 90 kPA, GEOTEXTILE MUST MEET REQUIREMENTS OF SECTION AASHTO M288-96 SECTION 7.4, STABILIZATION REQUIREMENTS.

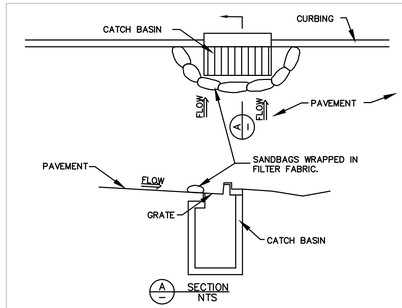
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NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

CONCRETE WASH AREA

NOT TO SCALE



NOTE:

1.) INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.

2.) ADJUST THE NUMBER OF SANDBAGS LAID ON THEIR SIDE TO CONTROL FLOW THROUGH RATE.

CURB INLET PROTECTION:

ONCE PAVEMENT HAS BEEN INSTALLED, A CURB INLET FILTER SHALL BE INSTALLED ON INLETS RECEIVING RUNOFF FROM DISTURBED AREAS. THIS METHOD OF INLET PROTECTION SHALL BE REMOVED IF A SAFETY HAZARD IS CREATED.
ONE METHOD OF CURB INLET PROTECTION USES "PIGS-IN-A-BLANKET" – 8-INCH CONCRETE BLOCKS WRAPPED IN FILTER FABRIC. ANOTHER METHOD USES SAND OR GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL.
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.

MAINTENANCE REQUIREMENTS:

THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.
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 ENTER THE INLET, AGAIN.
WHEN 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.

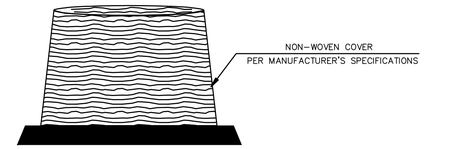
NOTE:

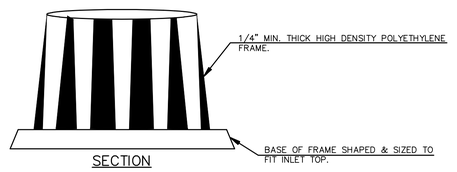
1. THE MAXIMUM DRAINAGE AREA ALLOWED TO FLOW TO ANY ONE INLET SEDIMENT TRAP IS 1.0 ACRE.

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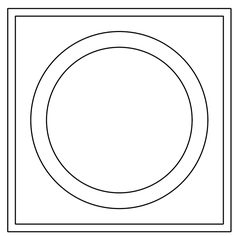
CURB INLET PROTECTION, SAND OR ROCK BAGS

NOT TO SCALE





SECTION



PLAN

TYPICAL CONSTRUCTION SEQUENCE FOR DOME FRAME & COVER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE COVER OVER THE FRAME.
4. FILL THE COVER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE COVER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND COVER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

DOMED INLET PROTECTION (PREFABRICATED)

N.T.S.

Sd2-F

EROSION CONTROL DETAILS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
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Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

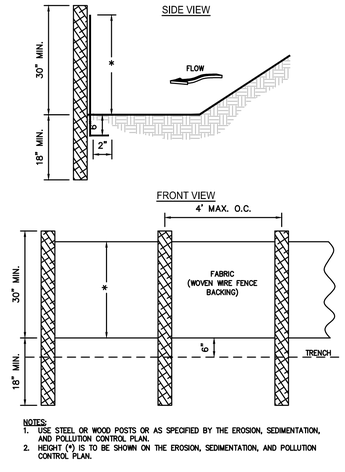
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DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET ES-6

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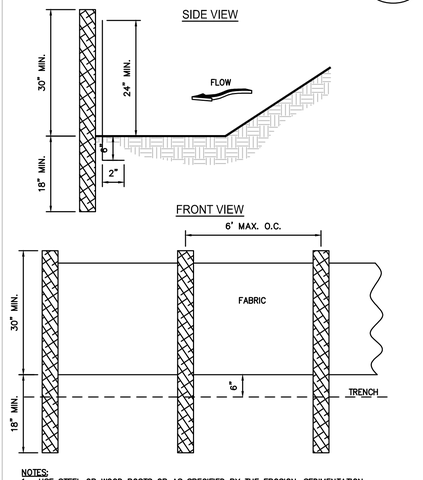
Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

SILT FENCE - TYPE SENSITIVE (Sd1-S)



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

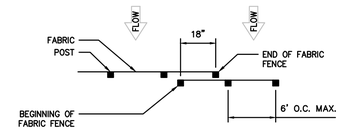
SILT FENCE - TYPE NON-SENSITIVE (Sd1-NS)



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (24") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS

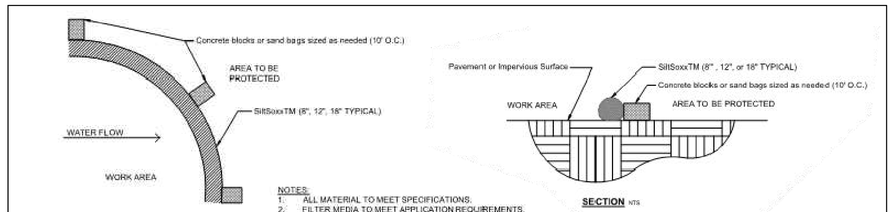


TOP VIEW – NOT TO SCALE



FRONT VIEWS – NOT TO SCALE

NOTES:
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.



NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

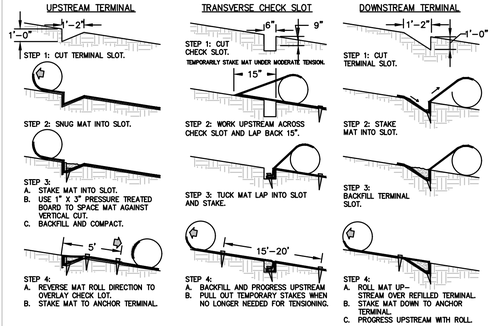
Sd1-ALT

SiltSoxxTM for Sediment Control on Pavement

NTS

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP) (Ss)

BLANKET AND MATTING CROSS-SECTIONS



NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.
7. CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2:5:1 AND WITH A HEIGHT OF 10 FEET OR GREATER AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
8. ALL BLANKETS AND MATTING SHALL BE ON THE GEORGIA D.O.T. QUALIFIED LIST #49 AND #62, RESPECTIVELY.
9. USE EITHER WOODEN OR PLASTIC STAPLES FOR PLACEMENT OF MATTING. METAL STAPLES SHALL NOT BE USED.
10. RAKE ROOTS & ROCKS AND REMOVE BEFORE SEEDING.

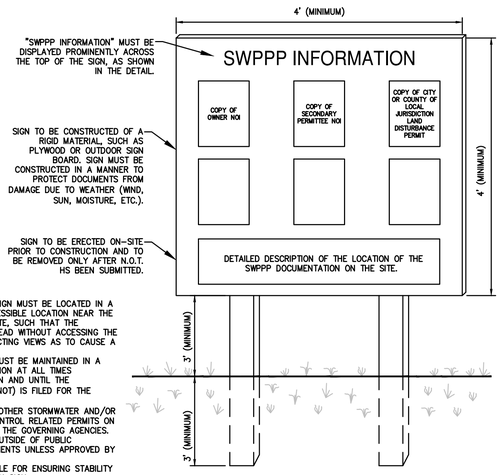
MAINTENANCE REQUIREMENTS:

ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

SEQUENTIAL ROLL RUN OUT IN CHANNELS

PICTORIAL VIEW OF TRANSVERSE SLOT

SWPPP INFORMATION SIGN



NOTES:
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

N.T.S.

TREE PROTECTION (Tr)

"SNOW" FENCE

PLAN

CROSS-SECTION

NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

EROSION CONTROL DETAILS

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STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER 3/5/21 JOSHUA COX

GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
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SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
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SHEET ES-7

USER SConnon – Mar 08, 2021 – 11:37am
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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

FOR TEMPORARY PROTECTION OF CRITICAL AREAS WITHOUT SEEDING, THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHICH MAY BE SUBJECTED TO EROSION FOR 6 MONTHS OR LESS, WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT WHICH CAN BE STABILIZED WITH A MULCH COVER.

MATERIALS	RATE	APPLICATION
DRY STRAW OR HAY	2" TO 4" THICK	APPLY UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. ANCHOR HAY DISK HARROW OR PACKER DISK OR WITH EMULSIFIED ASPHALT (GRADE AE–5 OR SS–1) AT A RATE OF 100 GAL PER 100 GAL OF WATER FOR EACH TON OF MULCH.
WOOD WASTE, CHIPS, SAWDUST, OR BARK	2" TO 3" THICK, ABOUT 6 TO 9 TONS PER ACRE	ANCHOR WITH NETTING OF THE APPROPRIATE SIZE. OPENINGS IN THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
EROSION CONTROL MATTING OR NETTING	APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS	APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
ASPHALT SPRAY (T–908–02)	SEE PROJECT SPECIFICATIONS	APPLY UNIFORMLY
POLYETHYLENE FILM	SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL	ANCHOR TRENCH AT THE TOP OF SLOPE AS WELL AS INCREMENTALLY AS NECESSARY

MAINTENANCE REQUIREMENTS:
INSPECT ALL MULCHED AREAS ON A DAILY BASIS AND AFTER EACH RAINFALL EVENT, REGRADE ERODED AREAS AND REMULCH AREAS IN WHICH THE COVER IS NO LONGER GREATER THAN 90% CONTINUOUS.

Ds1

TEMPORARY MULCHING

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS

SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	50–100 LBS./AC. 1/2/ – 30
COOL SEASON GRASSES AND LEGUMES		6–12–12 0–10–10 0–10–10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	50–100 LBS./AC. 1/ – –
GROUND COVERS		10–10–10 10–10–10 10–10–10	1300 LBS./AC. 3/ 1300 LBS./AC. 3/ 1100 LBS./AC.	– – –
PINE SEEDLINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
SHRUB LESPEDEZA	FIRST MAINTENANCE	0–10–10 0–10–10	700 LBS./AC. 700 LBS./AC. 4/	– –
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 LBS./AC.	30 LBS./AC. 5/
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 LBS./AC. 800 LBS./AC. 400 LBS./AC.	50–100 LBS./AC. 2/6/ 50–100 LBS./AC. 2/ 30LBS./AC.
WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	50 LBS./AC. 6/

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WITH HIGH RATES ARE USED.
3/ APPLY IN 3 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE PRUNED.
5/ APPLY TO GRASS SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

FERTILIZER AND MULCHING REQUIREMENTS

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS

NOTE: CONTRACTOR SHALL PERFORM SOILS TESTS TO EVALUATE THE MOST APPROPRIATE FERTILIZER MIX BASED ON SITE CONDITIONS

PLANTS, PLANTING RATES, AND PLANTING RATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

SPECIES	BROADCAST RATES 2/ – PLS 3/ PER ACRE	BROADCAST PER 1000 S.F.	RESOURCE AREA 4/	PLANTING DATES J F M A M J J A S O N D	REMARKS
LOVEGRASS, WEEPING (Erogrostis curvula) ALONE IN MIXTURES	4 LBS. 2 LBS.	0.1 LBS. 0.05 LBS.	M–L P C		1,500,000 SEEDS PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
SUDANGRASS (Sorghum sudnaese) ALONE	60 LBS.	1.4 LBS.	M–L P C		55,000 SEEDS PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
WHEAT (Triticum aestivum) ALONE IN MIXTURES	180 LBS. 30 LBS.	4.1 LBS. 0.7 LBS.	M–L P C		15,000 SEED PER POUND. WINTERHARDY.

1/ TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWD OUT PERENNIALS IF SEEDED TOO HEAVILY.
2/ REDUCE SEEDING RATES BY 50% WHEN DRILLED.
3/ PLS IS AND ABBREVIATION FOR PURE LIVE SEED.
4/ M–L REPRESENTS THE MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS MLRA'S
P REPRESENTS THE SOUTHERN PIEDMONT MLRA
C REPRESENTS THE SOUTHERN COASTAL PLAIN; SAND HILLS; BLACK LANDS; AND ATLANTIC COAST FLATWOODS MLRA'S.

Ds2

TEMPORARY GRASSING

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS.

NOTES:
1. APPLY TO ALL EXPOSED AREAS WITH 7 DAYS OF DISTURBANCE.
2. SOIL TO RECEIVE GRASSING IS TO BE SCARIFIED TO PROVIDE A PLACE FOR THE SEED TO LODGE AND GERMINATE.
3. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE.
4. FOR LOW FERTILITY SOILS, APPLY 500–700 LBS. OF 10–10–10– FERTILIZER PER ACRE. APPLY BEFORE LAND PREPARATION AND INCORPORATE WITH A DISK, RIPPER, OR CHISEL.
5. APPLY SEED BY HAND, CYCLONE SEEDER, DRILL CULITPACER–SEEDER OR HYDRAULIC SEEDER. RAKE SOIL LIGHTLY TO COVER SEED WHEN APPLIED BY HAND.
6. PROVIDE WATER AS REQUIRED TO GERMINATE AND MAINTAIN A HEALTHY THICK COVER OF GRASS.

MAINTENANCE REQUIREMENTS:
INSPECT ALL AREAS WHERE TEMPORARY GRASSING HAD BEEN APPLIED. WHERE COVER IS SPARSE, SCARIFY THE AREA, TEST SOIL FERTILITY, APPLY FERTILIZER AS NECESSARY AND RESEED WHERE EROSION HAS OCCURRED, REGRADE PRIOR TO ABOVE STEPS.

SPECIES	BROADCAST RATES 2/ – PLS 3/ PER ACRE	BROADCAST PER 1000 S.F.	RESOURCE AREA 4/	PLANTING DATES J F M A M J J A S O N D	REMARKS
BAHIA, PENSACOLA (Paspalum notatum) ALONE OR W/OTHER TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	P C		166,000 SEEDS PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH, PLANT WITH A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES AND LAWNS. MIX WITH SERICEA PESPEDEZA OR WEEPING LOVEGRASS.
BAHIA, WILMINGTON (Paspalum notatum) ALONE OR W/OTHER TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	M–L P		166,000 SEEDS PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH, PLANT WITH A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES AND LAWNS. MIX WITH SERICEA PESPEDEZA OR WEEPING LOVEGRASS.
BERMUDA, COMMON (Cynodon dactylon) HULLED SEED ALONE WITH OTHER PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	P C	J F M A M J J A S O N D	1,787,000 SEEDS PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (Cynodon dactylon) UNHULLED SEED W/ TEMP COVER WITH OTHER PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	P C	J F M A M J J A S O N D	PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESUCE.
CROWNVETECH (Coronilla varia) WITH WINTER ANNUALS OR COOL SEASON GRASS	15 LBS.	0.3 LBS.	M–L P	J F M A M J J A S O N D	100,000 SEEDS PER POUND. DENSE GROWTH, ATTRACTIVE ROSE, PINK AND WHITE BLOSSOMS SPRING TO LATE FALL. MIX W/ 30 LBS. OF TALL FESCUE OR 15 LBS. OF RYE INOCULATE SEED WITH M INOCULANT, USE FROM NORTH ATLANTA AND NORTHWARD.
FESCUE, TALL (Festuca arundinacea) ALONE W/ OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	M–L P	J F M A M J J A S O N D	227,000 SEEDS PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHT SOIL. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVETECH. APPLY TOP DRESSING IN SPRING FOLLOWING FALL PLANTING. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LOVEGRASS, WEEPING (Erogrostis curvula) ALONE W/ OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LBS. 0.05 LBS.	M–L P C	J F M A M J J A S O N D	1,500,000 SEEDS PER POUND. QUICK COVER, DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS

NOTES:
1. PERMANENT GRASSING SHALL BE APPLIED TO GRADED AREAS THAT WILL BE UNDISTURBED FOR MORE THAN 6 MONTHS.
2. APPLY TO ALL AREAS IMMEDIATELY AFTER THEY HAVE REACHED FINAL GRADE.
3. APPLY AGRICULTURAL LIME AT A RATE OF 1–2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.
4. RYE GRASS SHALL NOT BE USED IN ANY SEEDING MIXTURE CONTAINING PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT–COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER.
5. FOR HYDRAULIC SEEING, MIX SEED, FERTILIZER AND WOOD CELLULOSE OR WOOD PULP FIBER WITH WATER AND APPLY IN SLURRY UNIFORMLY OVER THE TREATED AREA. APPLY WITHIN 1 HOUR OF MIXING. MULCH IS TO BE APPLIED AT A RATE OF 500 LBS. PER ACRE.
6. FOR CONVENTIONAL SEEDING USE A CULTI–SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER OR HAND SEED UNIFORMLY OVER THE SEED WITH 1/8" TO 1/2" OF SOIL. PROVIDE TEMPORARY MULCHING WITHIN 24 HOURS OF SPREADING SEED. MULCH SHALL COVER 75% OF THE SOIL SURFACE.

MAINTENANCE REQUIREMENTS:

PROVIDE PERIODIC INSPECTIONS AND AFTER EACH RAINFALL EVENT AND REGRASS AREAS THAT ARE BARE OR HAVE ERODED. EXCLUDE TRAFFIC ON GRASSED AREAS UNTIL GRASS IS ESTABLISHED. MOW AS REQUIRED.

THICK LINES INDICATE OPTIMUM DATES, THIN LINES INDICATE PERMISSIBLE BUT MARGINAL DATES.

1/ REDUCE SEEDING RATES BY 50% WHEN DRILLED.
2/ PLS IS AN ABBREVIATION FOR PURE LIVE SEED, REFER TO SECTION V.E. OF THESE SPECIFICATIONS.
3/ M–L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES AND VALLEYS MLRA'S.
P REPRESENTS THE SOUTHERN PIEDMONT MLRA.
C REPRESENTS THE SOUTHERN COASTAL PLAIN; SAND HILLS; BLACK LANDS; AND ATLANTIC COAST FLATWOODS MLRA'S.

Ds3

PERMANENT GRASSING

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS.

SOD LAYOUT AND PREPARATION

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER; DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL
Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
Step 3. MOW WHEN THE SOD IS ESTABLISHED –– IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

APPEARANCE OF GOOD SOD

SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"–3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE: SOIL AND ROOTS. SHOULD BE 1/2"–3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

SOD MAINTENANCE AND INSTALLATION

Ds4

Dust Control on Disturbed Areas

Du



DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers**. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**.

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling**.

Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

GSWCC (Amended - 2013) 6-107

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GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

GSWCC #: 0000007195

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PORT WENTWORTH, GA

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SAVANNAH, GA 31401

REVISION	BY

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CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET ES-8

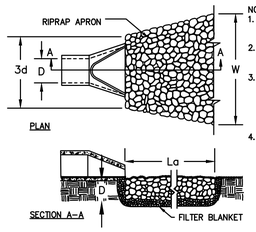
EROSION CONTROL DETAILS

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

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RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. 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).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

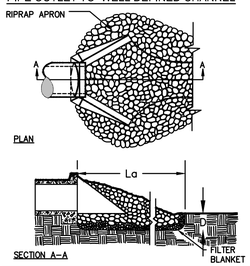
MAINTENANCE REQUIREMENTS:

INSPECT RIPRAP OUTLET STRUCTURE AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED, IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

SPECIFICATIONS:

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER FABRIC OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER FABRIC.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
7. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
8. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
9. STONE QUALITY – SELECT STONE FOR RIPRAP FROM FIELD STONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER-RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.
10. FILTER – INSTALL A FILTER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP. THE FILTER SHOULD CONSIST OF A GRADED LAYER OR A SYNTHETIC FILTER CLOTH.

PIPE OUTLET TO WELL DEFINED CHANNEL



ST #	PIPE SIZE (IN.)	Q25 (CFS)	VELOCITY (FPS)	TW	La (FT)	W (FT)	AVG DIA. (IN.)	D
#1	18"	12.4	4.5	<.5d	10	12	6"	9"

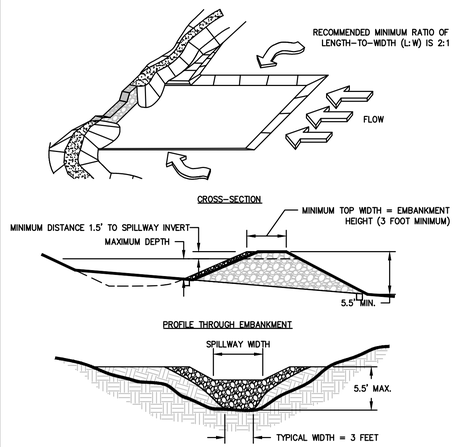
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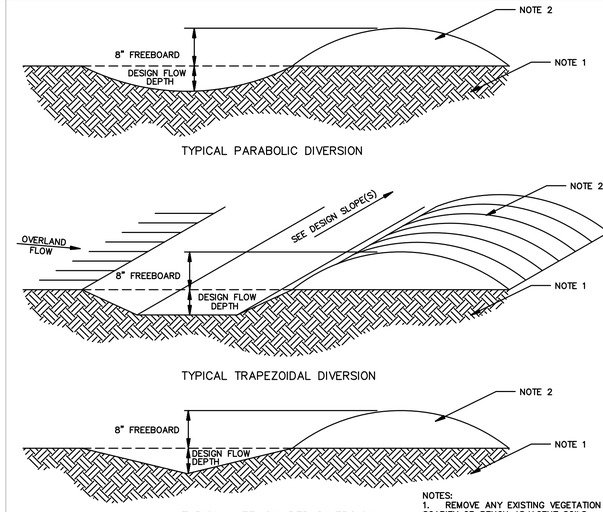
TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

Sd4

ROCK OUTLET





DIVERSIONS

N.T.S.

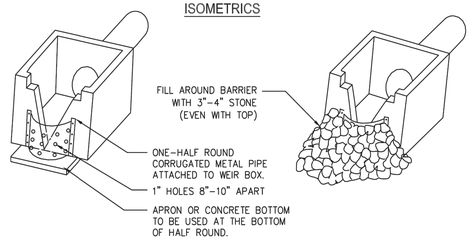
Di

NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. REFER TO E&S PHASE I & II FOR TEMPORARY AND/OR FINAL STABILIZATION MEASURES.
4. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

Rt

ISOMETRICS



PLAN

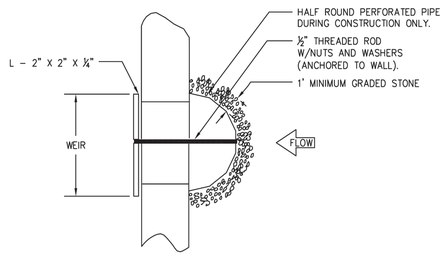
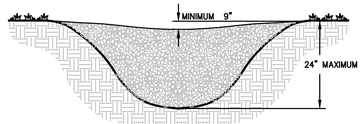


Figure 6-26.1 Perforated Half- Round Pipe with Stone Filter

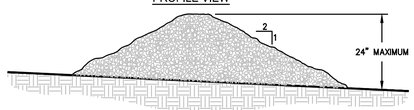
STONE CHECK DAM

Cd

CROSS SECTION

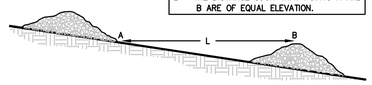


PROFILE VIEW



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.

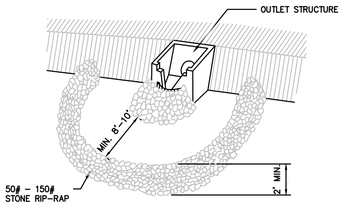


NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288–96, SECTION 7.3, TABLE 3).

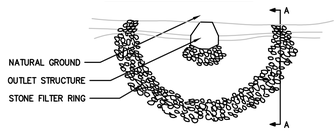
STONE FILTER RING

Fr

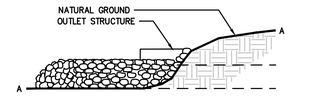
PERSPECTIVE VIEW



PLAN VIEW (NOT TO SCALE)



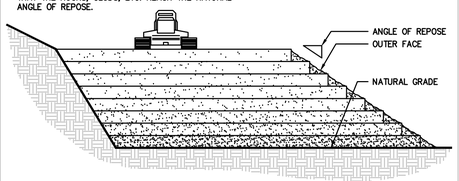
CROSS SECTION (NOT TO SCALE)



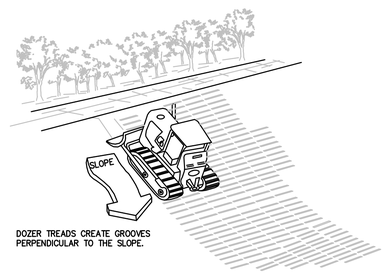
FILL SLOPE TREATMENT

Su

EACH LIFT OF THE FILL IS COMPACTED, BUT THE OUTER FACE OF THE SLOPE IS ALLOWED TO REMAIN LOOSE SO THAT THE ROCKS, CLODS, ETC. REACH THE NATURAL ANGLE OF REPOSE.



TRACKING



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DULUTH, GA 30096
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FAX: 404-567-5703
WWW.BDGSE.COM

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GEORGIA REGISTERED PROFESSIONAL ENGINEER #24150 JOSHUA COX 3/5/21

GSWCC #: 0000007195

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR:
DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET ES-9

EROSION CONTROL DETAILS

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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

SITE PLAN NOTES

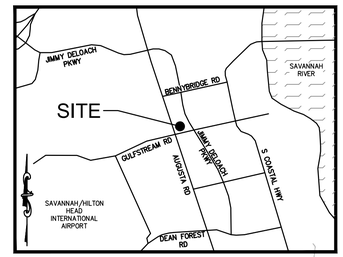
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE SPECIFICATIONS.
3. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EMC ENGINEERING SERVICES, INC., DATED 05/05/2020.
7. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
8. THIS PROPERTY IS WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13051C0045G, AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
9. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "P-C-3". ADJACENT PROPERTY ZONED AS SHOWN.
10. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL & TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
11. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
15. ALL PROPOSED ACCESSIBLE PATHS WILL COMPLY WITH THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT.

SITE LEGEND

- (A) AREA STRIPED AT SWSL/4" AT 45° @ 2'-0" O.C.
- (B) 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (C) PROPOSED SIDEWALK. REFER TO PLAN FOR WIDTH. SEE DETAIL SHEET.
- (D) ADA RAMP. SEE DETAIL SHEET.
- (E) 6" HIGH CURB & GUTTER (18" WIDTH). SEE DETAIL SHEET.
- (F) PAINTED DIRECTIONAL ARROWS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
- (G) STOP BAR. SEE DETAIL SHEET.
- (H) FUEL CANOPY. REFER TO PLANS BY OTHERS.
- (I) UNDERGROUND FUEL TANK. SEE PLANS BY OTHERS.
- (J) MATCH EXISTING CURB GRADE AND ALIGNMENT.
- (K) FUEL PUMP BOLLARD.
- (L) "PRIVATE DRIVE – AMAZON VANS/CARS ONLY" SIGN. SEE DETAIL SHEET.
- (M) 5' WIDE CONCRETE CURB BACKING. SEE DETAIL SHEET.
- (N) HOSE BIBB ON BRICK COLUMN (WATER LINE LOCATED INSIDE BRICK COLUMN). SEE DETAIL SHEET.
- (O) "NO PARKING – LOADING ZONE" SIGN. SEE DETAIL SHEET.
- (P) 5'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (Q) TRANSITION CURB TO ASPHALT OVER 4 L.F.
- (R) 5'X5' CONCRETE PAD.
- (S) CANTILEVERED GATE.
- (T) 2" HIGH MOUNTABLE CURB & GUTTER (18" WIDTH). SEE DETAIL SHEET.
- (U) TRANSITION FROM 6" HIGH CURB AND GUTTER TO 2" HIGH MOUNTABLE CURB AND GUTTER.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- (S) PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL
- PUBLIC ROADWAY ASPHALTIC PAVEMENT



LOCATION MAP
NOT TO SCALE

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

ERADICATE 3 PARKING SPACE STRIPES

BIORETENTION AREA

BIORETENTION AREA / DETENTION POND

DETENTION POND B

DETENTION POND A

HEAVY DUTY ASPHALT

TRANSITION FROM 2" CURB AND GUTTER TO FLAT GUTTER SECTIONS FOR 24 L.F.

2' WIDE CONCRETE FLUME

EXISTING LOT LINE TO BE ELIMINATED WITH RE COMBINATION PLAT TO BE SUBMITTED SEPARATELY

SLOTTED CURB W/ STONE DIAPHRAGM. SEE DETAIL SHEET.

HEAVY DUTY CONCRETE

EXISTING 100' GA POWER EASEMENT

EXISTING GRAVEL DRIVE

GA POWER TRANSMISSION POLE

EXISTING PARKER'S
4,524± S.F.
EXISTING PARKER'S CONVENIENCE STORE
FFE: 41.80

TRACT 2
4.26± AC.

TRACT 3
2.54± AC.

GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY (VARIES)
(ASPHALT SURFACE)
SPEED LIMIT= 50 MPH

T.B.M. 2
BENCH TIE IN POWER POLE
N: 782710.66
E: 962062.41
ELEV: 40.92 (NAVD88)

T.B.M. 1
BENCH TIE IN POWER POLE
N: 782500.36
E: 962132.71
ELEV: 41.63 (NAVD88)

N/F ARTICLE VIII CREDIT SHELTER TRUST, ETAL
PIN: 70035 01003
PB 14P, PG 20

PAINTING STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" – SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

811 Know what's below Call before you dig

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PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

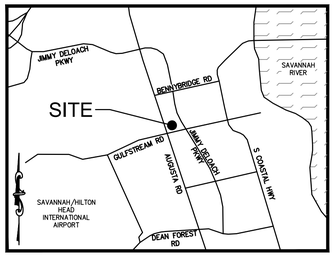
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FILE 21-109 Main
SHEET C-1

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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S:SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL
- PUBLIC ROADWAY ASPHALTIC PAVEMENT



LOCATION MAP
NOT TO SCALE

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

EXISTING AMAZON DISTRIBUTION CENTER PARKING LOT

BIORETENTION AREA

BIORETENTION AREA / DETENTION POND

DETENTION POND B

DETENTION POND A

TRACT 2
4.26± AC.

TRACT 3
2.54± AC.

EXISTING PARKER'S
4,524± S.F.

CROSSGATE ROAD
80' PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
SPEED LIMIT= 45 MPH

GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY (VARIES)
(ASPHALT SURFACE)
SPEED LIMIT= 50 MPH

10' BUILDING SETBACK

SPILLWAY

OVERALL SITE PLAN

SCALE IN FEET
50' 25' 0 50' 100' 150'

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PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

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PROJECT NO. 21-109
FILE 21-109 Main
SHEET C-1A

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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

CONCRETE PAVING & JOINTING NOTES:

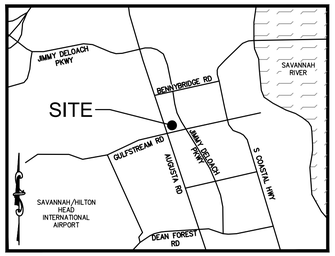
1. ANY DEVIATIONS TO PAVEMENT JOINT AND PLACEMENT SHALL BE SUBMITTED FOR REVIEW BY CIVIL ENGINEER PRIOR TO COMMENCEMENT OF WORK.

PAVING LEGEND

- ISOLATION JOINT (DOWELED)
- ISOLATION JOINT (NO DOWEL)
- CONSTRUCTION JOINT (DOWELED)
- CONSTRUCTION JOINT (NO DOWEL)
- CONTRACTION JOINT (DOWELED)
- CONTRACTION JOINT (NO DOWEL)
- R — REINFORCED PANEL

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- (5) PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL
- PUBLIC ROADWAY ASPHALTIC PAVEMENT



LOCATION MAP
NOT TO SCALE

BIORETENTION AREA

DETENTION POND B

DETENTION POND A

BIORETENTION AREA / DETENTION POND

TRACT 2
4.26± AC.

TRACT 3
2.54± AC.

EXISTING PARKER'S
4,524± S.F.
EXISTING PARKER'S CONVENIENCE STORE
FFE 41.80

GEORGIA HIGHWAY 21
PUBLIC RIGHT-OF-WAY (VARIES)
(ASPHALT SURFACE)
SPEED LIMIT= 50 MPH

Know what's below
Call before you dig

JOINTING PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

BDG
Buckel Design Group, LLC
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN	SC
CHECKED	JWC
ISSUED DATE	3/5/2021
ISSUED FOR	SITE PLAN REVIEW
PROJECT NO.	21-109
FILE	21-109 Main
SHEET	C-1B

USER: SCannon – Mar 08, 2021 – 11:38am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109 main.dwg – LAYOUT: C-1B

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

CONCRETE PAVING SPECIFICATIONS

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:
1. Preparation and placement of Portland cement concrete parking areas.
2. Preparation and placement of Portland cement concrete roads and entrances.
3. Aggregate base below slab.
4. Exterior light pole bases.

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.

B. American Concrete Institute (ACI):
1. ACI 117 – Tolerances for Concrete Construction and Materials and Commentary.
2. ACI 301 – Structural Concrete.
3. ACI 305.1– Hot Weather Concreting.
4. ACI 306.1– Cold Weather Concreting.
5. ACI 308.1 – Curing Concrete.
6. ACI 318 – Building Code Requirements for Reinforced Concrete and Commentary.
7. ACI 330.2R–17 – Guide for the Design and Construction of Concrete Site Paving for Industrial and Trucking Facilities

C. American Society for Testing and Materials (ASTM):
1. ASTM A 36 – Structural Steel.
2. ASTM A185 – Steel Welded Wire Fabric, Plain, for Concrete Reinforcement.
3. ASTM A615 – Deformed and Plain Billet–Steel for Concrete Reinforcement.
4. ASTM C31 – Making and Curing Concrete Test Specimens in the Field.
5. ASTM C33 – Concrete Aggregates.
6. ASTM C 39 – Comprehensive Strength of Cylindrical Concrete Specimens.
7. ASTM C42 – Obtaining and Testing Drilled Cores and Sawed Beams of Concrete.
8. ASTM C94 – Ready–Mixed Concrete.
9. ASTM C138 – Unit Weight, Yield, and Air Content (Gravemetric) of Concrete.
10. ASTM C143 – Slump of Hydraulic Cement Concrete.
11. ASTM C150 – Portland Cement.
12. ASTM C172 – Sampling Freshly Mixed Concrete.
13. ASTM C231 – Air–Content of Freshly Mixed Concrete by the Pressure Method.
14. ASTM C260 – Air–Entraining Admixtures for Concrete.
15. ASTM C309 – Liquid Membrane Forming Compounds for Curing Concrete.
16. ASTM C403 – Time of Setting of Concrete Mixtures by Penetration Resistance
17. ASTM C618 – Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.
18. ASTM C920 – Elastomeric Joint Sealants.
19. ASTM C989 – Ground Granulated Blast–Furnace Slag for Use in Concrete and Mortars.
20. ASTM C1064 – Temperature of Freshly Mixed Portland Concrete Cement.
21. ASTM C1218 – Water–Soluble Chloride in Mortar and Concrete.
22. ASTM C1602 – Mixing Water used in the Production of Hydraulic Cement Concrete.
23. ASTM D98 – Calcium Chloride
24. ASTM D 698 – Moisture–Density Relations of Soils and Soil–Aggregate Mixtures Using 5.5 lb. (2.49 Kg) Hammerand 12–in (305 mm) Drop.
25. ASTM D994 – Preformed Expansion Joint Filler for Concrete (Bituminous).
26. ASTM D1241 – Materials for Soil–Aggregate Subbase, Base and Surface Courses
27. ASTM D1751 – Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction (Nonextruding and Resilient Bituminous Types).
28. ASTM D1752 – Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction.
29. ASTM D2628 – Preformed Polychloroprene Elastomeric Joint Seals for Concrete Pavements.
30. ASTM D3575 – Standard Test Methods for Flexible Cellular Materials Made From Olefin Polymers.

D. Federal Specifications (FS):
1. FS HH–F–341 – Fillers, Expansion Joint: Bituminous (Asphalt & Tar)

E. International Code Council, Inc.:
1. International Building Code (IBC).

F. State Highway Department Standard Specifications.

G. National Ready–Mixed Concrete Association:
1. NRMCA Inspection Standards

1.3 SUBMITTALS

A. Obtain Civil Engineer approval for Mix Design and Pavement Joint and Placement Plan prior to commencement of work.

B. Sieve Analysis for Aggregate Base: Submit current sieve analysis report, sampled and tested within the last 60 days of submittal date, for aggregate base and choker material.

C. Concrete Batch Plant Certifications: Submit name and address of the concrete supplier's batch plant and plant certification(s) by National Ready–Mix Concrete Association and/or State Department of Transportation.

D. Mix Design:
1. Submit separate mix design for concrete to be placed by pumping in addition to the mix design for concrete to be placed directly from the truck chute.
2. Submit mix design to the Civil Engineer, the Owner's Construction Testing Laboratory, and the Owner's Construction Manager.
3. Include applicable information including the following:
a. Proportions of cementitious materials, fine and coarse aggregate, and water.
b. Water–cementitious material ratio, 28–day compressive design strength, slump, and air content.
c. Type of cement, fly ash, slag and aggregate.
d. Aggregate gradation.
e. Type and dosage of admixtures.
f. Special requirements for pumping.
g. Range of ambient temperature and humidity for which design is valid.
h. Special characteristics of mix which require precautions in mixing, placing, or finishing techniques to achieve finished product specified.
4. Materials and methods for curing concrete.

F. Attachments to Concrete Mix Design: Submit the following as attachments to be included with the Concrete Mix Design:
1. Cementitious materials mill test reports for the following:
a. Portland cement
b. Fly ash
c. Slag
2. Designation, type, quality, and source (natural or manufactured) of coarse and fine aggregate materials.
3. Sieve Analysis Reports: Provide separate sieve analysis of percentages passing for coarse and fine aggregate. Show values for each sieve size shown on the mix design form. Do not leave any line blank. Sieve analysis sampling and testing for each aggregate source shall be conducted within 60 days of concrete submittal date.
4. Aggregate Supplier Statement:
a. Stating if aggregate is possibly alkali–reactive based on tests or past service.
b. Stating if aggregate can possibly cause pop–outs, D`cracking, or other disruptions due to moisture gain, freezing, or other mechanisms, based on tests or past service.
5. Product data for the following concrete materials admixtures:
a. Water reducing
b. Set retarding
c. Set accelerating
d. Data indicating chloride ion content information for each admixture
6. Concrete compressive strength data as required by ACI 318.
7. Concrete supplier approval of mix design.
8. Chloride–Ion Content: Measured water–soluble chloride–ion content (percent by weight of cementitious materials) in accordance with ASTM C1218.
9. Time of Initial Setting: Initial setting time in accordance with ASTM C403.

H. Product Data: Submit certified laboratory test data or manufacturer's certificates and data for the items listed below certifying that materials are in conformance requirements specified herein. Submit to the Civil Engineer, the Owner's Construction Testing Laboratory, and the Owner's Construction Manager for review and approval and within 7 calendar days after receipt of Notice–to–Proceed.
1. Portland cement concrete mix design(s)
2. Type and source of Portland cement, fly ash, and slag
3. Aggregate gradations
4. Joint back–up material
5. Soft preformed joint filler
6. Pavement joint sealant
7. Dowel bars
8. Tie bars
9. Reinforcing steel bars
10. Welded wire fabric
11. Air entraining admixtures
12. Water–reducing, set–retarding, and set–accelerating admixtures (if used)

I. Pavement Joint and Placement Plan: Contractor shall review and redline the Jointing Plan identifying the items listed below. Submit redlines to the Civil Engineer.
1. Concrete truck access location.
2. Extent of placements including width, length, slab placement area and volume.
3. Locations of construction joints.
4. Location of sawn contraction joints if different from those shown on the civil drawings.

J. Pre–Slab Installation Meeting:
1. Provide record of notification of pre–slab meeting including company name, persons contacted, and date and method of contact.
2. Provide meeting minutes to all participants and Owner's Construction Manager including sign–in sheet.

K. Delivery Tickets:
1. Copies of delivery tickets for each load of concrete delivered to site.
2. Indicate information required by ASTM C 94 on each ticket including additional information required for slabs.
3. Information on ticket shall include quantities of material batched including the amount of free water in the aggregate and the quantity of water that can be added at the site without exceeding the maximum water cementitious ratio of the approved mix design. Aggregate moisture corrections shall be based on ASTM definitions of aggregate moisture content and absorption.
4. Mix identification number on ticket shall match number on submitted and approved mix design.
5. Submit copies to Owner's Testing Laboratory with each concrete delivery.

L. Installation Certification: Submit certification in writing that final placement is in accordance with specification requirements.

M. Statement of Approval of Concrete Supplier: Submit statement with information specified in Quality Assurance paragraph below.

1.4 QUALITY ASSURANCE

A. Concrete Truck Inspection:
1. Conform to ASTM C94, NRMCA, and Department of Transportation standards in state where project is located.
2. Perform inspections immediately before starting concreting operations.
3. Record acceptable truck numbers.
4. Record the identification numbers of those trucks found to be acceptable on the basis of inspections.
5. Do not bring on site for concreting operations, any truck whose identification numbers are not recorded as acceptable. Notify Owner's Testing Lab if non–conforming trucks are used to deliver concrete for slabs and pavements.

B. Tolerances:
1. Conform to most stringent requirements of ACI 117 and ACI 301 except as specified herein.
2. Conform to ACI 117 thickness tolerances for slabs–on–ground.

C. Concrete Supplier Approval:
1. The concrete supplier shall be fully approved and acceptable by the concrete subcontractor as the producer of concrete for which the subcontractor is to place and finish. Prepare Statement of Approval of Concrete Supplier stating project name, name of concrete supplier, along with the statement of approval and the signatures of the Contractor and concrete pavement subcontractor.

D. Pre–installation Meeting: Convene a pre–installation meeting at the site at least two weeks prior to commencing work of this Section. Require attendance of parties directly affecting work of this Section, including, but not limited to, the Owner's representative, CTL's representative and inspector, Contractor, concrete sub–contractor and job foreman, concrete supplier, and base fine grading contractor.
1. Contact Owner's Construction Manager seven days prior to pre–installation conference to confirm schedule.
2. Record discussions of meeting and decisions and agreements (or disagreements) reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to paving work, including the following:
a. CTL's testing and inspection procedures.
b. Concrete finishes and finishing.
c. Cold– and hot–weather concreting procedures.
d. Curing procedures.
e. Concrete design mixture and examine procedures for ensuring quality of concrete materials.
f. Proposed sources of concrete materials, including capabilities and location of plant that will manufacture concrete.
g. Tour, inspect and discuss condition of subgrade, drainage structures, and other preparatory work.
h. Requirements for protecting concrete work, including restriction of traffic during installation period and for remainder of construction period.
i. Review and finalize construction schedule and verify availability of materials.
j. Concrete paving requirements (drawings, specifications and other contract documents).
k. Required submittals, both completed and yet to be completed.
l. Weather and forecasted weather conditions, and procedures for coping with unfavorable conditions.
m. Safety precautions relating to placement of concrete.
n. Changes to the contract documents from recommendations or discussions at the Pre–Construction meeting shall be approved in writing by the Owner's Construction Manager prior to implementation.

1.5 ENVIRONMENTAL REQUIREMENTS

A. Concreting in Hot, Dry, or Windy Weather:
1. Employ precautions to avoid cracking when the concrete rate of evaporation exceeds 0.1 pounds per square foot per hour or when any combination of concrete materials and weather conditions are favorable for the formation of plastic shrinkage cracks.
2. Maintain an accurate reading thermometer at the job site to check temperature of concrete.
3. Reject concrete if more than one slump adjustment, as defined in ASTM C 94, is required.
4. Do not place concrete when forms, subgrade, aggregate base, or reinforcing bars are more than 120 F or the temperature differential between the forms, aggregate base, or reinforcing bars and concrete will create conditions favorable for settlement cracks or thermal cracking.

B. Concreting in Cold Weather:
1. Conform to ACI 306.1 when temperature and other environmental conditions are as noted therein.
2. Subgrade shall be thawed to depth of 12 inches immediately before placing concrete.
3. Measure and record concrete temperature during protection period in each placement at regular time intervals, but not less than 3 times per 24 hour period.
4. Do not place slabs on subgrade or base that is more than 20F cooler than concrete. Warm subgrade or base to decrease temperature differential to 20 F or less

1.6 PROJECT CONDITIONS

A. Maintain access for vehicular and pedestrian traffic as required for other construction activities (and existing customers at expansion projects). Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Forms: Steel, wood, or other suitable material of size and strength to resist movement during concrete placement and to retain horizontal and vertical alignment until removal. Use straight forms, free of distortion and defects. Use flexible spring steel forms or laminated boards to form radius bends as required. Coat forms with nonstaining type of coating that will not discolor or deface surface of concrete.

B. Aggregate Base and Choker Materials:
1. Aggregate Base Material:
a. Gradation: Conform to gradation shown on the Civil Drawings.
b. Equivalent Gradation: Equivalent gradations may be used upon approval of the Civil Engineer of Record. Submit proposed equivalent gradation to the Architect for approval within 30 days after the award of contract. Equivalent gradation shall be one of the following.
1) Any state DOT approved road base material meeting the following gradation:

Std. Sieve Size	% Passing
No. 1–1/2	100
No. 4	15–55
No. 200	5–12

2) Material conforming to the General Requirements and of the Gradation 'A', 'C', or 'D' requirements (with the modified allowance of 5% to 12% passing the No. 200 sieve) as defined by ASTM D1241
2. Aggregate Choker Material: Clean granular fill with less than 3% clay and/or friable particles. Use one of the following gradations:
a. ASTM 448 No. 10 with 6% to 12% passing No. 200 sieve.
b. Material meeting the following gradation:

Std. Sieve Size	% Passing
No. 4	85–100
No. 8	75–95
No. 16	55–75
No. 50	22–45
No. 100	10–30
No. 200	6–12

C. Reinforcement:
1. Welded Wire Mesh: Welded plain cold_drawn steel wire fabric, ASTM A185. Furnish in flat sheets.
2. Reinforcing Bars: Deformed steel bars, ASTM A615, Grade 60.
3. Joint Dowel Bars: ASTM A615, grade 40 minimum, smooth round plain steel bars, or ASTM A36, smooth round or square plain steel bars, cut bars true to length with ends square and free of burrs. Epoxy coat per State Highway Department Standard Specifications.

D. Cementitious Materials:
1. Portland Cement: ASTM C150, Type I, Use only one brand throughout project.
2. Fly Ash: ASTM C 618, Class C or F. Use only one type and source throughout project.
3. Slag: ASTM C989, Grade 100 or 120. Use only one type and source throughout project.

E. Pavement Joint Materials:
1. Joint Back–up Material: Polyethylene foam, 100% closed cell
2. Soft Preformed Joint Filler: Flexible closed–cell non–extruding synthetic foam expansion joint strips.
a. Ceramar Flexibe Foam Expansion Joint, by W.R. Meadows.
b. Deck–O–Foam Expansion Joint Filler, by W.R. Meadows
3. Sealant:
a. Dow 888, by Dow Corning.
b. 301 NS by Pecora.
c. Spectrum 800 by Tremco.

F. Concrete Aggregate:
1. Conform to ASTM C33.
2. Aggregate shall contain no coal or lignite in concrete that will not be covered by soil.
3. Fine Aggregate:
a. Conform to fine aggregate grading requirements as defined in section 6.1 of ASTM C 33 unless approved by the Civil Engineer.
b. If manufactured sand is used, blend with minimum 25% natural sand unless otherwise approved by Civil Engineer.
4. Coarse Aggregate:
a. Nominal maximum coarse aggregate size shall be 1 inch for slabs ≤ 5–1/2 inch thick.
b. The nominal maximum size of an aggregate is the smallest sieve size through which the major portion of the aggregate must pass, with a minimal amount retained on the maximum sieve size. Maximum 4% shall be retained on the nominal maximum size sieve.
5. Adjust proportions of combined coarse, intermediate, and fine aggregates to provide the following particle size distribution characteristics, unless otherwise approved:
a. Coarseness Factor of 60 to 75%
1) The Coarseness Factor (CF) is the percent of combined aggregate retained on the #8 sieve that is also retained on the 3/8`sieve.
2) The Coarseness Factor is calculated as follows:
a) CF = Aggregate retained on 3/8`sieve / Aggregate retained on #8 sieve.
b. Adjusted Workability Factor
1) The Workability Factor (WF) is the percent of combined aggregate that passes the #8 sieve.
2) The Adjusted Workability Factor (Adj–WF) is calculated as follows:
a) Adj–WF = WF+[(Cementitious Material –564 lbs.)/37.6]
3) The range of accepted Adj–WF for a given CF is as follows:
a) Adj–WF = [(11.25 – .15 CF) + 33] ± 2.5
4) Combined percent retained on any given sieve size shall not exceed 24%.
c. Gradation requirement of ASTM C33 may be waived in order to meet ranges specified.

G. Water: ASTM C 1602.

H. Air Entrainment: ASTM C260.
1. Air–Mix or AEA–92, by Euclid.
2. MasterAir VR 10, MasterAir AE 90, or MasterAir E 200 by BASF Admixtures.
3. Daravair or Darex Series, by W.R. Grace.
4. Equivalent approved products.

I. Evaporation Retardant: Water–based polymer, sprayable.
1. Euco–Bar, by Euclid
2. MasterKure ER 50 by BASF Admixtures
3. Aquafilm, by Dayton Superior.

J. Liquid Membrane Curing and Sealing Compound: ASTM C 1315, Type I, Class A or B, 25% minimum solids content, clear non–yellowing with no styrene–butadiene.
1. Water Based, VOC less than 350 g/l:
a. Super Aqua Cure, by Euclid Chemical Corp.
b. MasterKure CC 1315WB by BASF Admixtures.

2.2 CONCRETE MIX

A. Design mix shall produce normal weight concrete consisting of Portland cement, supplementary cementitious materials, aggregates, admixtures, and water to produce specified requirements.

B. Geographical Weather Exposure Classification: Geographical exposure classification shall be [Negligible F0] [Moderate F2] [Severe F3] exposure.

C. Concrete Site Pavement and Light Pole Bases
1. ACI Exposure Category and classification:
a. Negligible exposure: F0
b. Moderate exposure: F2
c. Severe exposure: F3
2. Compressive Strength: Strength at 28 days, unless otherwise indicated on the Drawings:
a. Negligible exposure classification: 4,000 psi.
b. Moderate exposure classification: 4,500 psi.
3. Maximum Water–Cementitious Material Ratio (Cement Quantity Includes Fly Ash or slag):
a. Negligible exposure: 0.55 by wt.
b. Moderate and severe exposure classification: 0.45 by wt.
4. Slump Range: Slump at the point of placement shall be 2 to 4 inches for hand placed concrete, 1–1/14 to 3 inches for machine placed (slip form) concrete. Maximum slump variance shall be 2 inches.
5. Air Content: As shown in the table below.

D. Air Entrainment as shown below:

Nominal Maximum Size Aggregate (inch)	Average Air Content (%) +/– 1.5% By Exposure Category: Negligible – F0	Moderate or Severe – F2 & F3
3/8	4.5	7.5
1/2	4.0	7.0
3/4	3.5	6.0
1	3.0	6.0
1–1/2	2.5	5.5

E. Supplementary Cementitious Materials (SCM):
1. Concrete mix shall contain SCM at the amounts specified unless other amounts are approved by the Civil Engineer. Either fly ash or ground granulated blast furnace slag (GGBFS) may be used for the SCM but shall not be used together to form a ternary mix. Use of fly ash or GGBFS in the concrete mix is mandatory.
2. Fly Ash: Substitute fly ash for Portland cement at 20% of the total cementitious content.
a. If used to mitigate potential aggregate reactivity, up to 30% fly ash substitution of Portland cement is allowed. Only Type F fly ash may be used and shall have the following maximum properties: 1.5% available alkali and 8.0% CaO. When a maximum of 30% replacement is used, up to 10.0% CaO is permitted.
3. Ground Granulated Blast Furnace Slag (GGBFS): Substitute GGBFS for Portland cement at 25% of the total cementitious content.
a. If required to mitigate potential sulfate exposure or aggregate reactivity, up to 50% GGBFS substitution of Portland cement is allowed.
4. Maintain air–entrainment at specified levels.

F. Calcium Chloride:
1. Calcium chloride (Type L) may be used in solution form as part of the mixing water to accelerate concrete setting and early–strength development.
2. Amount of calcium chloride added shall not be more than necessary to produce the desired results and shall not exceed 2% by weight of cement.
3. The dosage range for the calcium chloride for the entire project shall not vary by more than 1%. Range is defined as the difference between the maximum and minimum dosages of calcium chloride for the entire project.
4. Calcium chloride shall not be used in the following applications unless approved by the Civil Engineer:
a. concrete containing embedded dissimilar metals or aluminum
b. slabs supported on permanent galvanized steel forms
c. concrete exposed to deicing chemicals
d. prestressed or post–tension concrete
e. concrete containing aggregates with potentially deleterious reactivity and concrete exposed to soil
f. concrete exposed to soil or water containing sulfates.
5. Use calcium chloride in accordance with manufacturer's recommendation.
6. Chloride–ion Concentration: Maximum water–soluble chloride–ion concentrations in hardened concrete at ages from 28 to 42 days contributed from the ingredients including water, aggregates, cementitious materials, and admixtures shall not exceed the following limits unless approved by the Civil Engineer:

Type of Member	Maximum water–soluble chloride ion (Cl–) content in concrete (percent by weight of cement)
Prestressed concrete	0.06
Reinforced concrete exposed to chloride in service	0.15
Reinforced concrete that will be dry or protected from moisture in service	1.00
Other reinforced concrete construction	0.30

7. When using calcium chloride or other admixtures containing chlorides, measure water–soluble chloride–ion content (percent by weight of cement) per ASTM C 1218. Sample shall be from concrete representing the submitted mix design and maximum chloride dosage anticipated for the project.

2.3 MIXING

A. Mix concrete and deliver in accordance with ASTM C 94.

PART 3 – EXECUTION

3.1 PREPARATION

A. Proofroll prepared base material surface to check for unstable areas including documentation and re–proof rolling as required. Paving work shall begin only after unsuitable areas have been corrected and are ready to receive paving.

B. Remove loose material from compacted base material surface to produce firm, smooth surface immediately before placing concrete.

3.2 AGGREGATE BASE PLACEMENT

A. Unless otherwise specified on the Drawings, place aggregate base as specified herein.

B. Aggregate Base:
1. Install aggregate base where shown on Drawings.
2. Compact to final thickness shown in layers not exceeding 6 inches with minimum of 2 passes per layer with vibratory compactor.
3. Compact fill to 98% of aggregate's Standard Proctor as determined by Method D of ASTM D698.
4. Leave base up to 2 inches low until just prior to concrete placement.

C. Aggregate Base Fine Grading:
1. Compact to final thickness shown with 2 passes minimum vibratory compactor to produce smooth, flat, dense surface.
2. Do not allow excess moisture in or on base at time of placing concrete.
3. Level off aggregate base top surface with a maximum 3/4" thick aggregate choker material to achieve the following:
a. To reduce surface friction and to meet specified fine grade tolerances specified below.
b. To level areas exposed to rain, traffic, or excavations for buried utilities.
c. At areas where aggregate base material does not have sufficient fine particles to produce a surface that is free of exposed aggregate or surface voids greater than 3/8" in size at time of slab installation.
4. Wal–Mart Construction Testing Laboratory shall verify adequate fines at surface immediately prior to concrete slab placement.
5. Provide dry, smooth, flat, dense surface
6. Proof–roll 48 hrs. maximum prior to concrete placement. Depression under a fully loaded ready mix truck shall not exceed 1/2 inch.

D. Pavement Aggregate Base Fine Grade Tolerance: +0 inch, –3/4 inch with transition no greater than 3/4 inch vertically to 8 inches horizontally.

3.3 INSTALLATION

A. Form Construction
1. Set forms to required grades and lines, rigidly braced and secured.
2. Install sufficient quantity of forms to allow continuance of work and so that forms remain in place minimum of 24 hours after concrete placement.
3. Check completed formwork for grade and alignment to following tolerances:
a. Top of forms not more than 1/8–inch in 10'–0".
b. Vertical face on longitudinal axis, not more than 1/4–inch in 10'–0".
4. Clean forms after each use and coat with form release agent as often as required to ensure separation from concrete without damage.

B. Reinforcement: Fasten reinforcing bars or welded wire fabric (if required) accurately and securely in place with suitable supports and ties. Remove from reinforcement all dirt, oil, loose mill scale, rust, and other substances that will prevent proper bonding of the concrete to the reinforcement.

C. Concrete Placement
1. Mix and place concrete when the air temperature in the shade and away from artificial heat is a minimum of 35 degrees F and rising. Hot and cold weather concreting shall be in accordance with ACI 305.1 (hot weather) and 306.1 (cold weather).
2. Do not place concrete until base material and forms have been checked for alignment and grade. Concrete shall not be placed around manholes or other structures until they are at required finish elevation and alignment.
3. Place concrete using methods that prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of reinforcing, dowels, and joint devices.
4. Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hour, place construction joint.

D. Contraction and Construction Joints: Construct contraction and construction joints straight with face perpendicular to concrete surface. Construct transverse joints perpendicular to centerline, unless otherwise detailed.
1. Contraction Joints: Provide joints at spacing of 15'–0" on centers, maximum each way. Construct control joints for depth equal to at least 1/4 of the concrete thickness, as follows:
a. Form tooled joints in fresh concrete by grooving top with recommended tool and finishing edge with jointer.
b. Sawed Contraction Joints:
1) Use saws, blades, skid plates, and accessories by Soff–Cut International, Inc. or approved equal.
2) Start cutting sawed joints as soon as concrete has hardened sufficiently to prevent raveling or dislodging of aggregates. This will typically be from 1 hour in hot weather to 4 hours in cold weather after completing finishing of slab in that joint location.
3) Provide at least two `Soff–Cut`saws on site with blades capable of achieving the required depth of saw cut.
4) Extend sawed joint to the slab boundaries and abutments, including columns, drains, and other penetrations in the path of a defined joint. Implement methods and timing of the saw cut beyond the limits of the Soff–Cut saw reach to provide a consistent depth of cut with minimal raveling of joint edges.
2. Construction Joints: Place construction joints at end of placements and at locations where placement operations are stopped for period of more than 1/2 hour. Construct joints in accordance with details shown.

E. Isolation and Fixed Object Joints: Construct joint at locations and in accordance with details shown.

F. Pavement Joint Materials: Place joint fillers, back–up material, and sealants at locations shown and in accordance with manufacturer's instructions.
1. Soft Preformed Joint Fillers: Extend preformed joint fillers full–width and depth of joint, and not less than 1/2–inch or more than 1–inch below finished surface. Furnish preformed joint fillers in 1_piece lengths for full width being placed, wherever possible. Where more than 1 length is required, lace or clip preformed joint filler sections together in a single plane.

3.4 CONCRETE FINISHING

A. After initial striking off and consolidating of concrete paving, smooth surface using either magnesium straight edge, wood, or magnesium channel float.

B. Round edges of slabs and formed joints to 1/2–inch radius with edging tool. Eliminate tool marks on concrete surface.

C. After completion of straightedge / floating and when excess moisture or surface sheen has disappeared, uniformly finish surface to provide a coarse, nonslip finish by scoring surface with stiff_bristled broom perpendicular to flow of traffic so as to produce regular corrugations not over 1/16 of an inch deep. Initial nonslip finishing shall be approved by the Owner's Construction Manager.

D. Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point up minor honeycombed areas. Remove and replace areas or sections with major defects, as directed by Owner's Construction Manager.

3.5 CURING AND PROTECTION

A. Protect and cure finished concrete paving using curing compound. Cure for a period not less than 7 days.

B. Use solvent based curing compound when compound is applied below 40 F.

3.6 CLEANING AND ADJUSTING

A. Sweep concrete pavement and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

B. Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials.

3.7 FIELD QUALITY CONTROL

A. Field quality control shall be the responsibility of the Contractor. Field quality control testing and inspection shall be at the discretion of the Contractor as necessary to assure compliance with Contract requirements. Owner's Testing and Inspection shall not be considered a substitute for the Contractor's responsibility to perform similar routine, necessary, and customary testing and inspection of the methods and frequency suitable for the type of work involved.

B. Responsibilities and Duties Relative to Owner Testing and Inspection:
1. Notify Owner's CTL in advance of concrete placements to allow sufficient time to prepare for a site visit.
2. Assist Owner's agency in securing field specimens.
3. Provide and maintain for sole use of CTL, facilities for safe storage and proper curing of concrete test cylinders at project site as required by ASTM C31 and acceptable to Owner's Testing Laboratory.

C. Correction of Deficient Work:
1. When directed by the Owner's Construction Manager, remove and replace or repair concrete and related Work which does not conform to specified requirements including strength, tolerances, and finishes.
2. Bear cost of corrections or delays to other work affected by, or resulting from, corrections to concrete Work.
3. If results of compressive strength tests reveal deficiencies in concrete, meet requirements of ACI 318 and ACI 301.

CONCRETE PAVEMENT SPECIFICATIONS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET C-1C

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021.SITE PLAN 5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

USER SCannon – Mar 08, 2021 – 11:38am
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SITE GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
4. STORM PIPE TYPE AND JOINTS SHALL BE AS FOLLOWS:
   - A. CONCRETE PIPE (RCP): ASTM C 76.
     - FOR FILLS LESS THAN 15 FEET OVER TOP OF PIPE: CLASS III OR GREATER SHALL BE USED
     - FOR FILLS 15 FEET TO 20 FEET OVER PIPE: CLASS IV OR GREATER SHALL BE USED.
     - FOR FILLS GREATER THAN 20 FEET OVER PIPE: CLASS V OR GREATER SHALL BE USED.
     - JOINT MATERIAL:
       - a. RUBBER O-RING GASKET: AASHTO M 198, TYPE B OR ASTM C 443
       - b. BITUMEN OR BUTYL-RUBBER SEALANT: ASTM C990.
     - FLARED END SECTIONS: ASTM C 76 OR, FOR SECTIONS WITH TOE WALL, AASHTO M 170.
   - B. HIGH DENSITY POLYETHYLENE PIPE (HDPE): AASHTO M 252 TYPE S, M 294 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNULAR EXTERIOR.
     - JOINT MATERIAL:
       - a. RUBBER GASKET.
         1) ADS N-12 WT BY ADVANCED DRAINAGE SYSTEMS, INC
         2) ADS N-12 ST BY ADVANCED DRAINAGE SYSTEMS, INC.
         3) BLUE SEAL BY HANCOR, INC.
         4) SURE-LOK BY HANCOR, INC.
       - b. CORRUGATED COUPLING BANDS.
         1) HI-Q BY HANCOR, INC.
         2) ADS N-12 BY ADVANCED DRAINAGE SYSTEMS, INC.
       - c. PE WRAP.
5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES AND STRUCTURES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. EXISTING GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
7. PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SURVEY MATTERS, LLC, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES AS INDICATED ON THE EROSION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT-IN TO INVERT-OUT.
18. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
19. CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
20. IMPROVEMENTS SHOWN AS "BY OTHERS" ARE BASED ON CONSTRUCTION DRAWINGS AND HAVE NOT BEEN SURVEYED. BUCKEL DESIGN GROUP MAKES NO WARRANTY ABOUT THE ACCURACY OF THE IMPROVEMENTS NOTED AS "BY OTHERS". CONTRACTOR SHOULD FIELD VERIFY THE GRADES, LOCATIONS, INVERTS, ETC. OF THESE IMPROVEMENTS PRIOR TO CONSTRUCTION.

STORMWATER FACILITY REQUIREMENTS:

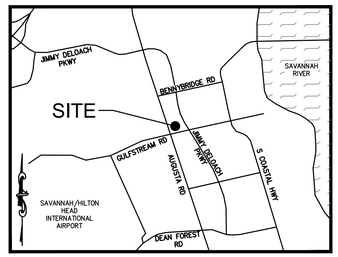
THE DETENTION POND, INFLOW AND OUTFLOW PIPES, OUTLET CONTROL STRUCTURE, INNER AND OUTER SIDE SLOPES, BERM WIDTH, DEPTH OF POND, EMERGENCY SPILLWAY, AND ALL OTHER DETAILS OF THE DETENTION FACILITY ARE CRUCIAL TO THE PROPER FUNCTIONING OF THE FACILITY. ALL ELEMENTS OF THE FACILITY SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DESIGN DRAWINGS, OR THE SYSTEM MAY NOT FUNCTION AS INTENDED AND MAY NOT BE ACCEPTABLE TO THE CITY. IF CONTRACTOR CANNOT INSTALL ANY ELEMENT OF THE SYSTEM PER THE DESIGN DRAWINGS, THEY MUST CONTACT BUCKEL DESIGN GROUP FOR CONSULTATION AS SOON AS POSSIBLE.

ALL ELEMENTS OF THE DETENTION FACILITY MUST BE SURVEYED BY A LICENSED SURVEYOR AND PROVIDED TO BUCKEL DESIGN GROUP FOR CERTIFICATION PURPOSES. AS-BUILT TO BE PROVIDED AS A STAMPED PDF DRAWING AND A CAD FILE. AS-BUILT POND SURVEY SHALL INCLUDE ONE-FOOT CONTOURS OF ENTIRE POND (BOTTOM, INNER SLOPE, BERM, OUTER SLOPE, EMERGENCY SPILLWAY). AS-BUILT SURVEY SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL ELEMENTS OF THE OUTLET CONTROL STRUCTURE, INCLUDING ALL ORIFICE DIAMETERS AND INVERT ELEVATIONS, WEIR OPENING WIDTHS, HEIGHTS, AND INVERT ELEVATIONS, INFLOW AND OUTFLOW PIPE DIAMETERS AND INVERT ELEVATIONS, DESCRIPTION OF TRASH RACK OR OTHER OCS APPURTENANCES, ETC.

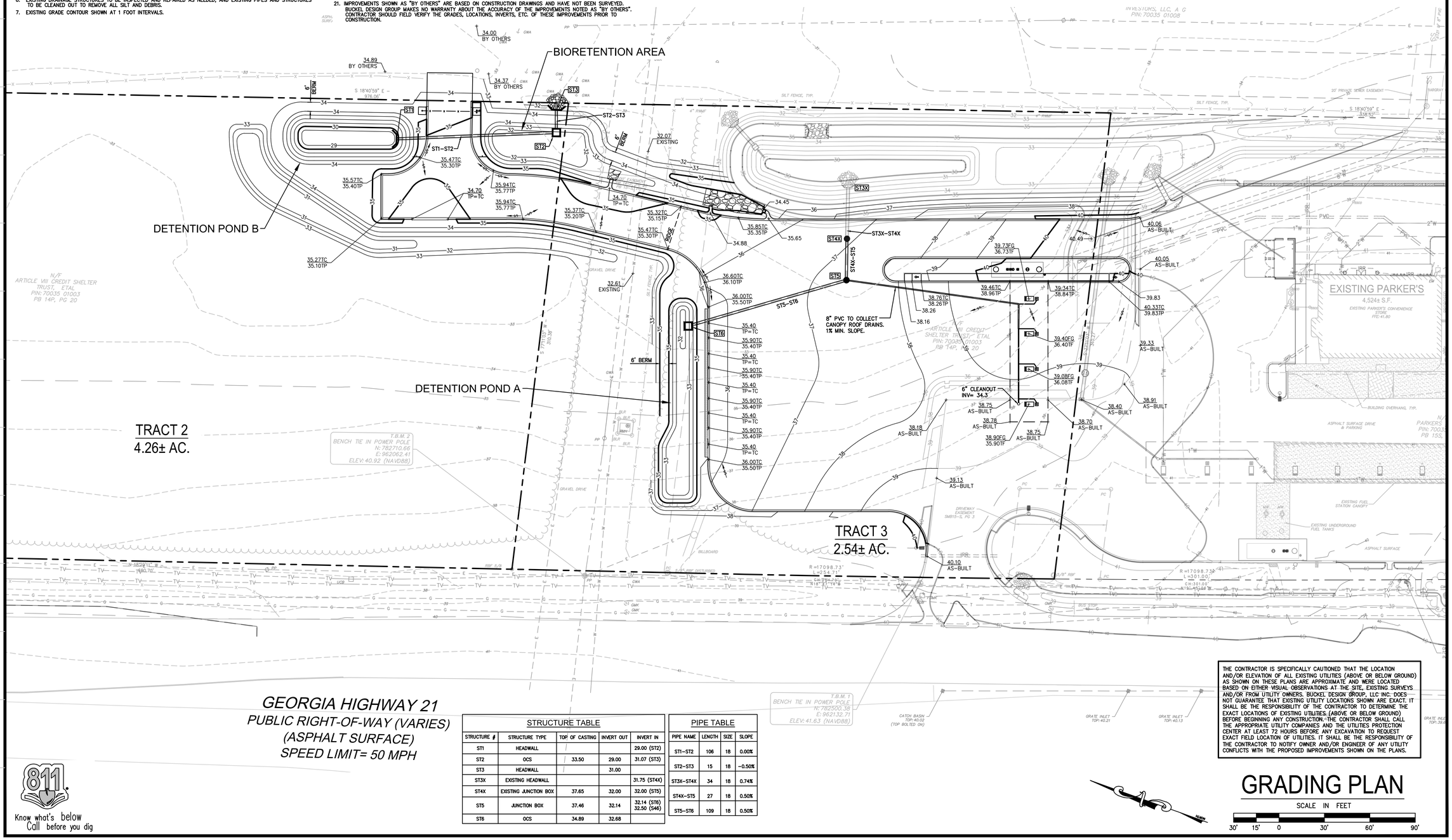
AS-BUILT SURVEY OF POND SHALL BE PERFORMED AS SOON AS PRACTICAL AFTER POND AND OUTLET CONTROL STRUCTURE HAS BEEN INSTALLED. SURVEY SHALL BE FURNISHED TO BUCKEL DESIGN GROUP IMMEDIATELY UPON COMPLETION.

GRADING/DRAINAGE PLAN LEGEND

- STORM SEWER PIPING
- JUNCTION BOX/STORM MANHOLE
- DRAINAGE STRUCTURE INDICATOR
- SLOPE ARROW
- CONCRETE FLUME
- RIP-RAP APRON
- PRECAST HEADWALL STRUCTURE WITH ENERGY DISSIPATER
- CURB INLET (W/ NON-MOUNTABLE HOOD & GRATE)
- SINGLE GRATE INLET
- AREA INLET
- OUTLET CONTROL STRUCTURE
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- TI = TOP OF PUMP ISLAND



LOCATION MAP
NOT TO SCALE



STRUCTURE TABLE				
STRUCTURE #	STRUCTURE TYPE	TOP OF CASTING	INVERT OUT	INVERT IN
ST1	HEADWALL			29.00 (ST2)
ST2	OCS	33.50	29.00	31.07 (ST3)
ST3	HEADWALL		31.00	
ST3X	EXISTING HEADWALL			31.75 (ST4X)
ST4X	EXISTING JUNCTION BOX	37.65	32.00	32.00 (ST5)
ST5	JUNCTION BOX	37.46	32.14	32.14 (ST6) 32.50 (S46)
ST6	OCS	34.89	32.68	

PIPE TABLE			
PIPE NAME	LENGTH	SIZE	SLOPE
ST1-ST2	106	18	0.00%
ST2-ST3	15	18	-0.50%
ST3X-ST4X	34	18	0.74%
ST4X-ST5	27	18	0.50%
ST5-ST6	109	18	0.50%

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. BUCKEL DESIGN GROUP, LLC INC. DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Know what's below
Call before you dig

GRADING PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

BUCKEL DESIGN GROUP, LLC
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET C-2

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) (6000 Hwy 21 April 2021)

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SITE UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE IN ACCORDANCE WITH CITY OF PORT WENTWORTH SPECIFICATIONS (SECTION 02532) AND AS FOLLOWS:
   A. 8" PVC SDR26, TYPE PSP, PER ASTM D 3033, OR 8" PVC SDR 27, TYPE PSM, PER ASTM D 3034 FOR PIPES UP TO 16' DEEP
   B. DUCTILE IRON PIPE PER ANSI A21.51 FOR LAYING CONDITION 2, CLASS 50 MIN.
4. WATER LINES SHALL BE IN ACCORDANCE WITH CITY OF PORT WENTWORTH SPECIFICATIONS (SECTION 02510) AND AS FOLLOWS:
   A. PIPE SIZES 3-INCHES AND SMALLER THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
      1.) SEAMLESS COPPER TUBING: TYPE "K" SOFT COPPER, ASTM B 88.
         A. FITTINGS: WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT), ASME B 16.22
      2.) POLYVINYL CHLORIDE (PVC) WATER PIPE: POLYETHYLENE PIPE, 200 PSI, DISR-7CTS, CLASS 150 WITH DR18 OR LOWER.
   B. PIPE SIZES 4-INCHES AND LARGER THAT ARE INSTALLED BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
      1.) DUCTILE IRON WATER PIPE: AWWA C151, PRESSURE CLASS 50.
      2.) POLYVINYL CHLORIDE (PVC) WATER PIPE: AWWA C900, RATED DR 18 (CLASS 150),
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" APART (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
8. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND COORDINATE THE SCOPE OF WORK AND TIMING ASSOCIATED WITH ANY NEW UTILITY CONSTRUCTION OR RELOCATION WITH THE UTILITY COMPANY.
14. ALL CONSTRUCTION TO CONFORM TO APPLICABLE CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH CITY/COUNTY ORDINANCES.
15. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES & OWNERS INSPECTING AUTHORITIES.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
17. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT, SHOWN & NOT SHOWN, WITHIN CONSTRUCTION LIMITS & WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
18. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
19. CONTRACTOR SHALL REFERENCE THE ARCHITECT PLANS FOR PRECISE LOCATION OF ALL BUILDING UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH LOCAL UTILITY REQUIREMENTS AS TO LOCATIONS & SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
20. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
21. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE INFORMATION SHOWN ON THESE PLANS RELATED TO THE EXISTING UTILITIES (AERIAL AND SUBSURFACE) IS BASED ON FIELD RUN SURVEY, AS-BUILT RECORDS AND/OR UTILITY COMPANY RECORDS AND IS CORRECT TO THE BEST KNOWLEDGE OF THE ENGINEER. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
22. THE EXISTING SUBSURFACE FACILITIES HAVE NOT BEEN EXPOSED AND VERIFIED AND THEREFORE THE INFORMATION PROVIDED IS NOT TO BE CONSIDERED PRECISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, MATERIAL AND INVERT ELEVATION AT THE PROPOSED TIE-IN POINT(S) OF THE EXISTING SUBSURFACE UTILITIES PRIOR TO ORDERING MATERIALS TO INSTALL THE PROPOSED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF CONDITIONS IDENTIFIED IN THE FIELD ARE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS. THE OWNER WILL NOT ACCEPT ANY CHANGE ORDERS ASSOCIATED WITH UNEXPECTED FIELD CONDITIONS THAT ARE NOT IDENTIFIED PRIOR TO ORDERING MATERIALS FOR PROPOSED CONSTRUCTION.
23. CONTRACTOR SHALL COORDINATE THE TIMING OF ALL UTILITY CONNECTIONS AND/OR RELOCATIONS WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS. LINES TO BE RELOCATED SHALL REMAIN OPERATIONAL AT ALL TIMES UP UNTIL THE NEW SERVICE LINE BECOMES ACTIVE. CONNECTIONS BETWEEN EXISTING AND RELOCATED LINES THAT REQUIRE TEMPORARY INTERRUPTION OF SERVICE SHALL BE PERFORMED ONLY AT LOW DEMAND TIMES WHICH MAY REQUIRE WORK TO BE PERFORMED AT NIGHT AND/OR ON WEEKENDS. CONTRACTOR SHALL INCLUDE ALL COSTS FOR SUCH WORK IN THE BASE BID.
24. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
25. ALL SANITARY SEWER LATERAL BENDS/ELBOWS SHALL BE NO GREATER THAN 45 DEGREES. 90 DEGREE BENDS SHOWN FOR SCHEMATIC PURPOSES ONLY.
26. IMPROVEMENTS SHOWN AS "BY OTHERS" ARE BASED ON CONSTRUCTION DRAWINGS AND HAVE NOT BEEN SURVEYED. BUCKEL DESIGN GROUP MAKES NO WARRANTY ABOUT THE ACCURACY OF THE IMPROVEMENTS NOTED AS "BY OTHERS". CONTRACTOR SHOULD FIELD VERIFY THE GRADES, LOCATIONS, INVERTS, ETC. OF THESE IMPROVEMENTS PRIOR TO CONSTRUCTION.

UTILITY LEGEND

(A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE, 4" LATERALS AT MINIMUM 2.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.

(B) UNDERGROUND ELECTRIC SERVICE FROM POLE TO BUILDING, CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BEDDING, CONDUIT, CABLES, PULL WIRES, SECONDARY CONDUCTORS, TRACE TAPE, BACKFILL, ETC., WHICH MAY BE REQUIRED BY ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH POWER COMPANIES. THE CONTRACTOR IN CONJUNCTION WITH THE UTILITY COMPANIES SHALL DETERMINE THE AMOUNT OF UTILITY LINE HE IS TO PROVIDE OUTSIDE THE UTILITY COMPANY'S ALLOWANCE.

(C) UNDERGROUND TELEPHONE FROM POLE TO BUILDING TO BE EXTENDED BY TELEPHONE COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRENCHING, BEDDING, CONDUIT, PULL WIRES, TRACE TAPE, BACKFILL, ETC., WHICH MAY BE REQUIRED BY TELEPHONE COMPANY. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR SAID WORK. PROVIDE CONDUITS AS SHOWN.

(D) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE UTILITY COMPANIES FOR THE INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRIC AND TELEPHONE LINES TYPICAL. CONTRACTOR SHALL COORDINATE THE TYING OF INDIVIDUAL METER WITH THE ELECTRIC COMPANY. SEE NOTE D, E, & F FOR ADDITIONAL NOTES PERTAINING TO ELECTRIC AND TELEPHONE LINES.

(E) HOSE BIBB. SEE DETAIL SHEET.

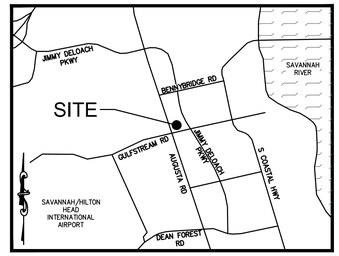
(F) TWO (2)4" IRRIGATION SLEEVES. SLEEVES TO BE SCH 40 PVC CONFORMING TO ASTM 2241.

(G) PROPOSED FIRE HYDRANT, AND ASSEMBLY, TYPICAL AS INDICATED. CONTRACTOR TO PROVIDE PIPE BOLLARD PROTECTION WHEN FIRE HYDRANT IS LOCATED IN PAVED AREA OR WHERE SHOWN.

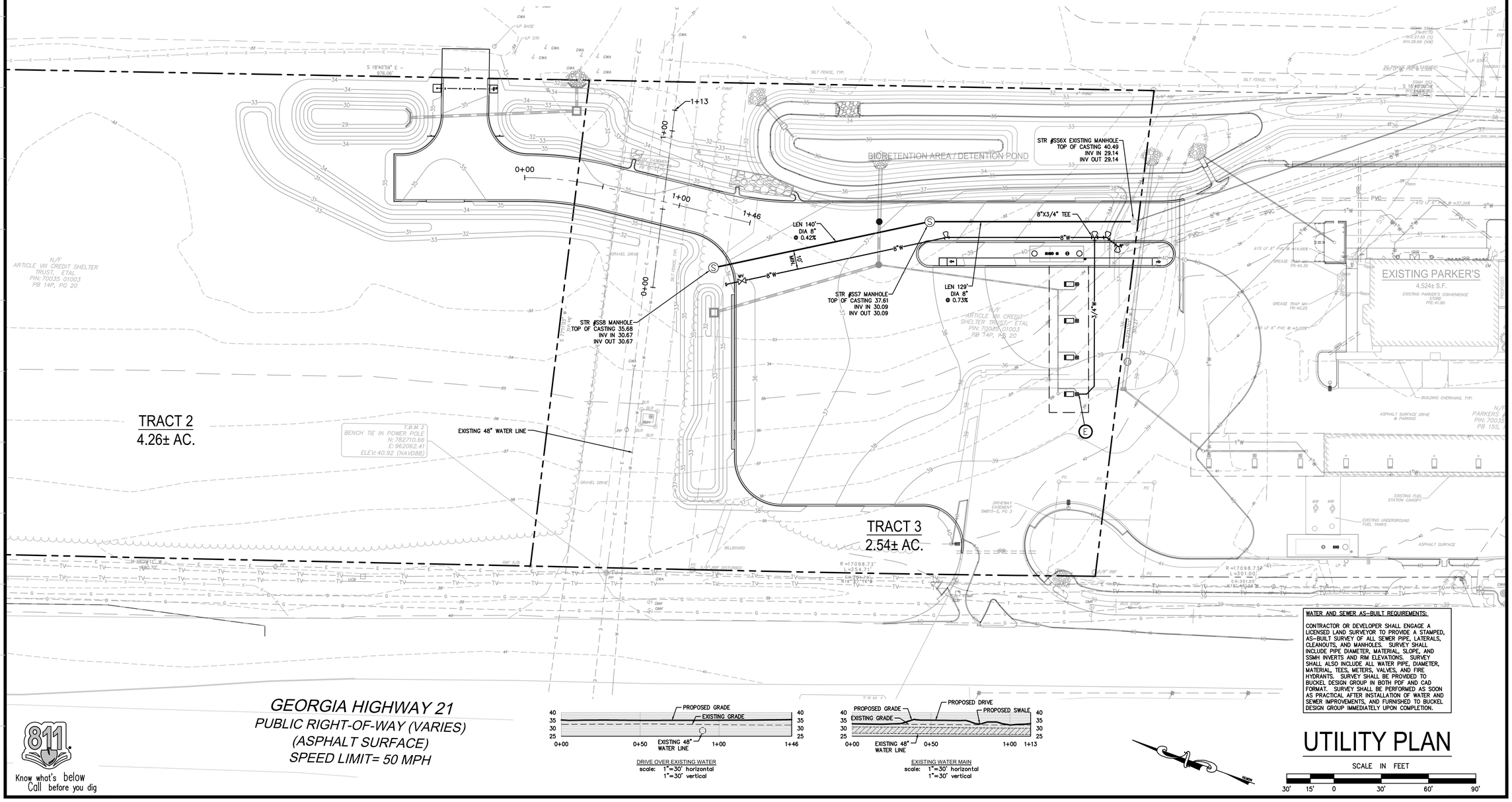
(H) PULL BOX:
ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.

UTILITY PLAN LEGEND

- UGE — ELECTRICAL CONDUIT
- UGT — TELEPHONE CONDUIT
- 4"SS/8"SS — SANITARY SEWER PIPE
- 8"W — WATER MAIN PIPE
- 3"W — DOMESTIC WATER PIPING
- GAS — GAS PIPE
- TS — TAMPER SWITCH CONDUIT
- FSC — 2" FUEL STATION CONDUIT
- TAPPING SLEEVE & VALVE
- WATER VALVE
- FIRE HYDRANT
- THRUST BLOCK
- WATER METER
- BACKFLOW PREVENTOR
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- GAS METER
- PULL BOX



LOCATION MAP
NOT TO SCALE



DRIVE OVER EXISTING WATER
scale: 1"=30' horizontal
1"=30' vertical

EXISTING WATER MAIN
scale: 1"=30' horizontal
1"=30' vertical

WATER AND SEWER AS-BUILT REQUIREMENTS:

CONTRACTOR OR DEVELOPER SHALL ENGAGE A LICENSED LAND SURVEYOR TO PROVIDE A STAMPED, AS-BUILT SURVEY OF ALL SEWER PIPE, LATERALS, CLEANOUTS, AND MANHOLES. SURVEY SHALL INCLUDE PIPE DIAMETER, MATERIAL, SLOPE, AND SSMH INVERTS AND RIM ELEVATIONS. SURVEY SHALL ALSO INCLUDE ALL WATER PIPE, DIAMETER, MATERIAL, TEES, METERS, VALVES, AND FIRE HYDRANTS. SURVEY SHALL BE PROVIDED TO BUCKEL DESIGN GROUP IN BOTH PDF AND CAD FORMAT. SURVEY SHALL BE PERFORMED AS SOON AS PRACTICAL AFTER INSTALLATION OF WATER AND SEWER IMPROVEMENTS, AND FURNISHED TO BUCKEL DESIGN GROUP IMMEDIATELY UPON COMPLETION.

UTILITY PLAN

SCALE IN FEET
30' 15' 0 30' 60' 90'

Know what's below
Call before you dig

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

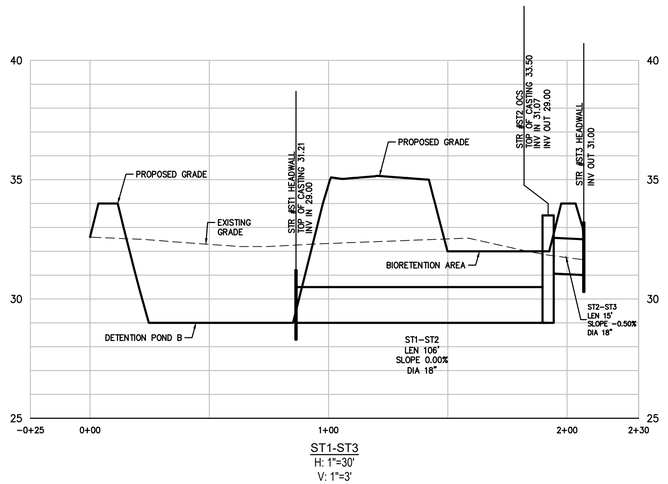
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

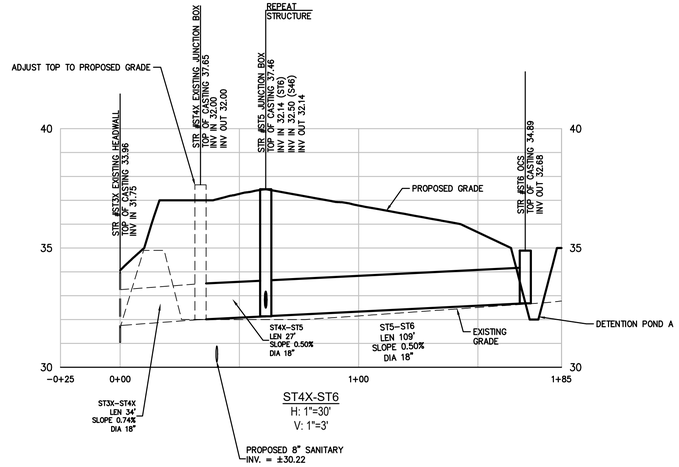
DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main
SHEET C-3

USER: SCannon - Mar 08, 2021 - 11:39am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109 main.dwg - LAYOUT: C-3

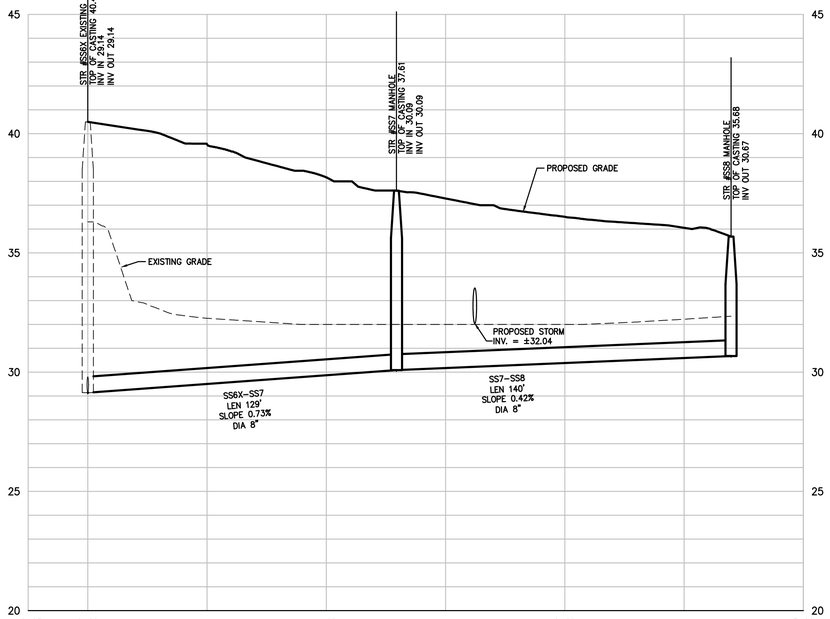
Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)



ST1-ST3
H: 1"=30'
V: 1"=3'



ST4X-ST6
H: 1"=30'
V: 1"=3'



SS6X-SS8
H: 1"=30'
V: 1"=3'

PIPE LENGTHS SHOWN ARE MEASURED FROM CENTERLINE TO CENTERLINE OF THEIR RESPECTIVE STRUCTURES

811 Know what's below Call before you dig

STORM & SANITARY SEWER PROFILES

BDG Buckel Design Group, LLC
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR:
DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

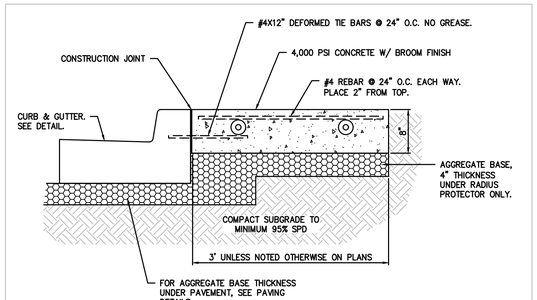
REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109 Main

SHEET
ST-1

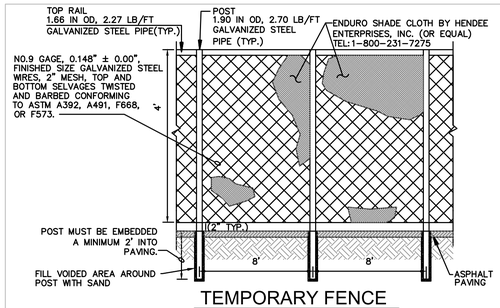
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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)



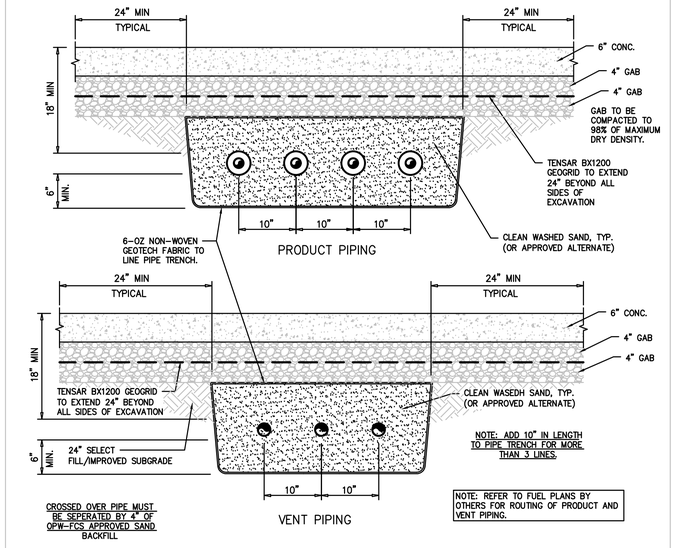
CONCRETE CURB BACKING

N.T.S.



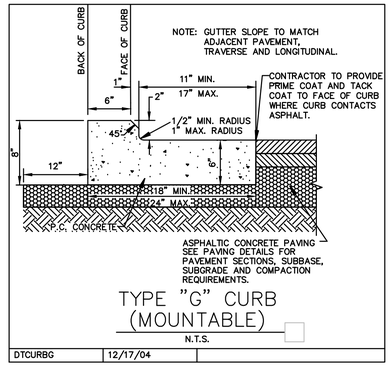
TEMPORARY FENCE

N.T.S.



PRODUCT AND VENT PIPING TRENCH DETAILS

N.T.S.



TYPE "G" CURB (MOUNTABLE)

N.T.S.

DTCURBG	12/17/04

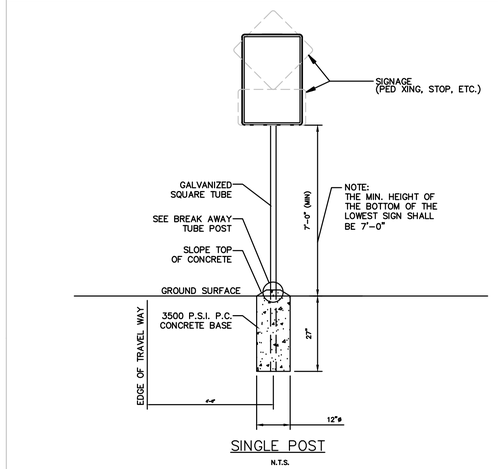


RED LEGEND ON WHITE BACKGROUND

R7-6

"NO PARKING - LOADING ZONE" SIGN

N.T.S.



SINGLE POST

N.T.S.

DOUBLE POST

N.T.S.

NOTES:

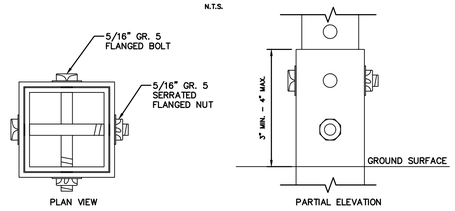
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

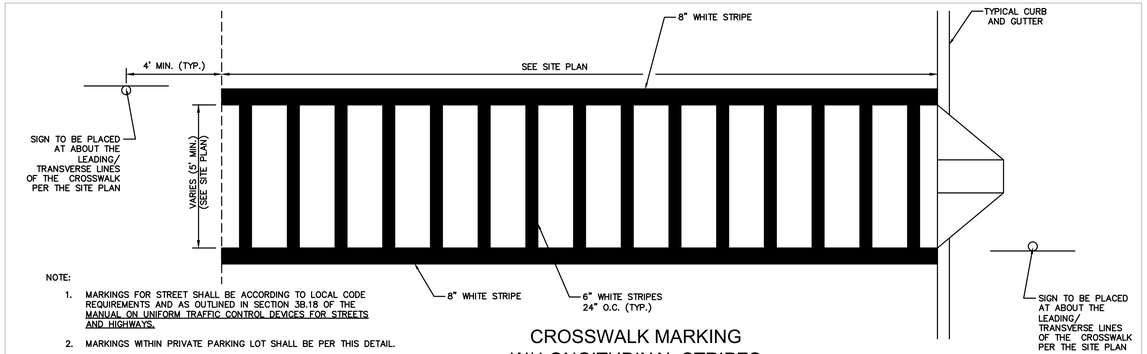


SQUARE TUBE BREAK AWAY POST

N.T.S.

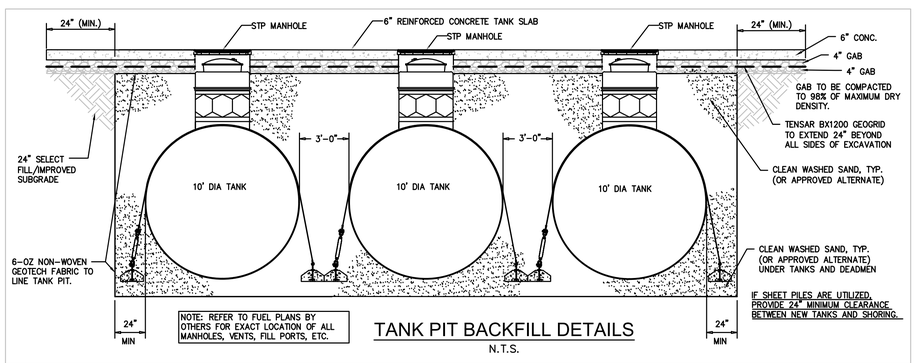
SIGN MOUNTING AND BASE WITHOUT BOLLARD (USE WHERE SIGN IS WITHIN CURBED ISLAND)

N.T.S.



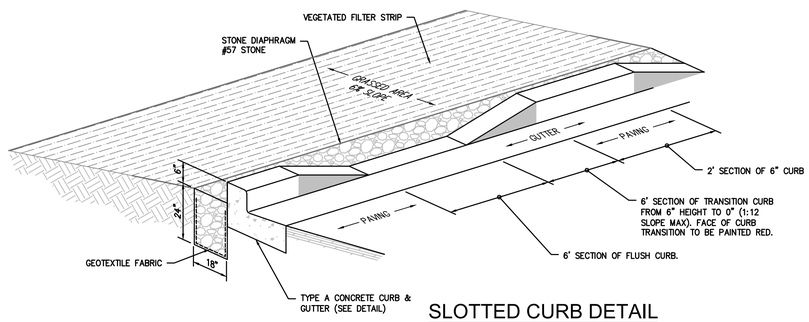
CROSSWALK MARKING W/ LONGITUDINAL STRIPES

N.T.S.



TANK PIT BACKFILL DETAILS

N.T.S.



SLOTTED CURB DETAIL

NOT TO SCALE

SITE PLAN DETAILS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
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SAVANNAH, GA 31401

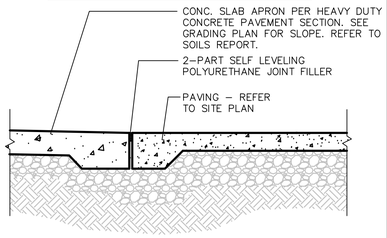
REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET D-1

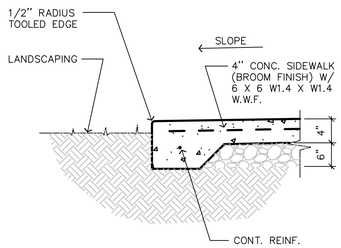
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USER: SCannon - Mar 08, 2021 - 11:39am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109_DETAILS.dwg - LAYOUT: D-1

NOTE: CONCRETE SECTION TO BE REINFORCED WITH #3 REBARS AT 18" O.C. BOTH WAYS, CENTERED IN CONCRETE. U.N.O.

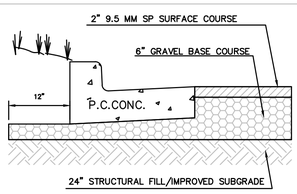


CONCRETE APRON

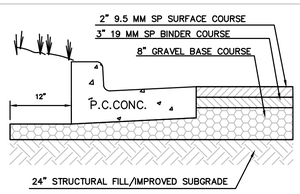


SCALE: 1"=1'-0"

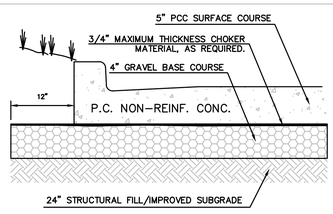
SIDEWALK TURNDOWN



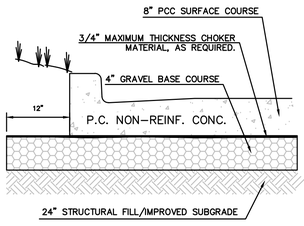
LIGHT DUTY ASPHALT PAVING



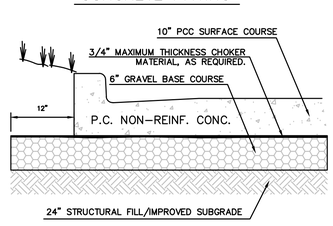
HEAVY DUTY ASPHALT PAVING



LIGHT DUTY CONCRETE PAVING



HEAVY DUTY CONCRETE PAVING



EXTRA HEAVY DUTY CONCRETE PAVING

GENERAL NOTES

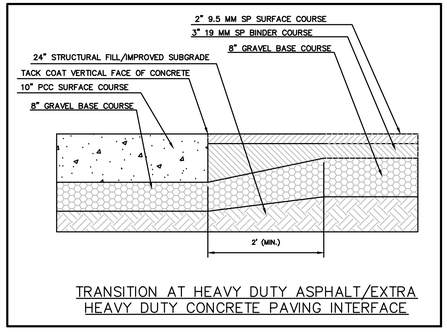
1. THE STRUCTURAL FILL SUBGRADE SHOULD BE SANDS WITH PERCENT FINES LESS THAN 25%. THE FILL MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
2. IF SP OR SP-SM OR SM SOILS EXIST AT THE PROPOSED SUBGRADE ELEVATION EXTENDING TO A DEPTH AT LEAST 24 INCHES BELOW THE PROPOSED SUBGRADE LEVEL, THE IN-SITU SOILS CAN REPLACE THE STRUCTURAL FILL AND THE SUBGRADE SHOULD BE IMPROVED USING DENSIFICATION AS DESCRIBED IN THE GEOTECHNICAL REPORT. IF ENCOUNTERED, CLAYEY SANDS/SANDY CLAYS SHOULD NOT BE USED FOR THE SUBGRADE SUPPORT DUE TO POOR DRAINAGE. IF ENCOUNTERED DURING CONSTRUCTION, THE UPPER TWO (2) FEET OF THE SUBGRADE SHOULD RE REPALCED WITH SANDS WITH LESS THAN 25% FINES.
3. BASED ON THE ONSITE IN-SITU SOILS AND TYPICAL AVAILABLE IMPORTED FILLS, A CBR VALUE OF 8 HAS BEEN ESTIMATED.
4. GRAVEL BASE COURSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 815 (PAGE 1123) OF THE STATE OF GEORGIA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS", 2013 EDITION. COMPACTION OF GRAVEL BASE COURSE SHALL CONFORM TO REQUIREMENTS OF SECTION 310 (PAGE 245).
5. HOT MIX ASPHALT MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 828 (PAGE 1148) OF THE STATE OF GEORGIA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS", 2013 EDITION.
6. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO CURB WHERE CURB CONTACTS ASPHALT.
7. PAVEMENT DESIGN WAS PREPARED BY TERRACON CONSULTANTS, INC. PER GEOTECHNICAL REPORT PROJECT #ES205112 DATED JULY 16, 2020. FURTHER DETAILS ON PREPARATION AND COMPACTION CAN BE FOUND IN THIS REPORT.

CONCRETE PAVEMENT GENERAL NOTES:

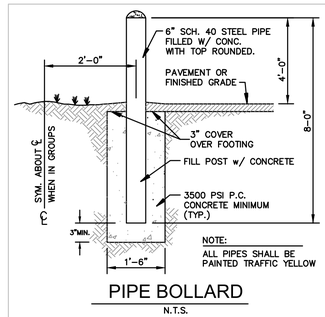
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF GEORGIA "STANDARD SPECIFICATIONS FOR CONSTRUCTION TRANSPORTATION SYSTEMS", 2013 EDITION.
2. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 430 (PAGE 362) OF THE STATE OF GEORGIA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS", 2013 EDITION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS OF LAB CURING PER ASTM C-31.
3. SAW CUT CONTRACTION JOINTS SHOULD BE SPACED AT 15' O.C. MAXIMUM EACH WAY. JOINTS SHOULD EXTEND TO A DEPTH OF 1.5" INTO THE SLAB. ISOLATION JOINTS SHOULD BE USED WHERE PAVEMENT ABUTS DRAINAGE STRUCTURES AND BUILDINGS.
4. CONSTRUCTION JOINTS SHALL BE UNDERLAIN BY A NON-WOVEN GEOTEXTILE (APPROX. 2' WIDE) TO PREVENT UPWARD PUMPING OF SOIL FINES THROUGH THE JOINTS.

PAVING DETAILS

N.T.S.

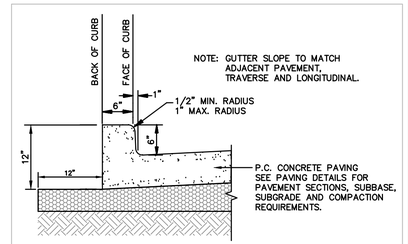


TRANSITION AT HEAVY DUTY ASPHALT/EXTRA HEAVY DUTY CONCRETE PAVING INTERFACE



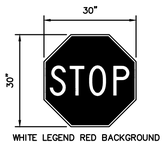
PIPE BOLLARD

N.T.S.



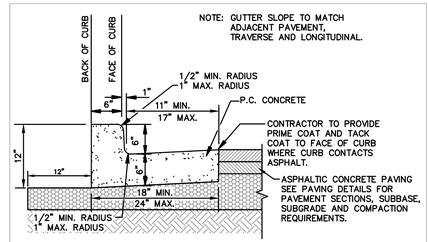
TYPE "B" INTEGRAL CURB AND GUTTER

N.T.S.



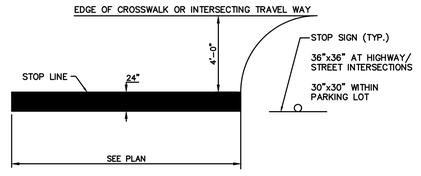
R1-1
30"X30"
"STOP" SIGN

N.T.S.



TYPE "A" CONCRETE CURB AND GUTTER

N.T.S.



NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

STOP SIGNAGE AND MARKING

N.T.S.

SITE PLAN DETAILS

BDG
Buckel Design Group, LLC
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

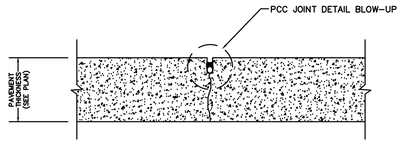
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET D-2

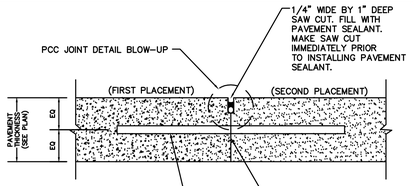
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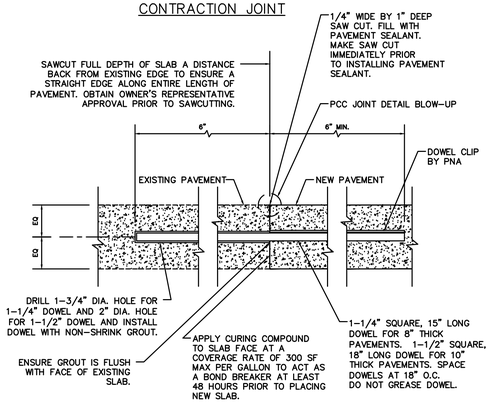


NOTE:
1. SEE PLAN FOR JOINT SPACING.

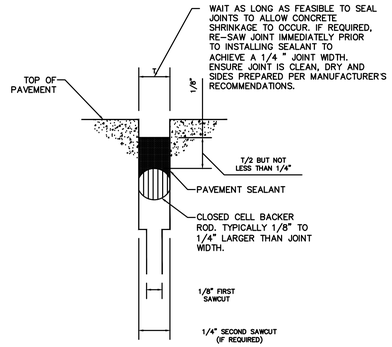
CONTRACTION JOINT



CONSTRUCTION JOINT



CONSTRUCTION JOINT TO EXISTING PAVEMENT

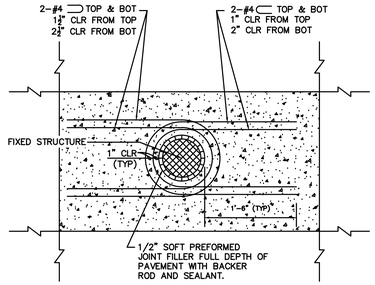


NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

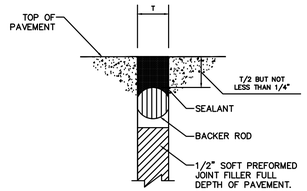
CONCRETE JOINT DETAILS

N.T.S.

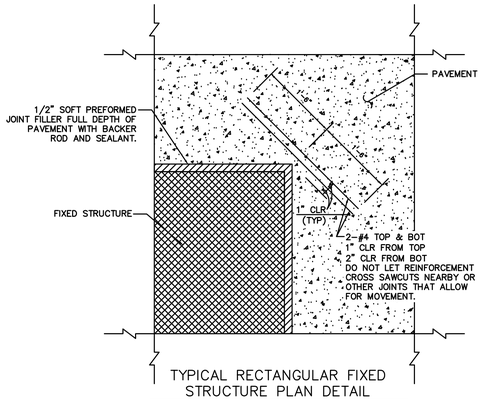


TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

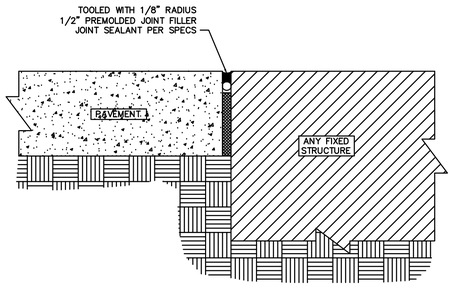


BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



ISOLATION JOINT

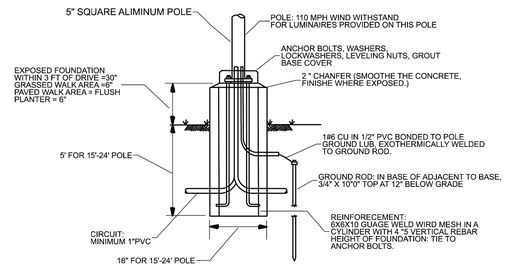
NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS

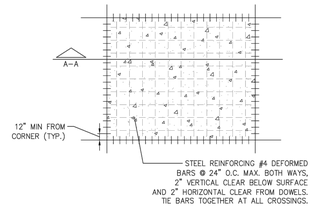
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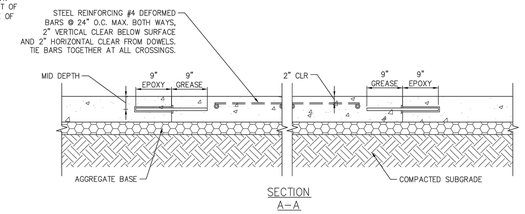


LIGHTING POLE BASE

NTS

1. PANELS WITH THE FOLLOWING CRITERIA SHALL BE REINFORCED (EXCEPT 16.33' PANELS BETWEEN DOUBLE STACK FUEL ISLANDS AND THOSE PANELS PROJECTING OUTWARD FROM THESE): PANELS OF MORE THAN 15' IN LENGTH OR WIDTH, PANELS THAT EXCEED THE MAXIMUM LENGTH TO WIDTH RATIO OF 1.25:1, PANELS THAT ARE IRREGULAR IN SHAPE OR PANELS IN WHICH ANY CORNER'S ACUTE ANGLE IS LESS THAN THE MINIMUM 80 DEGREES.
2. RE: PAVING PLAN TO LOCATE REINFORCED PANELS.
3. RE: PAVING PLAN FOR BROOM FINISH DIRECTION.
4. MAINTAIN 2" CLEAR COVER AT ENDS OF BARS.
5. TIE ALL BARS TOGETHER WHERE THEY CROSS.
5. REBAR SHALL BE 2" CLEAR MIN. FROM ANY DOWEL BARS.
6. USE PROPER CHAIRS TO MAINTAIN 2" CLEAR FROM TOP OF PAVEMENT.
7. UP TO 4 STAKES PER PANEL IS ACCEPTABLE TO PREVENT MOVEMENT OF REBAR DURING POUR. STAKES SHALL BE 24" OR MORE FROM THE EDGE OF PANEL.





SECTION A-A

Blackburn Electrical Engineering, LLC
59 Shipwatch Road
Savannah, Georgia 31419
Email: fblackburn@comcast.net Tel: Mobile 912-667-4320

Project PARKER'S KITCHEN - PARKERS #16 no.
Regarding EXTERIOR LIGHT REVISION - POLE AND POLE BASE
Reference E005 ELECTRICAL SITE LIGHTING
By FDB Date 12/4/2020 Sketch no. SKA-001

SITE PLAN DETAILS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

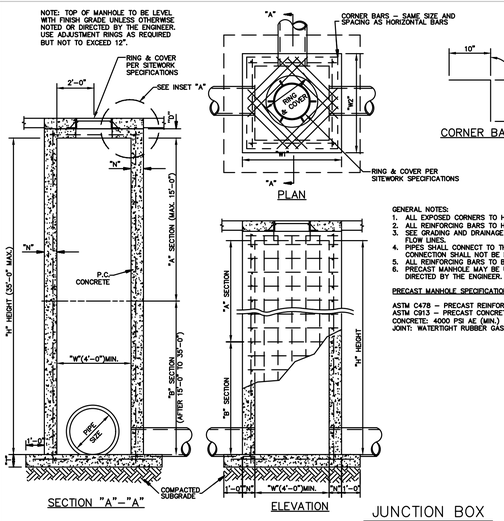
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ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS

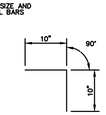
SHEET
D-3

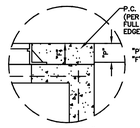
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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".







GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURESCONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS

PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-8"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#6's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

TABLE OF "T" & "h" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"h"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

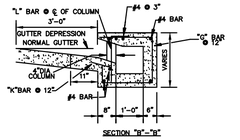
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

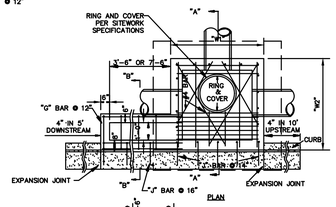
JUNCTION BOX
N.T.S.

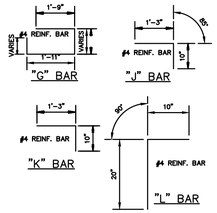
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
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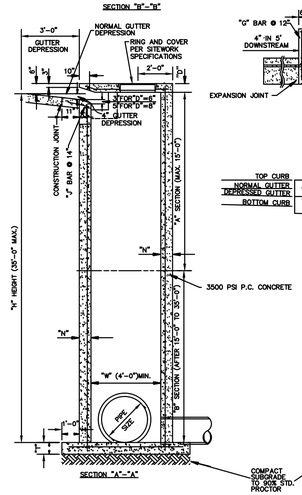
PRECAST MANHOLE SPECIFICATIONS

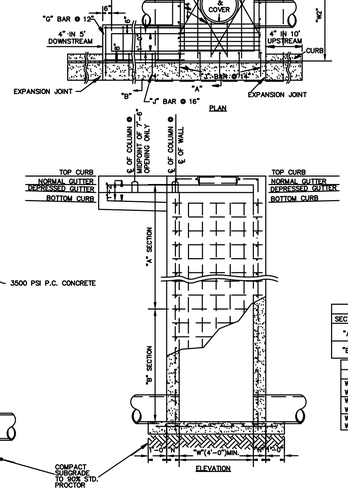
ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET











REINFORCEMENT SCHEDULE, BASE	
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"A"	#4's @ 6" E.W.
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TABLE OF "W" DIMENSIONS

PIPE SIZE	SKEW OF CROSS DRAIN		
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24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
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48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
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24"	7'-0"	7'-10"	9'-5"
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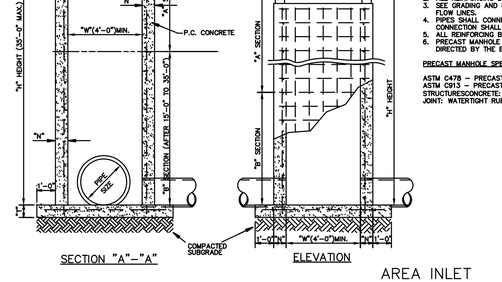
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
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"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

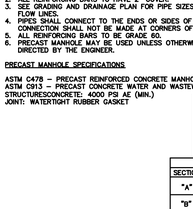
TABLE OF "T" & "h" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"h"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

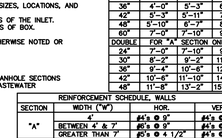
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
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W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

MODIFIED CURB INLET
N.T.S.

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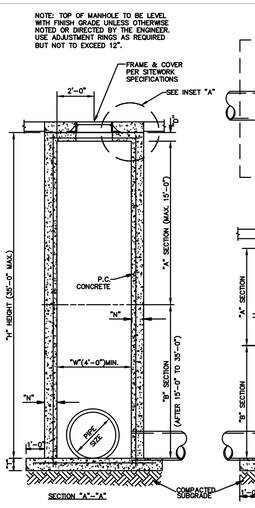
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
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"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

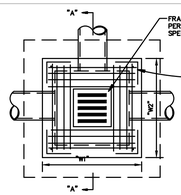
TABLE OF "T" & "h" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"h"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

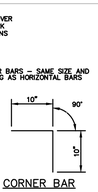
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
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W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

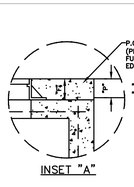
AREA INLET
N.T.S.

NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".









GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
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REINFORCEMENT SCHEDULE, BASE	
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TABLE OF "W" DIMENSIONS

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24"	7'-0"	7'-10"	9'-5"
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36"	9'-4"	10'-6"	12'-8"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#6's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

TABLE OF "T" & "h" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"h"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

GRATE INLET
N.T.S.

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER 3/5/21 JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR:
DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN
SC

CHECKED
JWC

ISSUED DATE
3/5/2021

ISSUED FOR
SITE PLAN REVIEW

PROJECT NO.
21-109

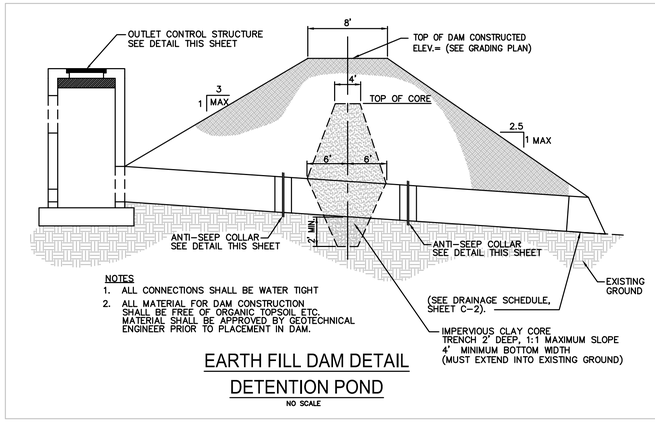
FILE
21-109_DETAILS

SHEET
D-4

GRADING DETAILS

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

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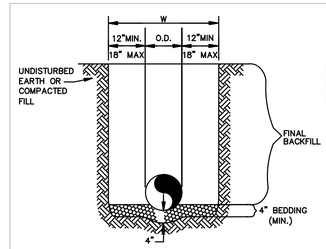


NOTES

1. ALL CONNECTIONS SHALL BE WATER TIGHT
2. ALL MATERIAL FOR DAM CONSTRUCTION SHALL BE FREE OF ORGANIC TOPSOIL ETC. MATERIAL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT IN DAM.

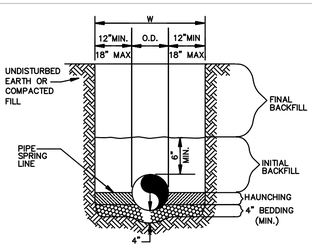
EARTH FILL DAM DETAIL
DETENTION POND

NO SCALE



REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"ø

N.T.S.



ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"ø AND LARGER

N.T.S.

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING

N.T.S.

GRADING DETAILS

BDG Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

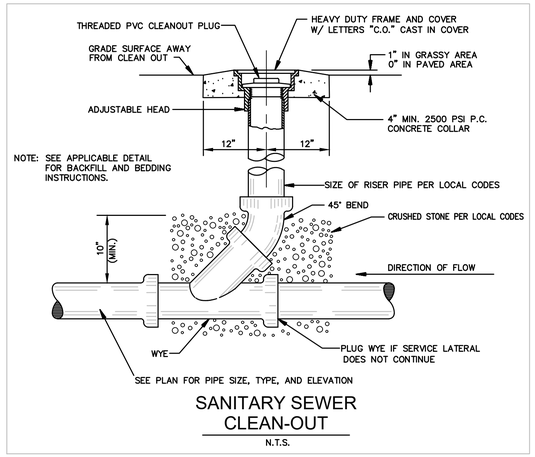
FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS
SHEET D-5

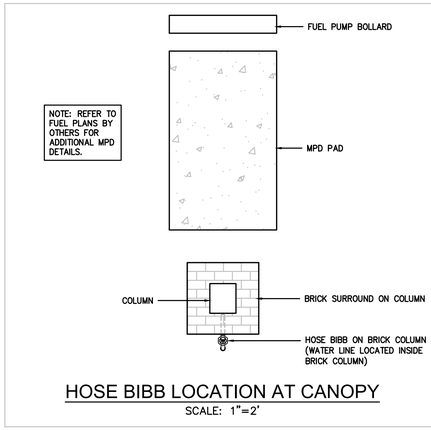
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Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)



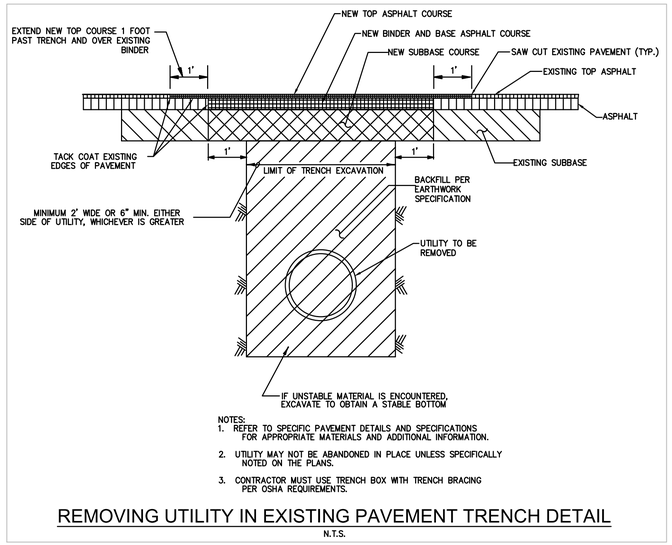
SANITARY SEWER CLEAN-OUT

N.T.S.



HOSE BIBB LOCATION AT CANOPY

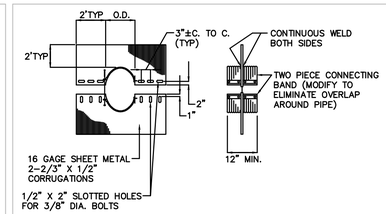
SCALE: 1"=2'



NOTES:
1. REFER TO SPECIFIC PAVEMENT DETAILS AND SPECIFICATIONS FOR APPROPRIATE MATERIALS AND ADDITIONAL INFORMATION.
2. UTILITY MAY NOT BE ABANDONED IN PLACE UNLESS SPECIFICALLY NOTED ON THE PLANS.
3. CONTRACTOR MUST USE TRENCH BOX WITH TRENCH BRACING PER OSHA REQUIREMENTS.

REMOVING UTILITY IN EXISTING PAVEMENT TRENCH DETAIL

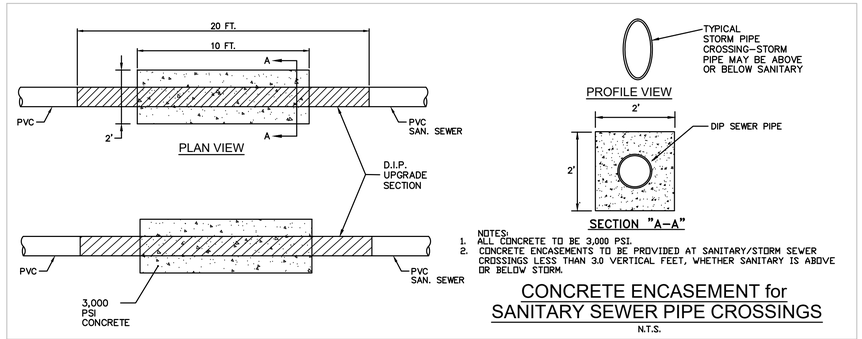
N.T.S.



ANTI-SEEP COLLAR

CAULK THE LAP BETWEEN THE TWO HALF-SECTIONS WITH BITUMINOUS MASTIC AT THE TIME OF INSTALLATION. MARK UNASSEMBLED COLLARS BY PAINTING OR TAGGING TO IDENTIFY MATCHING PAIRS.

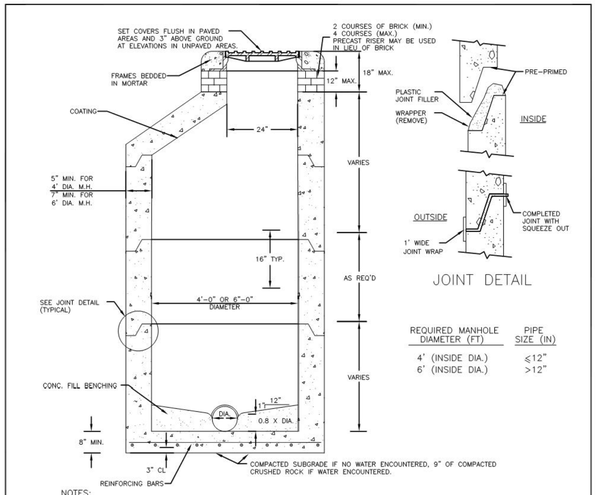
NOTE: CONTRACTOR MAY USE EITHER A CMP OR CONCRETE ANTI-SEEP COLLAR.



NOTES:
1. ALL CONCRETE TO BE 3,000 PSI.
2. CONCRETE ENCASEMENTS TO BE PROVIDED AT SANITARY/STORM SEWER CROSSINGS LESS THAN 3.0 VERTICAL FEET, WHETHER SANITARY IS ABOVE OR BELOW STORM.

CONCRETE ENCASEMENT for SANITARY SEWER PIPE CROSSINGS

N.T.S.



JOINT DETAIL

REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

NOTES:
1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS-55 DAMP-PROOF COATING OR EQUAL.
3. MANUFACTURER CERTIFICATION THAT MANHOLE MEETS ASTM SPECIFICATION SHALL BE SUBMITTED TO CITY OF PORT WENTWORTH.
4. SEE DETAIL SHEET FOR MANHOLE COVER & FRAME.
6. BUOYANCY MAY NEED TO BE CHECKED IF NECESSARY
7. ALL PIPE PENETRATIONS SHALL HAVE A BOOT CONNECTION. SEE DETAIL S-6.

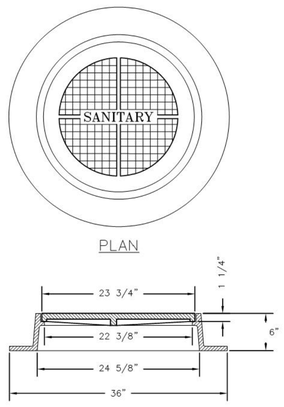
PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

S-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN

SECTION

NOTE:

MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

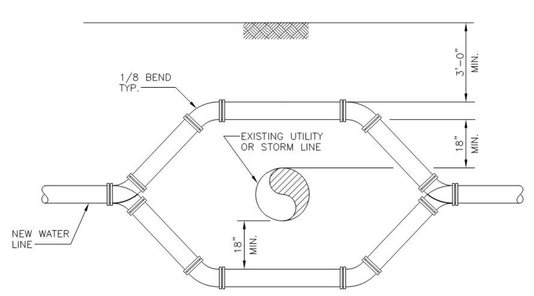
MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

S-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:
1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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

UTILITY PLAN DETAILS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER JOSHUA COX 3/5/21

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

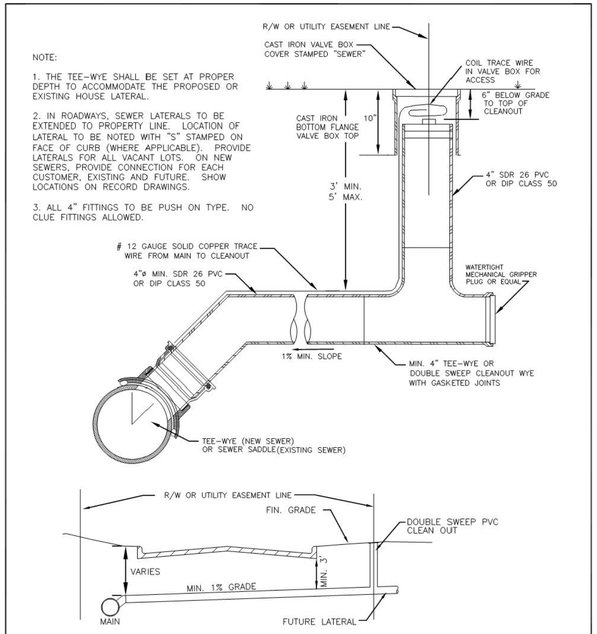
REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS

SHEET
D-6

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

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NOTE:

1. THE TEE-WYE SHALL BE SET AT PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.

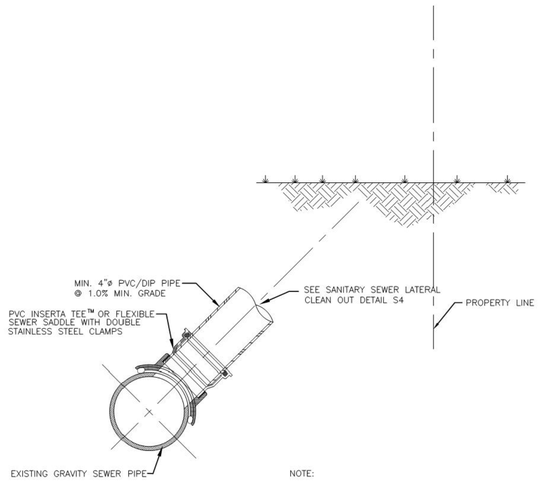
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATION OF LATERAL TO BE NOTED WITH "S" STAMPED ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON NEW SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.

3. ALL 4" FITTINGS TO BE PUSH ON TYPE. NO CLUE FITTINGS ALLOWED.

SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTE:

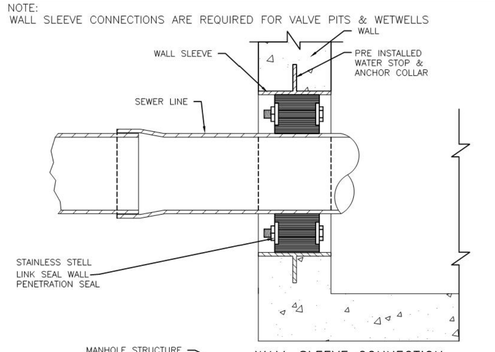
CONTRACTOR SHALL NOTIFY CITY OF PORT WENTWORTH WASTEWATER CONVEYANCE DEPARTMENT 24 HOURS PRIOR TO CONNECTION TO EXISTING GRAVITY SEWER PIPE. ALL CONNECTIONS TO THE EXISTING GRAVITY SEWER PIPE MUST BE INSPECTED BY THE CONVEYANCE DEPARTMENT PRIOR TO BACK FILLING.

SEWER SERVICE CONNECT TO EXT. PIPE

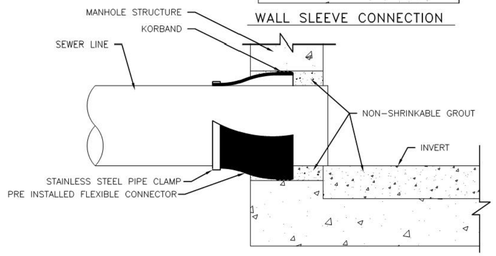
City of Port Wentworth
TECHNICAL DETAILS
S-5

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



WALL SLEEVE CONNECTION

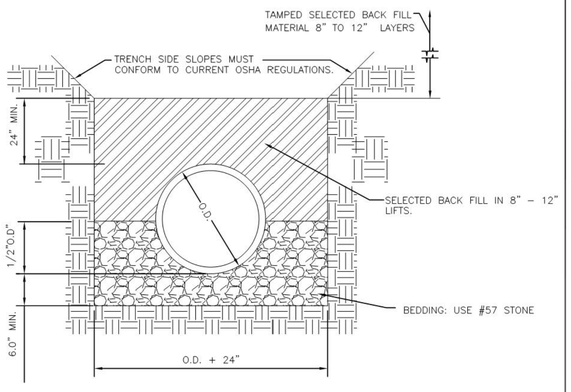


"BOOT" CONNECTION

PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

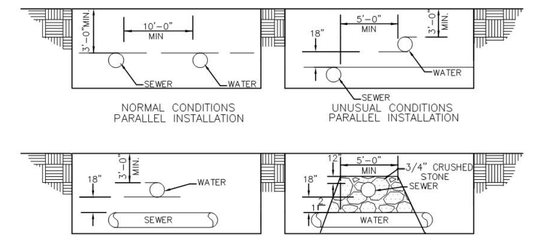
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTES:

THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE GEORGIA ENVIROMENTAL PROTECTION DIVISION MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS, WHICH ARE GENERALLY AS FOLLOWS:

A. PARALLEL INSTALLATION:

1. NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER LINE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.

2. UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, AND WHEN APPROVED BY THE ENGINEER, THE INSIDE EDGE OF A WATER MAIN MAY BE LAID A MINIMUM OF 5 FEET FROM THE INSIDE EDGE OF A SEWER PROVIDED THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER (SEE DETAIL), AND THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF.

B. CROSSINGS:

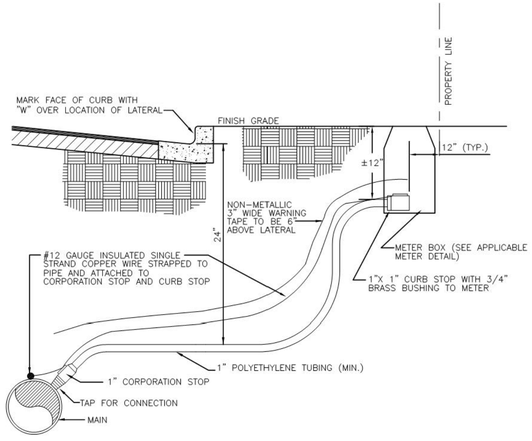
1. NORMAL CONDITIONS: WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.

2. UNUSUAL CONDITIONS: IF A WATER MAIN MUST CROSS UNDER A SEWER, THE TOP OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES LOWER THAN THE BOTTOM OF THE SEWER, THE WATER MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE SEWER AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE AS SHOWN IN THE DETAIL.

MINIMUM WATER & SEWER PIPE SEPARATION

City of Port Wentworth
TECHNICAL DETAILS
U-3

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS
W-1

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

UTILITY PLAN DETAILS

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
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PHONE: 404-567-5701
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REVISION	BY

DRAWN
SC

CHECKED
JWC

ISSUED DATE
3/5/2021

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SITE PLAN REVIEW

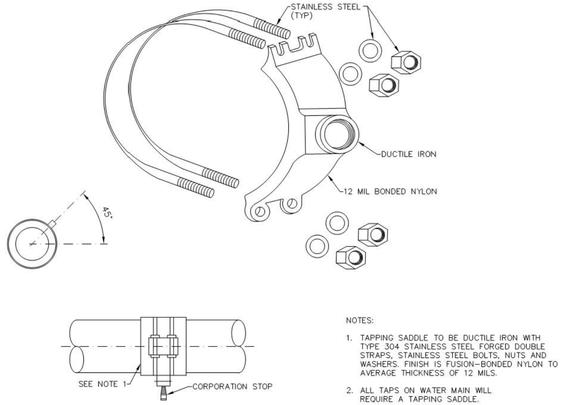
PROJECT NO.
21-109

FILE
21-109_DETAILS

SHEET
D-7

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NOTES:

1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

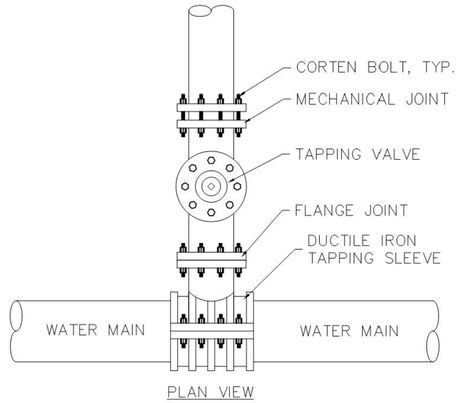
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

W-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN VIEW

NOTE:
1. THE TAPPING SLEEVE AND VALVE MUST BE INSTALLED IN A MANHOLE. SEE DETAIL W-14 FOR THE MANHOLE DETAIL.

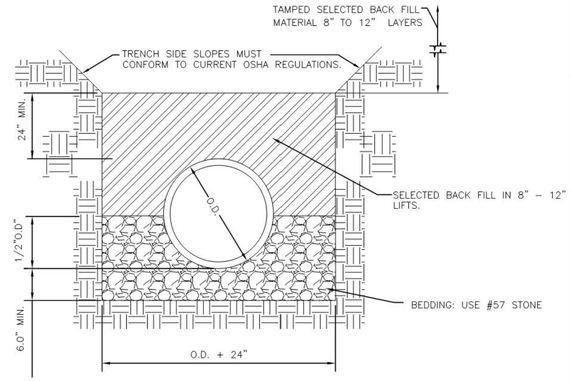
STANDARD TAPPING SLEEVE

City of Port Wentworth
TECHNICAL DETAILS

W-5

PREPARED BY SAUSSY ENGINEERING, LLC.

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



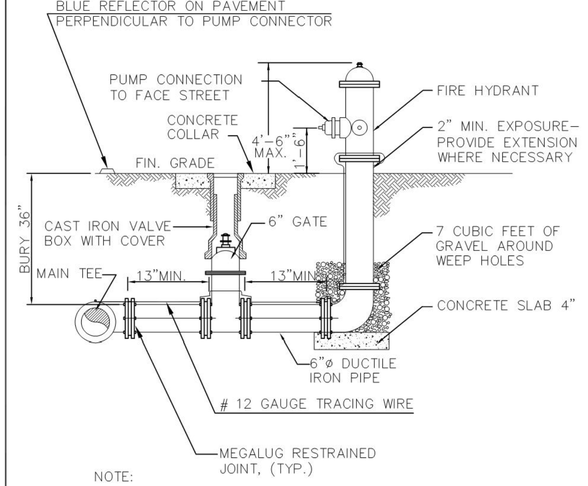
PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

W-8

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

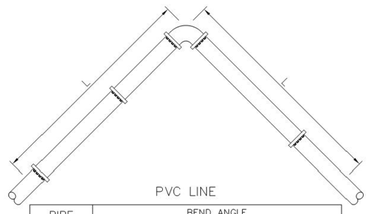
STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W-9

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

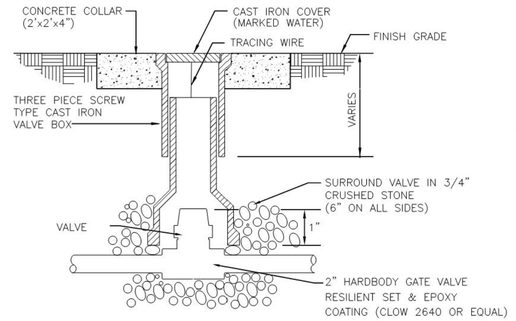
STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

W-27

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-18

PREPARED BY SAUSSY ENGINEERING, LLC.

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

UTILITY PLAN DETAILS

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER 3/5/21 JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN
SC

CHECKED
JWC

ISSUED DATE
3/5/2021

ISSUED FOR
SITE PLAN REVIEW

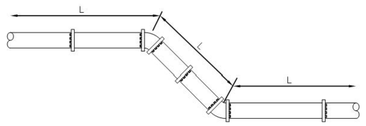
PROJECT NO.
21-109

FILE
21-109_DETAILS

SHEET
D-8

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

USER: SConnon - Mar 08, 2021 - 11:40am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109_DETAILS.dwg - LAYOUT: D-8



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	5	10	22	52
6	7	15	30	74
8	9	19	40	96
10	11	23	48	115
12	13	27	56	136

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	28
6	4	8	17	40
8	4	10	22	52
10	5	12	26	62
12	6	15	30	73
16	7	19	39	94
20	11	23	47	114
24	13	26	55	132

MINIMUM RESTRAINED LENGTH (L)

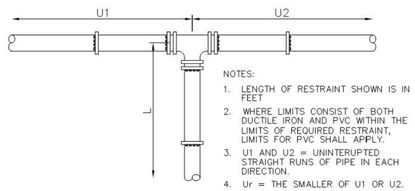
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD VERTICAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W–28

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET
2. WHERE LIMITS 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.

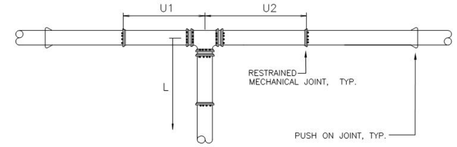
TEE Ur	5'–10"	11'–20"	21'–35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W–29

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
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 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90°. HORIZONTAL BEND.

DUCTILE IRON LINE

TEE Ur	5'–10'	11'–20'	21'–35'	36'–50'	50'–75'	75'–100'
4X4	23	15	2	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	26	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	36	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X6	26	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

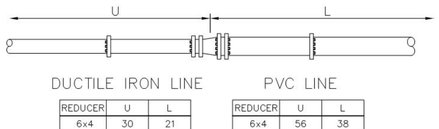
TEE Ur	5'–10'	11'–20'	21'–35'	36'–50'	50'–75'	75'–100'
16X10	54	41	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	38	*	*	*
20X6	22	*	*	*	*	*
20X8	38	18	*	*	*	*
20X10	51	35	8	*	*	*
20X12	64	51	28	*	*	*
20X16	87	77	60	35	10	*
20X20	108	100	87	67	48	*
24X6	18	*	*	*	*	*
24X8	35	10	*	*	*	*
24X10	49	29	*	*	*	*
24X12	62	45	17	*	*	*
24X16	86	73	53	22	*	*
24X20	107	97	81	57	33	*
24X24	127	119	106	86	66	33

MINIMUM RESTRAINED LENGTH (L)
*RESTRAIN AT TEE ONLY.

STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth
TECHNICAL DETAILS
W–30

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



DUCTILE IRON LINE

REDUCER	U	L
6x4	30	21
8x4	72	38
8x6	29	22
10x4	123	51
10x6	63	38
10x8	26	21
12x4	186	64
12x6	106	53
12x8	59	39
12X10	26	21
16x6	214	79
16x8	141	68
16x10	91	56
16x12	54	40
20x10	174	84
20x12	123	71
20x16	51	40
24x12	207	97
24x16	113	72
24x20	48	39

PVC LINE

REDUCER	U	L
6x4	56	38
8x4	134	69
8x6	53	40
10x4	227	94
10x6	117	71
10x8	49	39
12x4	343	118
12x6	196	99
12x8	109	72
12x10	48	40

U = MINIMUM UNINTERRUPTED 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 RESTAINED FOR A MINIMUM OF "L" FEET.

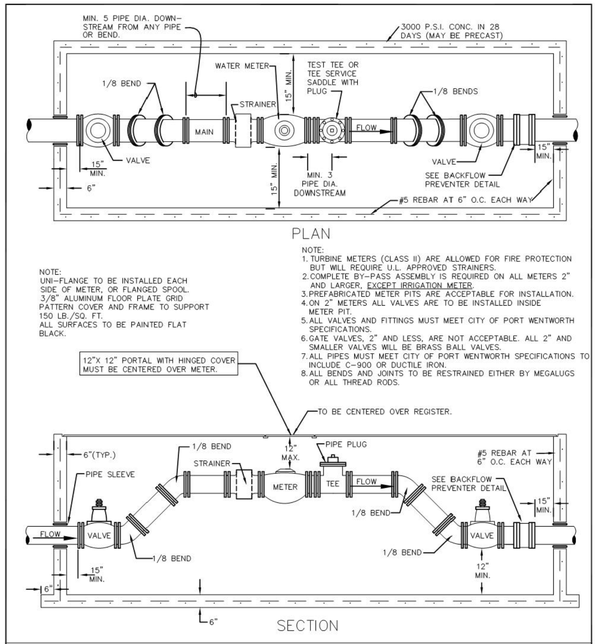
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD REDUCER RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W–32

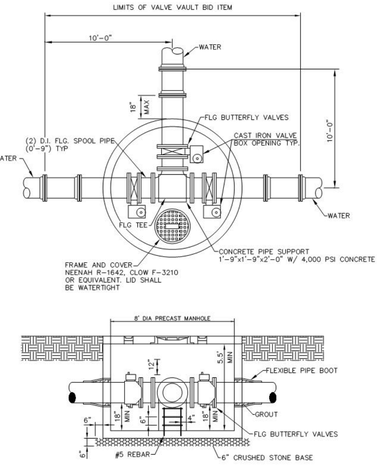
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



STANDARD IRRIGATION

City of Port Wentworth
TECHNICAL DETAILS
W–33

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



WATER VALVE VAULT

City of Port Wentworth
TECHNICAL DETAILS
W–35

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

UTILITY PLAN DETAILS

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP
GEORGIA REGISTERED #24150 PROFESSIONAL ENGINEER 3/5/21 JOSHUA COX

PROPOSED: Parker's kitchen IMPROVEMENTS
PORT WENTWORTH, GA

FOR: DRAYTON-PARKER COMPANIES, LLC
SAVANNAH, GA 31401

REVISION	BY

DRAWN SC
CHECKED JWC
ISSUED DATE 3/5/2021
ISSUED FOR SITE PLAN REVIEW
PROJECT NO. 21-109
FILE 21-109_DETAILS

SHEET
D-9

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-SITE PLAN 3.5.21 (2411 : Site Plan Review Application (Specific) 6000 Hwy 21 April 2021)

USER: SConnon – Mar 08, 2021 – 11:41am
P:\Projects\2021\21-109 Port Wentworth, GA (Truck Stop)\Drawing Files\21-109_DETAILS.dwg – LAYOUT: D-9

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

March 18, 2021

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

Re: Parker's Expansion
Port Wentworth, Georgia
Site Plan Review
J–25412.0019

Dear Brian:

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

- One (1) copy of a Site Plan Review Application dated March 8, 2021.
- One (1) copy of Site Development Plans for Parker's Kitchen Store #16 Truck Stop Expansion signed and sealed May 6, 2020.
- Cover Letter dated March 8, 2021.

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. Please provide USACE permit for proposed wetland impacts.
2. This site lies within an Effective FEMA Special Flood Hazard Area Zone X, Area of Minimal Flood Hazard, FIRM Panel 13051C0045G effective August 16, 2018. This has been noted on the plans.
3. Please provide an NPDES NOI submittal package and/or permit.
4. Please provide EPD water/wastewater permits, if applicable.

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-1st review T&H 3.18.21 (2411 : Site Plan Review Application

5. The proposed improvements are shown on four parcels. Three of these parcels are owned by Parker's and one of which is an Amazon Distribution Center, as mentioned in the Cover Letter. Please provide supporting documentation that the proposed encroachment onto the Crossgate parcel is agreed upon by the appropriate parties.
6. Please note that if the future development is not accounted for in the calculations and designs of the current submittal package, additional permitting will be required for future development.
7. For the original Parker's expansion, applicant stated they did not desire to combine the parcels due to uncertainty in future ownership. Please provide clarification on whether the parcels are to remain under the same ownership and if parcel combination is proposed.
8. Development is occurring within an existing utility easement. Provide documentation indicating that proposed encroachment on the easement is permitted by all impacted utility entities.

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 all requirements of a stormwater management design plan as prescribed in Section 7–80(d) of the Port Wentworth Code of Ordinances. No stormwater calculations appeared to be included in the drop box link provided with this submittal. Please provide all required stormwater design calculations.
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. Per Section 3.7.10 of the CDM, please provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.
5. Additional stormwater design comments may arise upon submission of the requested requirements.

Water, Fire System, and Sanitary Sewer Design Comments

1. 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.

2. The provided drop box link did not appear to include water/wastewater/fire calculations.
   a. Please provide signed and sealed calculations for the water distribution system and fire flow requirements per Section 3.4 of the latest Port Wentworth CDM.

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-1st review T&H 3.18.21 (2411 : Site Plan Review Application

b. Please provide signed and sealed calculations for the wastewater collection system per Section 3.5 of the latest Port Wentworth CDM.
c. Provide notes in the plans and specifications as indicated in Section 3.4.2(h) of the latest Port Wentworth CDM.
d. If no fire system is proposed, please provide a statement on the plans.

3. Complete and provide the Water Distribution System Check List (Exhibit 1 in the Comprehensive Development Manual.) The following items from the Check List are missing:
   - Water system analysis and design
   - Fire Flow Demand (Exhibit 2), if applicable
   - Certification that water lines are not in, or serving, structures built on solid waste landfills
   - Proposed water/sewer agreement

4. Complete and provide the Wastewater Collection System Check List (Section 3.5.3 Exhibit 1 in the Comprehensive Development Manual). The following items from the Check List are missing:
   - Wastewater load information
   - City's Pretreatment Ordinance, if applicable
   - Oil/grease traps and details for service stations, if applicable
   - Certification that the proposed utilities will not serve structures built upon any solid waste landfills
   - Proposed water/sewer agreement.

5. Additional water, fire system, and sanitary sewer design comments may arise upon submission of the requested calculations.

Plan Sheets Comments

Sheet C–1:

1. Please include parking calculations to indicate that the expansion will not require additional parking per Section 4.10 of the Port Wentworth Code of Ordinances.

Sheet C–3:

1. An 8" x ¾" tee is proposed for the water hose lateral, but according to Port Wentworth "Standard Tee Restraint (PVC Line)" detail, that is not an available option. Consider using a tapping saddle instead of a tee.
2. A ¾" service must have a meter.
3. The 8" water valve must be inside a manhole.
4. A blowoff must be installed at the end of the water main.
5. Provide and label easements for water mains.
6. Add all labels on water mains and bends.
7. Maintain a minimum of 18" of separation between utility crossings.

Site Lighting Comments

1. Please provide a site lighting plan for the improved areas of the development.

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-1st review T&H 3.18.21 (2411 : Site Plan Review Application

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/jar

Attachment: 6000 HWY 21 TRUCK STOP EXPANSION S.SITE PLAN APRIL 2021-1st review T&H 3.18.21 (2411 : Site Plan Review Application

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 04/12/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2408)

DOC ID: 2408

Site Plan Review Application submitted by John Farmer, P.E., Fretus Engineering, LLC., of behalf of Yash Desai, Stature Investments for PIN # 7-0037-02-007 (Magellan Blvd, Port City Car Wash) for a Specific Development Site Plan to allow a Car Wash in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by John Farmer, P.E., Fretus Engineering, LLC., of behalf of Yash Desai, Stature Investments for PIN # 7-0037-02-007 (Magellan Blvd, Port City Car Wash) for a Specific Development Site Plan to allow a Car Wash 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. The General Development Site Plan was approved for this use during the October 22, 2020 City Council meeting.

Facts and Findings: The site plan consist of a drive-thru automatic car wash with a detailing / vacuum area. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This application is currently under review by City Engineers Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 12, 2021 at 6:30 PM.

ATTACHMENTS:

- PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-APPLICATION (PDF)
- PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (PDF)
- PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-1ST Review Letter T&H 3.9.21 (PDF)

210059

RECEIVED
FEB 16 2021
BY: MBE

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: Parcel 1, Magellan Boulevard, Port Wentworth, Georgia 31407

PIN #(s): 70037 02007

Zoning: P-C-3 Estimated Cost of Construction: $ 1.5 million (estimated)

Type of Construction: Car wash building with parking and car detailing areas

---

Applicant's Name: Mr. John W. Farmer, P.E. c/o Fretus Engineering, LLC

Mailing Address: PO Box 13091, Savannah, Georgia 31416

Phone #: (912) 228-2982 Email: jfarmer8809@gmail.com

Owner's Name (If Different form Applicant): Mr. Yash Desai c/o Stature Investments

Mailing Address: 118 Pipemakers Circle, Suite 100, Pooler Georgia 31322

Phone #: (912) 988-1320 Email: ydesai@statureinvestmentsus.com

---

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

Yash Desai
~~Applicant~~'s Signature
OWNER

2/10/21
Date

John W. Farmer
~~Owner's~~ Signature (If Different form Applicant)
APPLICANT

02/10/21
Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-APPLICATION (2408 : 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)
- ☑ 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

2/10/21
Date

Updated 4/28/2020

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-APPLICATION (2408 : Site Plan Review Application

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00303895 2/24/2021 2:29 PM
OPER: ME TERM: 011
REF#: CK 0504

TRAN: 112.0000 BLDG PERMIT
210059 886.00CR
STATURE INVESTMENTS
7-0037-02-007
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-APPLICATION (2408 : Site Plan Review Application

Neighboring addresses to the Port City Car Wash Project on Parcel 1, Magellan Boulevard:

PIN:

7-0037-02-008	Land Holding LLC PO Box 25999 Shawnee Mission, KS 66225
7-0037-05-016	WPB Estate Management LLC 4107 Columbia Road Augusta, GA 30907
7-0976-02-029	Frank Neville Floyd 129 Highway 30 Port Wentworth, GA 31407
7-0976-02-030	Frank and Rita's LLC 1716 E Highway 80 Bloomingdale, GA 31302

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-APPLICATION (2408 : Site Plan Review Application

CONSTRUCTION PLANS
FOR
PORT CITY
CAR WASH

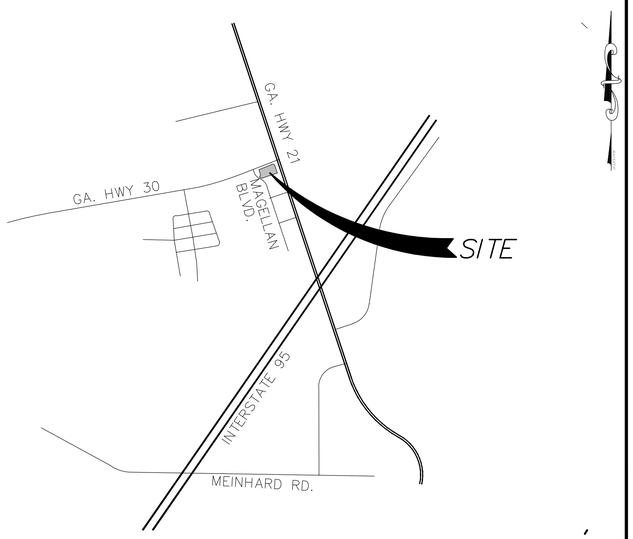
PARCEL 1
MAGELLAN DRIVE, SAVANNAH GATEWAY WEST
FEBRUARY 10, 2021

FE, LLC PROJECT NO. 012-052-20

GEORGIA811
811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
DIAL 811 OR
CALL 1-800-282-7411

GEORGIA REGISTERED No. 30399 PROFESSIONAL ENGINEER JOHN W. FARMER 02/10/21
LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

VICINITY MAP



NOT TO SCALE

PREPARED FOR:
PANTHEON ADC
MR. CLIF COOPER
216 E. BAY STREET
SAVANNAH, GEORGIA 31401
PH: (912) 376-5600

PROPERTY OWNER AND RESPONSIBLE PARTY:
STATURE INVESTMENTS
MR. YASH DESAI
110 PIPEMAKERS CIRCLE
SUITE 110
POOLER, GEORGIA 31322
PH: (912) 988-1320

FRETUS ENGINEERING
P.O. BOX 13091
SAVANNAH, GEORGIA 31416-0091
PHONE: (912) 228-2982

INDEX OF SHEETS

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1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	EROSION, SEDIMENT, AND POLLUTION CONTROL NOTES
4	EROSION, SEDIMENT, AND POLLUTION CONTROL NOTES
5	EROSION, SEDIMENT, POLLUTION CONTROL NOTES, AND SCHEDULE
6	DEMOLITION, TREE SURVEY, EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN – INITIAL PHASE
7	EROSION, SEDIMENT, POLLUTION CONTROL PLAN – INTERMEDIATE PHASE
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11	STORM DRAINAGE PROFILES
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Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL

Project Name: BEULAH BAPTIST CHURCH EXPANSION **Address:** PARCEL 1 MAGELLAN BLVD.

City/County: PORT WENTWORTH/CHATHAM **Date on Plans:** 2/10/2021

Name & email of person filling out checklist: John W. Farmer, P.E.; jfarmer8809@gmail.com

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
2	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
ALL	Y	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)
	N/A	3 Limits 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 checklist. * (A copy of the written approval by EPD must be attached to the plan for the Plan to be reviewed.)
3	Y	4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
3	Y	5 Provide the name, address, **email address**, and phone number of primary permittee.
3	Y	6 Note total and disturbed acreage of the project or phase under construction.
3	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
4	Y	9 Description of the nature of construction activity.
ALL	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
3	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
3	Y	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.
3	Y	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit. *
3	Y	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 BMPs within 7 days after installation." in accordance with **Part IV.A.5 page 25** of the permit. *
4	Y	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."
	N/A	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
4	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
4	Y	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." *
3&4	Y	19 Clearly note 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."
3&4	Y	20 Clearly note 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."
3&4	Y	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."
3	Y	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. *
3	Y	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. *
4	Y	24 BMPs 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. *
4	Y	25 Provide BMPs for the remediation of all petroleum spills and leaks.
4	Y	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. *
4	Y	27 Description of practices to provide cover for building materials and building products on site. *
4	Y	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
5	Y	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 BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
4	Y	30 Provide complete requirements of inspections and record keeping by the primary permittee. *
4	Y	31 Provide complete requirements of sampling frequency and reporting of sampling results. *
3&4	Y	32 Provide complete details for retention of records as per Part IV.F. of the permit. *
4	Y	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
4	Y	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
6,7,8	Y	35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
5,6,7,8	Y	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 BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
ALL	Y	37 Graphic scale and North arrow.
ALL	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

3	Y	39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs 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.
	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. *
	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.
	N/A	42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
6,7,8	Y	43 Delineation and acreage of contributing drainage basins on the project site.
ATTACHED	Y	44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
4	Y	45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
7&8	Y	46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
3,6,7,8	Y	47 Soil series for the project site and their delineation.
6,7,8	Y	48 The limits of disturbance for each phase of construction.
3&7	Y	49 Provide a minimum of 67 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 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, permittees 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.
6,7,8	Y	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.
16	Y	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.
5,6,7,8	Y	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 the year that seeding will take place and for the appropriate geographic region of Georgia.

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2021

GENERAL NOTES

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH'S SPECIFICATIONS, LATEST EDITION.
3. PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (1-800-282-7411) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
4. 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.
5. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
6. ALL REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO:M170 (GDOT STANDARD SPECIFICATIONS – SECTION 843).
7. FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
9. ALL ITEMS REMOVED FROM THE PROJECT WHICH ARE NOT TO BE REUSED SHALL BE MOVED TO A LOCATION APPROVED BY THE OWNER.
10. DURING CONSTRUCTION IN THE AREA OF AN INTERSECTION, WORK WILL BE PERFORMED IN SUCH A MANNER AS TO PERMIT TRAFFIC TO OPERATE WITH THE LEAST AMOUNT OF INCONVENIENCE POSSIBLE. ADDITIONAL CHANNELIZATION AND SIGNING SHALL BE INSTALLED, AS DIRECTED BY THE ENGINEER, TO ALLOW TRAFFIC TO FLOW AS FREELY AS POSSIBLE. WHEN AN INTERSECTION IS INOPERABLE, FLAGGERS WILL BE UTILIZED TO CONTROL TRAFFIC.
11. ALL SIGNING SHALL BE PER DOT STANDARDS AND M.U.T.C.D.
12. ALL TREES TO REMAIN WITHIN THE CONSTRUCTION AREA ARE TO BE PROTECTED DURING CONSTRUCTION; SEE TREE PROTECTION DETAIL.
13. THE CONTRACTOR SHALL FIELD VERIFY ALL SIZES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
14. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF PORT WENTWORTH'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF PORT WENTWORTH STANDARDS ARE TO TAKE PRECEDENCE.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT		
BUILDING SETBACK LINE	30' B. S. L.	30' B. S. L.
PAVED ROAD WITH CURB & GUTTER		
CONCRETE SIDEWALKS		
STORM DRAINAGE W/ CURB INLET, GRATE INLET, & STORM MANHOLE	24" RCP	24" RCP
REINFORCED CONCRETE PIPE	RCP	
CORRAGATED METAL PIPE	CMP	
DITCH		
SANITARY SEWER GRAVITY MAIN AND MANHOLE	SS 10"	SS 10" PVC
WATER MAIN SYSTEM WITH METER, FIRE HYDRANT, AND VALVE	W 12"	W 12" PVC
OVERHEAD POWER	GUY, PP, OHP	
WOODS LINE		
TREE	18" PINE	LIVE OAK, 18" PINE, 24" OAK
TREE TO BE REMOVED		
TREE TO BE PROTECTED		
SPOT ELEVATION	×26.15	

+ TP 14.95	TOP OF PAVEMENT ELEVATION
+ TC 15.45	TOP OF CONCRETE, SIDEWALK, AND CURB (BACK) ELEVATION
+ CLS 15.45	CENTERLINE OF SWALE ELEVATION
+ TB 15.45	TOP OF BANK ELEVATION (SWALE)
+ 15.00	GRADE ELEVATION

CONTOURS	15	15
IRON ROD FOUND	IRF	
IRON PIPE FOUND	IPF	
CONCRETE MONUMENT FOUND	CMF	
IRON ROD SET		IRS
IRON PIPE SET		IPS
CONCRETE MONUMENT SET		CMS
BENCHMARK		
LIGHT POLE	LP	
SIGN		
TELEPHONE MANHOLE	TMH	
TELEPHONE BOX		
CABLE TV BOX		
ELECTRIC BOX		
GAS LINE	--G--	
TELEPHONE LINE	--T--	
RAILROAD	R/R	
RIGHT-OF-WAY	R/W	
TOP OF CURB	TC 20.00	TC 20.00
GUTTER	G	G
THROAT	TH.	TH.
INVERT ELEVATION	I.E.	I.E.
PARCEL IDENTIFICATION NUMBER	P.I.N.	
BASE FLOOD ELEVATION	B.F.E.	
DRAINAGE FLOW ARROW		

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jfarmer8809@gmail.com

GEORGIA REGISTERED John W. Farmer No. 30399 PROFESSIONAL ENGINEER 02/10/21 JOHN W. FARMER

LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750

GEORGIA811 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG DIAL 811 OR CALL 1-800-282-7411

No.	Revision/Issue	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON 4DG
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
GENERAL NOTES AND LEGEND

SCALE:	N.T.S.
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 2 OF 17

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

PRIOR TO LAND-DISTURBING ACTIVITIES, A PRE-CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY OF PORT WENTWORTH (912) 748-7261.

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD), GENERAL PERMIT NUMBER GAR 100001 FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR STAND ALONE CONSTRUCTION PROJECTS.

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, QUALIFIED PRODUCTS LIST #36.

THE LEVEL II QUALIFIED DESIGN PROFESSIONAL WHO SEALED THESE PLANS IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

ALL AMENDMENTS AND REVISIONS TO THE EROSION & SEDIMENT CONTROL PLANS WHICH WILL HAVE A SIGNIFICANT EFFECT ON BEST MANAGEMENT PRACTICE (BMP) WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

NO NON-EXEMPT ACTIVITIES SHALL BE CONDUCTED IN THE 25' OR 50' UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES.

ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2?-4? OF MULCH (DS1). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.

THE CITY'S DESIGNEE WILL VERIFY ADEQUATE VEGETATIVE COVER (100% COVER, 70% DENSITY) OF PERMANENT STABILIZATION (Ds3, Ds4).

SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY (I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.

SEDIMENT STORAGE VOLUME (67 CY/ACRE) MUST BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE ACTIVITY AND IN PLACE UNTIL FINAL STABILIZATION OCCURS.

FOR EACH SITE ON WHICH LAND DISTURBING ACTIVITY OCCURS, EACH ENTITY OR PERSON ACTING AS EITHER A PRIMARY, SECONDARY, OR TERTIARY PERMITTEE, AS DEFINED IN THE STATE GENERAL PERMIT, SHALL HAVE AS A MINIMUM ONE PERSON WHO IS IN RESPONSIBLE CHARGE OF EROSION AND SEDIMENTATION CONTROL ACTIVITIES ON BEHALF OF SAID ENTITY OR PERSON AND MEETS THE APPLICABLE (LEVEL 1A) EDUCATION OR TRAINING CERTIFICATION REQUIREMENTS (O.C.G.A. 12-7-19(A)(2)).

SUBCONTRACTORS INVOLVED WITH LAND DISTURBANCE ACTIVITIES SHALL MEET THE EDUCATION REQUIREMENTS (LEVEL 1) DESCRIBED IN O.C.G.A 12-7-19.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED 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.

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

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 OF 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 TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
3. TYPE 'C' 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 5-20.2. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES ½ 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.

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 SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS INITIAL BRUSH BARRIER SEDIMENT CONTROL IN AREAS SHOWN ON 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.

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 SPECIFICATIONS, 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 PERMANENT 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.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING 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 ON TO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

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

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.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED 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 THE CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED 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 ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE 'C' SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.0. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ 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 BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED. CUT AND FILL SLOPES ARE NOT TO EXCEED ?2H:1V?.

TYPE ?C? 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 ON TYPE OF INLET PROTECTION SPECIFIED.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE 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 STABILIZED AS SOON AS FINAL GRADE IS ACHIEVED.

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

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.

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

39 ALTERNATIVE BMP'S

USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL MAY BE ALLOWED (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION).

REQUIRED DOCUMENTATION FOR ALTERNATIVE BMPS:

1. ONE PAGE SUMMARY DETAILING WHY THE ALTERNATIVE BMP IS EQUIVALENT OR SUPERIOR TO THE CONVENTIONAL BMP'S FOUND IN THE ?MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA? (MANUAL).

2. DOCUMENTED SIDE BY SIDE TESTING (ALTERNATIVE BMP VS. CONVENTIONAL BMP) USING THE APPROPRIATE DESIGN REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE MANUAL.

3. PROOF THAT THE ALTERNATIVE BMP WAS PREVIOUSLY INSTALLED AND WORKED UNDER CONDITIONS COMPARABLE TO THE ENVIRONMENTAL CONDITIONS OF THE PROPOSED SITE. THIS CAN BE DOCUMENTED WITH PHOTOGRAPHS.

4. ALL SPECIFICATIONS INCLUDING THE DESIGN REQUIREMENTS AND THE PROCEDURES FOR PROPER INSTALLATION AND MAINTENANCE.

ALL FORMS OF DOCUMENTATION MUST BE SIGNED AND CERTIFIED BY THE DESIGN PROFESSIONAL WHO IS PREPARING THE ES&PC PLAN AND MUST INCLUDE THE DESIGN PROFESSIONAL?S SEAL AND GSWCC DESIGN PROFESSIONAL CERTIFICATION.

3 NOTE: IF LIMITS OF DISTURBANCE FOR STAND ALONE PROJECT REQUIRES DISTURBING 50 ACRES OR MORE AT ANY ONE TIME, WRITTEN AUTHORIZATION FORM THE ENVIRONMENTAL PROTECTION DIVISION (EPD) DISTRICT OFFICE SHALL BE INCORPORATED INTO THIS ES&PC PLAN. IF EPD APPROVES THE REQUEST, THE PLAN MUST INCLUDE 4 OF THE BMP'S LISTED IN APPENDIX 1 OF GSWCC CHECKLIST, OR PART III.C.2. OF NPDES GAR 100001.

22 NOTE: IF SITE DISCHARGES INTO AN IMPAIRED STREAM AS DESCRIBED BELOW, PROVIDE THE FOLLOWING INFORMATION AND DELINEATE ADDITIONAL BMP'S ON ES&PC PLANS.

ANY PERMITTEE WHO INTENDS TO OBTAIN COVERAGE UNDER THE NPDES GAR# 100001 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN ONE (1) LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN IMPAIRED STREAM SEGMENT IDENTIFIED AS "NOT SUPPORTING" ITS DESIGNATED USE(S), AS SHOWN ON GEORGIA'S 2008 AND SUBSEQUENT "305(B)/303(D) LIST DOCUMENTS (FINAL)" AT THE TIME OF NOI SUBMITTAL, MUST SATISFY THE REQUIREMENTS OF PART III.C. OF THIS PERMIT IF THE IMPAIRED STREAM SEGMENT HAS BEEN LISTED FOR CRITERIA VIOLATED, "BIO F" (IMPAIRED FISH COMMUNITY) AND/OR "BIO M" (IMPAIRED MACROINVERTEBRATE COMMUNITY), WITHIN CATEGORY 4A, 4B OR 5, AND THE POTENTIAL CAUSE IS EITHER "NP" (NONPOINT SOURCE) OR "UR" (URBAN RUNOFF). THOSE DISCHARGES THAT ARE LOCATED WITHIN ONE (1) LINEAR MILE OF AN IMPAIRED STREAM SEGMENT, BUT ARE NOT LOCATED WITHIN THE WATERSHED OF ANY PORTION OF THAT STREAM SEGMENT, ARE EXCLUDED FROM THIS REQUIREMENT. GEORGIA?S 2008 AND SUBSEQUENT "305(B)/303(D) LIST DOCUMENTS (FINAL)" CAN BE VIEWED ON THE EPD WEBSITE, WWW.GAEPD.ORG/DOCUMENTS/305B.HTML.

23 1. IF A TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED AT LEAST SIX (6) MONTHS PRIOR TO THE PERMITTEE'S SUBMITTAL OF THE NOI, THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN THAT ARE APPLICABLE TO THE PERMITTEE?S DISCHARGE(S) TO THE IMPAIRED STREAM SEGMENT WITHIN THE TIMEFRAME SPECIFIED IN THE TMDL IMPLEMENTATION PLAN. IF THE TMDL IMPLEMENTATION PLAN ESTABLISHES A SPECIFIC NUMERIC WASTELOAD ALLOCATION THAT APPLIES TO AN PERMITTEE?S DISCHARGE(S) TO THE IMPAIRED STREAM SEGMENT, THEN THE PERMITTEE MUST INCORPORATE THAT ALLOCATION INTO THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND IMPLEMENT ALL NECESSARY ACTIONS TO MEET THAT ALLOCATION. A LIST OF TMDL IMPLEMENTATION PLANS CAN BE VIEWED ON THE EPD WEBSITE, WWW.GAEPD.ORG.

2. IN ORDER TO ENSURE THAT THE PERMITTEE?S DISCHARGE(S) DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF STATE WATER QUALITY STANDARDS, THE PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) FOR THOSE AREAS OF THE SITE WHICH DISCHARGE INTO OR WITHIN ONE (1) LINEAR MILE UPSTREAM AND WITHIN THE SAME WATERSHED AS THE IMPAIRED STREAM SEGMENT:

A. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS REQUIRING A BUFFER AND THE 50 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS CLASSIFIED AS ?TROUT STREAMS? REQUIRING A BUFFER. DURING CONSTRUCTION ACTIVITIES, EPD WILL NOT GRANT VARIANCES TO ANY SUCH BUFFERS THAT ARE INCREASED IN WIDTH PURSUANT TO THIS SECTION.

B. INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.

C. USE BAFFLES IN ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO AT LEAST DOUBLE THE CONVENTIONAL FLOW PATH LENGTH TO THE OUTLET STRUCTURE.

D. PLACE A LARGE SIGN (MINIMUM 4 FEET X 8 FEET) ON THE SITE VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).

E. USE ANIONIC POLYACRYLAMIDE (PAM) AND/OR MULCH TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN (7) CALENDAR DAYS IN ACCORDANCE WITH PART III.D.1. OF THIS PERMIT.

F. CONDUCT TURBIDITY AND TOTAL SUSPENDED SOLIDS (TSS) SAMPLING AFTER EVERY RAIN EVENT OF 0.5 INCH OR GREATER WITHIN ANY 24 HOUR PERIOD, RECOGNIZING THE EXCEPTIONS SPECIFIED IN PART V.D.6.D. OF THIS PERMIT.

G. COMPLY WITH THE APPLICABLE END-OF-PIPE TURBIDITY EFFLUENT LIMIT, WITHOUT THE ?BMP DEFENSE? AS PROVIDED FOR IN O.C.G.A. 12-7-6(A)(1).

H. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATEMANDATED BUFFER AREAS FROM SUCH CALCULATIONS).

I. LIMIT THE AMOUNT OF AREA DISTURBED AT ANY ONE TIME TO NO GREATER THAN 25 ACRES OR 50% OF THE TOTAL PLANNED SITE, WHICHEVER IS LESS.

J. USE "DIRT II" TECHNIQUES TO MODEL AND MANAGE STORM WATER RUNOFF (E.G., SEEP BERMS, SAND FILTERS, ANIONIC PAM), AVAILABLE ON THE EPD WEBSITE, WWW.GAEPD.ORG.

K. ADD APPROPRIATE ORGANIC SOIL AMENDMENTS (E.G., COMPOST) AND CONDUCT PRE- AND POST-CONSTRUCTION SOIL SAMPLING TO A DEPTH OF 6 (SIX) INCHES TO DOCUMENT IMPROVED LEVELS OF SOIL CARBON AFTER FINAL STABILIZATION OF THE CONSTRUCTION SITE.

L. USE MULCH FILTER BERMS, IN ADDITION TO A SILT FENCE, ON THE SITE PERIMETER WHEREVER STORM WATER MAY BE DISCHARGED.

M. APPLY THE APPROPRIATE GEORGIA DEPARTMENT OF TRANSPORTATION APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER MATRIX TO ALL SLOPES STEEPER THAN 3:1.

N. USE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS INSTEAD OF CONCRETE IN CONSTRUCTION STORM WATER DITCHES AND STORM DRAINAGES DESIGNED FOR A 25 YEAR, 24 HOUR RAINFALL EVENT.

O. USE ANIONIC PAM UNDER A PASSIVE DOSING METHOD (E.G., FLOCCULANT BLOCKS) WITHIN CONSTRUCTION STORM WATER DITCHES AND STORM DRAINAGES THAT FEED INTO TEMPORARY SEDIMENT BASINS AND RETROFITTED MANAGEMENT BASINS.

P. INSTALL SOD FOR A MINIMUM 20 FOOT WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM WATER MAY BE DISCHARGED.

Q. USE A SURFACE DRAINING SKIMMER DESIGNED TO DRAIN TEMPORARY SEDIMENT BASINS AND RETROFITTED STORMWATER MANAGEMENT BASINS OVER A MINIMUM THREE (3) DAY PERIOD.
R. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM THAT IS 0.5 INCHES RAINFALL OR GREATER IN ACCORDANCE WITH PART IV.D.4.A.(2). (A) ? (C) OF THIS PERMIT.

S. APPLY THE APPROPRIATE COMPOST BLANKETS (MINIMUM DEPTH 1.5 INCHES) TO PROTECT SOIL SURFACES UNTIL VEGETATION IS ESTABLISHED DURING THE FINAL STABILIZATION PHASE OF THE CONSTRUCTION ACTIVITY.

T. USE ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE STATE SOIL AND WATER CONSERVATION COMMISSION).

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 V:

33 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 MONITORING 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.(1)(C) OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, 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 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.

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.

NOTE:

WETLANDS EXIST WITHIN 200 FEET OF THIS PROJECT.

4 **24 HOUR EROSION CONTROL CONTACT:**
NAME: MR. YASH DESAI
STATURE INVESTMENTS
ADDRESS: 110 PIPEMAKERS CIRCLE, SUITE 110
PORT WENTWORTH, GEORGIA 31322
PHONE #: (912) 988-1320

CONTRACTOR INFORMATION:
COMPANY NAME:_____
COMPANY ADDRESS:_____
_____
PHONE:_____

11 PROJECT RECEIVING WATERS: RUNOFF FROM THE SITE WILL ENTER INTO A MUNICIPAL STORM SEWER SYSTEM WHICH WILL BE BUILT BY THE CURRENT OWNERS OF THE PROPERTY. THE PRELIMINARY DESIGN HAS BEEN SHOWN ALONG OUR FRONTAGE, BUT PERMITTING AND DESIGN OF THIS LINE WILL BE DONE BY OTHERS. THIS AREA HAS BEEN PREVIOUSLY MASTER-PLANNED FOR THIS SITE'S RUNOFF. ULTIMATE RECEIVING WATER FOR THE SITE IS SAVANNAH RIVER.

14 THE LEVEL II QUALIFIED DESIGN PROFESSIONAL WHO SEALED THESE PLANS IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

47 SOIL SERIES PRESENT ON THIS SITE INCLUDE: EI (ELLABELLE LOAMY SAND, Mn (MASCOTTE SAND), Oj (OCILLA COMPLEX), AND OI (OLUSTEE FINE SAND.

42 WETLANDS EXIST WITHIN 200 FEET OF THE PROJECT SITE.

WATERS OF THE STATE DO NOT EXIST ON THE PROJECT SITE.

17 ALL AMENDMENTS AND REVISIONS TO THE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLANS WHICH WILL HAVE A SIGNIFICANT EFFECT ON BEST MANAGEMEN

9 NATURE OF CONSTRUCTION ACTIVITY

THE NATURE OF THE CONSTRUCTION ACTIVITY ENTAILS THE CONSTRUCTION OF AN OFFICE BUILDING WITH THE ASSOCIATED PARKING AREA.

THE EXISTING CONDITION OF THE SITE IS WOODED.

SITE AREA: 1.27 ACRE
DISTURBED ACRES: 1.3 ACRES

45 RUNOFF COEFFICIENT

WEIGHTED PRE-CONSTRUCTION CURVE NUMBER (CN): 80

WEIGHTED POST-CONSTRUCTION CURVE NUMBER (CN): 88

CRITICAL AREAS

SHADED AREAS SHOWN ON THE INITIAL AND INTERMEDIATE PHASE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS REPRESENT CRITICAL AREAS. AT THE END OF EACH WORK DAY, ALL SLOPES 2:1 OR STEEPER AND HIGHER THAN 5-FEET SHALL RECEIVE SURFACE ROUGHENING, POLYMERS, AND EROSION CONTROL MATTING. ADDITIONALLY, ALL FILL SLOPES SHALL RECEIVE A DIVERSION DIKE AND TEMPORARY DOWN DRAINS ALONG THE TOP OF THE SLOPE PREVENTING DRAINAGE SPILLING OVER THE EDGE AND DOWN THE FACE OF THE SLOPE. THE TEMPORARY DOWN DRAINS SHALL BE CONSTRUCTED WITH PERFORATED STAND PIPES AT THE TOP OF THE SLOPE AND RECONSTRUCTED EACH DAY AS THE SLOPE INCREASES IN HEIGHT.

24 CONCRETE WASHOUT

IT IS PROHIBITED TO WASHOUT THE DRUM OF CONCRETE TRUCK ON SITE. ONLY CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLE IS ALLOWED ON SITE. ALL CONCRETE WASHOUT AREAS ARE TO BE CONTAINED IN SUCH A MANNER THAT NONE OF THE WATER COMES INTO CONTACT WITH THE SURROUNDING SOILS OR STORMWATER.

27 POTENTIAL SOURCES OF STORMWATER POLLUTION

PETROLEUM BASED PRODUCTS – CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TAR WILL 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 WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVEN/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.

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 MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDES – THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATION OR ABOVE 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 WILL BE UNDER ROOF IN SEALED CONTAINERS.

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 PROCEDURE.

WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.

ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

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

25 REMEDIATION OF PETROLEUM SPILLS AND LEAKS

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 METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES FOR EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

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 RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (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.

17 REVISIONS / AMENDMENTS

THE PRIMARY PERMITTEE SHALL AMEND/REVISE THIS PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT (i.e. THOSE BMP'S WHERE THE DESIGN IS BASIED UPON RAINFALL INTENSITY, DURATION, AND RETURN FREQUENCY OF STORMS) OR IR THE PLAN PROVES TO BE INEFFECTIVE IN ELIMENATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS IN RUNOFF. AMENDMENTS/REVISIONS MUST BE CERTIFIED BY A DESIGN PROFESSIONAL.

SANITARY WASTES

A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORMWATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN INTERMEDIATE PHASE BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

31 SAMPLING REQUIREMENTS

THE NPDES 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:

NOTE: SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
(1) 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 ON THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS

35 TOPOGRAPHIC MAP, AND ALL OTHER 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 OF 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;

33 (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;

34 (3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE MONITORED, A RATIONALE MUST BE INCLUDED 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.

SAMPLE TYPE

33 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.

(1). 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. 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 THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS

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 OUTFALLS 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 CHANNEL(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, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN USED. PERMANENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL VINES; A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE TIME OF YEAR AND REGION; OR A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION.

(H). 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 III.D.3. OR III.D.4.., WHICHEVER IS APPLICABLE.

33 SAMPLE ANALYSIS

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.

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. 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 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 1.84 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF 0.01 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

30 SAMPLING FREQUENCY

(1). 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 (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(A) THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR

(B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* (MONDAY THRU FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY 8:00 AM TO 5:00 PM, EXCLUDING ALL NON-WORKING FEDERAL HOLIDAYS, WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) THAT OCCURS AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED 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 STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED 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 BMP'S ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED, NO FURTHER ACTION IS REQUIRED. IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM 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; AND

(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.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 MONITORING AT ANY TIME OF THE DAY OR WEEK.

31 SAMPLING FREQUENCY & REPORTING

1. 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 STORMWATER 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 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 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.

30 INSPECTIONS

A. 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.

BOX INDICATES SITE SPECIFIC REQUIREMENT

( ) = GSWCC STAND ALONE PROJECT CHECKLIST ITEM#

(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 M

GEORGIA
UNIFORM CODING SYSTEM

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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		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LABEL)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LABEL)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		(INDICATE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM		Spb (LABEL)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(INDICATE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

NOTE: CONSTRUCTION ACTIVITY SCHEDULE IS SITE SPECIFIC AND DETAILED.

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TENTATIVE ACTIVITY SCHEDULE

Approx. Start Date: MARCH 2021; Approx. Completion Date: NOVEMBER 2021
(SEE SPECIFIC PHASE SCHEDULES ON INITIAL, INTERMEDIATE AND FINAL ESC PLANS)

BEGIN CONSTRUCTION MARCH 2021	MARCH	APRIL	MAY	JUNE	JULY	OCTOBER	NOVEMBER
*PLACE CONSTRUCTION ENTRANCE, INSTALL SILT FENCE & TREE PROTECTION FENCE							
BEGIN CLEARING SITE, INSTALL TEMPORARY SEDIMENT BASIN, USE BRUSH PILE FILTERS, SEED & MULCH BARE GROUND.							
CONTINUE CLEARING SITE, BEGIN GRADING SITE, PLACE FILLS, INSTALL STORM SYSTEM WITH SD2 PROTECTION & BEGIN WALL CONSTRUCTION, SEED AND MULCH BARE AREAS.							
CONTINUE CONSTRUCTION, GRADE DRIVES AND BUILDING PADS, REMOVE TEMPORARY SEDIMENT BASIN							
INSTALL CURBING & PAVING BASE, CONVERT SD2-F TO SD2-P, SEED ANY BARE AREAS, BEGIN BUILDING CONSTRUCTION.							
CONTINUE WITH BUILDING CONSTRUCTION, BEGIN PERMANENT LANDSCAPING IN AREAS AVAILABLE.							
INSTALL FINAL PAVING, INSTALL PERMANENT LANDSCAPING, REMOVE SD2p, REMOVE SILT FENCE AND TREE PROTECTION FENCE, REMOVE CONSTRUCTION ENTRANCE.							
MAINTENANCE OF THE ES&PC BMPs							

Fertilizer Requirements

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2/
	Second	6-12-12	1000 lbs./ac.	
	Maintenance	10-10-10	400 lbs./ac.	30
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	
3. Ground covers	First	10-10-10	1300 lbs./ac. 3/	
	Second	10-10-10	1300 lbs./ac. 3/	
	Maintenance	10-10-10	1100 lbs./ac.	
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	
5. Shrub Lespedeza	First	0-10-10	700 lbs./ac.	
	Maintenance	0-10-10	700 lbs./ac. 4/	
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/
	Second	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
	Maintenance	10-10-10	400 lbs./ac.	30lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac./6/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	

1/ Apply in spring following seeding.
2/ Apply in split applications when high rates are used.
3/ Apply in 3 split applications.
4/ Apply when plants are pruned.
5/ Apply to grass species only.
6/ Apply when plants grow to a height of 2 to 4 inches.

FERTILIZER RATES FOR PERMANENT VEGETATION (Ds-3)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Broadcast Rates 1/ - PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BAHIA, PENSACOLA (Paspalum notatum)			P		166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Serices lespedeza or weeping lovegrass.
alone or with temporary cover	60 lbs.	1.4 lb.			
with other perennials	30 lbs.	0.7 lb.			
BAHIA, WILMINGTON (Paspalum notatum)			P		Same as above.
alone or with temporary cover	60 lbs.	1.4 lb.			
with other perennials	30 lbs.	0.7 lb.			
BERMUDA, COMMON (Cynodon dactyl on) Hulled seed			P		1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
alone	10 lbs.	0.2 lb.			
with other perennials	6 lbs.	0.1 lb.			

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Broadcast Rates 1/ - PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BERMUDA, COMMON (Cynodon dactylon) Unhulled seed			P		Plant with in winter annuals. Plant with tall fescue.
with temporary cover	10 lbs.	0.2 lb.			
with other perennials	6 lbs.	0.1 lb.			
BERMUDA SPRIGS (Cynodon dactylon) Coastal, Common, Midland, or TIF-44 Coastal, Common.	40 cu. ft. or sod plugs 3' x 3'	0.9 cu. ft.	P		A cubic foot contains approximately 650 sprigs. A bushel contains 1 .25 cubic feet or approximately 800 sprigs. Same as above.
CENTIPEDE (Eremochloa ophiuroides)	Block sod only		P		Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta.

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Broadcast Rates 1/ - PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
CROWN VETCH (Coronilla varia)			P		100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink, and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate seed with M inoculant. Use from Northern Atlanta and Northward
with winter annuals or cool season grasses	15 lbs.	0.3 lb.			
FESCUE, TALL (Festuca arundinacea)			P		227,000 seed per pound. Use alone only, on better sites. Not for drought by soils. Mix with (perennial)lespedeza or crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
alone	50 lbs.	1.1 lbs.			
with other perennials	30 lbs.	0.7 lb.			

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Broadcast Rates 1/ - PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
LESPEDEZA, SERICEA (Lespedeza cuneata)			P		350,000 seed per pound. Widely adapted. Low maintenance. Mix with weeping lovegrass, common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
scarified	60 lbs.	1.4 lbs.			
unscarified	75 lbs.	1.7 lb.	P		Mix with Tall fescue or winter annuals.
seed-bearing hay	3 tons	130 lb.	P		Cut when seed is mature, but before it shatters. Add Tall fescue or winter annuals.

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Broadcast Rates 1/ - PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
LESPEDEZA Ambro vigata (Lespedeza virgata DC) or Appalow (Lespedeza cuneata (Dumont) G. Don)			P		300,000 seed per pound. Height of grow th is 18 to 24 inches. Advantageous in urban areas. Spreading type grow th has bronze coloration. Mix with Weeping lovegrass, Common bermuda, bahia, tall fescue or winter annuals. Do not mix w ith Serices lespedeza. Slow to develop solid stands. Inoculate seed w ith EL inoculate.
scarified	60 lbs.	1.4 lb.	P		
unscarified	75 lbs.	1.7 lb.	P		
LESPEDEZA, SHRUB (Lespedeza bicolor) (Lespedeza thunbergii) plants	3'x3'		P		Provide wildlife food and cover.
LOVEGRASS, WEEPING (Eragrostis curvula)					1,500,000 seed per pound. Quick cover. Drought tolerant. Grow s well in th Serices lespedeza on roadbanks.
alone	4 lbs.	0.1 lb.	P		
w ith other perennials	2 lbs.	0.05 lb.			

Species	Broadcast Rates 1/- PLS 2/ Per Acre	Broadcast Rates 1/- PLS 2/ Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MUHLENBERGIA (Muhlenbergia capillaris)			ALL		For very w et sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
sprigs	2' x 3' spacing				
RANGGRASS, ATLANTIC COASTAL (Panicum amarum var. amarulum)	20 lbs.	0.5 lb.	P		Grow s well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for w ildlife. Mix with Serices lespedeza except on sand dunes.
REED CANARY GRASS (Phalaris arundinacea)					Grow s similar to tall fescue.
alone	50 lbs.	1.1 lb.	P		
w ith other perennials	30 lbs.	0.7 lb.			
SUNFLOWER, 'AZTEC' MAXIMILLIAN (Helianthus maximilliani)	10 lbs.	0.2 lb.	P		227,000 seed per pound. Mix w ith w eeping lovegrass or other low -grow ing grasses or legumes.

Ds3 STABILIZATION WITH PERMANENT VEGETATION

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/- PLS 3/ Per Acre	Broadcast Rates 2/- PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BARLEY (Hordeum vulgare)			P		14,000 seed per pound. Winterhardy. Use on productive soils.
alone	3 bu. (144 lbs.)	3.3 lb.			
in mixture	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (Lespedeza striata)			P		200,000 seed per pound. May volunteer for several years. Use inoculant EL.
alone	40 lbs.	0.9 lb.			
in mixtures	10 lbs.	0.2 lb.			
LOVEGRASS, WEEPING (Eragrostis curvula)			P		1,500,000 seed per pound. May last for several years. Mix with Serices lespedeza.
alone	4 lbs.	0.1 lb.			
in mixtures	2 lbs.	0.05 lb.			
MILLET, BROWNTOP (Panicum fasciculatum)		C	P		137,000 seed per pound. Quick dense cover. Will provide too much competition in mixtures if seeded at high rates.
alone	40 lbs.	0.9 lb.			
in mixtures	10 lbs.	0.2 lb.			

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - PLS 3/ Per Acre	Broadcast Rates 2/ - PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MILLET, PEARL (Pennesetum glaucum)			P		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
alone	50 lbs.	1.1 lb.			
OATS (Avena sativa)			P		13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
alone	4 bu. (128 lbs.)	2.9 lb.			
in mixtures	1 bu. (32 lbs.)	0.7lb.			
RYE (Secale cereale)			P		18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
alone	3 bu. (168 lbs.)	3.9 lb.			
in mixture	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (Lolium temulentum)			P		227,000 seed per pound. Dense cover. Very competitive and is not to be used in
alone	40 lbs.	0.9 lb.			
SUDANGRASS (Sorghum Sudanese)			P		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
alone	60 lbs.	1.4lb			

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates 2/- PLS 3/ Per Acre	Broadcast Rates 2/- PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate permissible dotted lines indicate optimum dates, but marginal dates.) J F M A M J J A S O N D	Remarks
WHEAT (Triticum Aestivum)			P		15,000 seed per pound.
alone	3 bu. (180 lbs.)	4.1 lb.			
in mixtures	1/2 bu. (30 lbs.)	0.7 lb.			

1/ Temporary cover crops are very competitive and will crown out perennials if seeded too heavily.
2/ Reduce seeding rates by 50% w hen drilled.
3/ PLS is an abbreviation for Pure Live Seed.
4/ P represents the Southern Piedmont MLRA

Ds2 STABILIZATION WITH TEMPORARY SEEDING

MATERIAL	QUANTITY
DRY STRAW OR HAY	2" - 4" DEPTH
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" - 3" DEPTH
CUTBACK ASPHALT (SLOW CURING)	1200 GAL. PER ACRE (1/4 GAL PER SQ. YD.)
POLYETHYLENE FILM	COMPLETELY COVERING EXPOSED AREA. TRENCHED IN AT OUTER EDGES.

STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. MULCH MAY BE ANCHORED BY MECHANICALLY PRESSING INTO SURFACE. IF SPREAD WITH BLOWER EQIPMENT, MULCH SHALL BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1)---100 GAL. ASPHALT + 100 GAL. WATER PER TON OF MULCH. NETTING SHALL BE USED TO ANCHOR WOOD WASTE AND CHIPS. POLYETHYLENE SHALL BE TRENCHED IN AT EDGES.

Ds1 MULCHING

LIME AND FERTILIZER RATES

1. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.
2. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED.
3. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
4. LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE." GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT:
   A. 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE,
   B. NOT LESS THAN 50 PERCENT WILL PASS THROUGH A 50-MESH SIEVE AND,
   C. NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
5. FAST-ACTING LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHOULD BE "FINELY GROUND LIMESTONE" SPANNING FROM THE 180 MICRON SIZE TO THE 5 MICRON SIZE.
6. FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 95 PERCENT OF THE MATERIAL WILL PASS THROUGH A 100-MESH SIEVE.
7. IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MLRAS.
8. AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED.

TABLE 6-6.2 SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	_	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

TABLE 6-6.3
FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	NITROGEN TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	-
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

8.D.b

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GEORGIA REGISTERED John W. Farmer No. 30399 PROFESSIONAL 02/10/21 ENGINEER JOHN W. FARMER

LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750

GEORGIA811 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG DIAL 811 OR CALL 1-800-282-7411

No.	Revision/Issue	Date
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GEORGIA SOIL AND WATER CONSERVATION COMMISSION

JOHN W. FARMER, PE
Level II Certified Design Professional
CERTIFICATION NUMBER 0000008750
ISSUED: 04/11/18 EXPIRES: 04/11/21

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Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

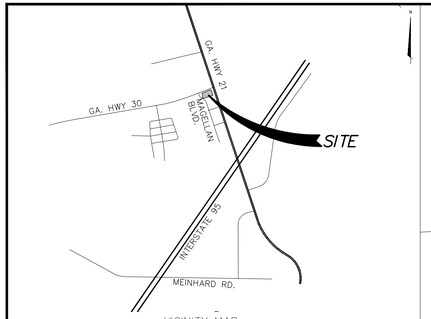
PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL NOTES AND SCHEDULE

SCALE: N.T.S.
PROJECT NO.: 012-052-20
DATE: 02/10/21
DRAWN BY: JF
CHECKED BY: JWF

SHEET 5 OF 17



VICINITY MAP
NOT TO SCALE

SPECIAL NOTE:
ABOVE GROUND AND VISIBLE UTILITY STRUCTURES SHOWN ON THESE PLANS WERE FIELD LOCATED BY THE SURVEYOR. BY LAW AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 FOR FIELD LOCATIONS OF ALL UTILITIES AS OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS.

INITIAL PHASE NOTES:

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF IT'S 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 BURNING 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.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE 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 ROAD WAY.

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

1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
3. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

WITHIN SEVEN (7) DAYS 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 PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT THE SEDIMENT POND AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL 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.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1993 EDITION.

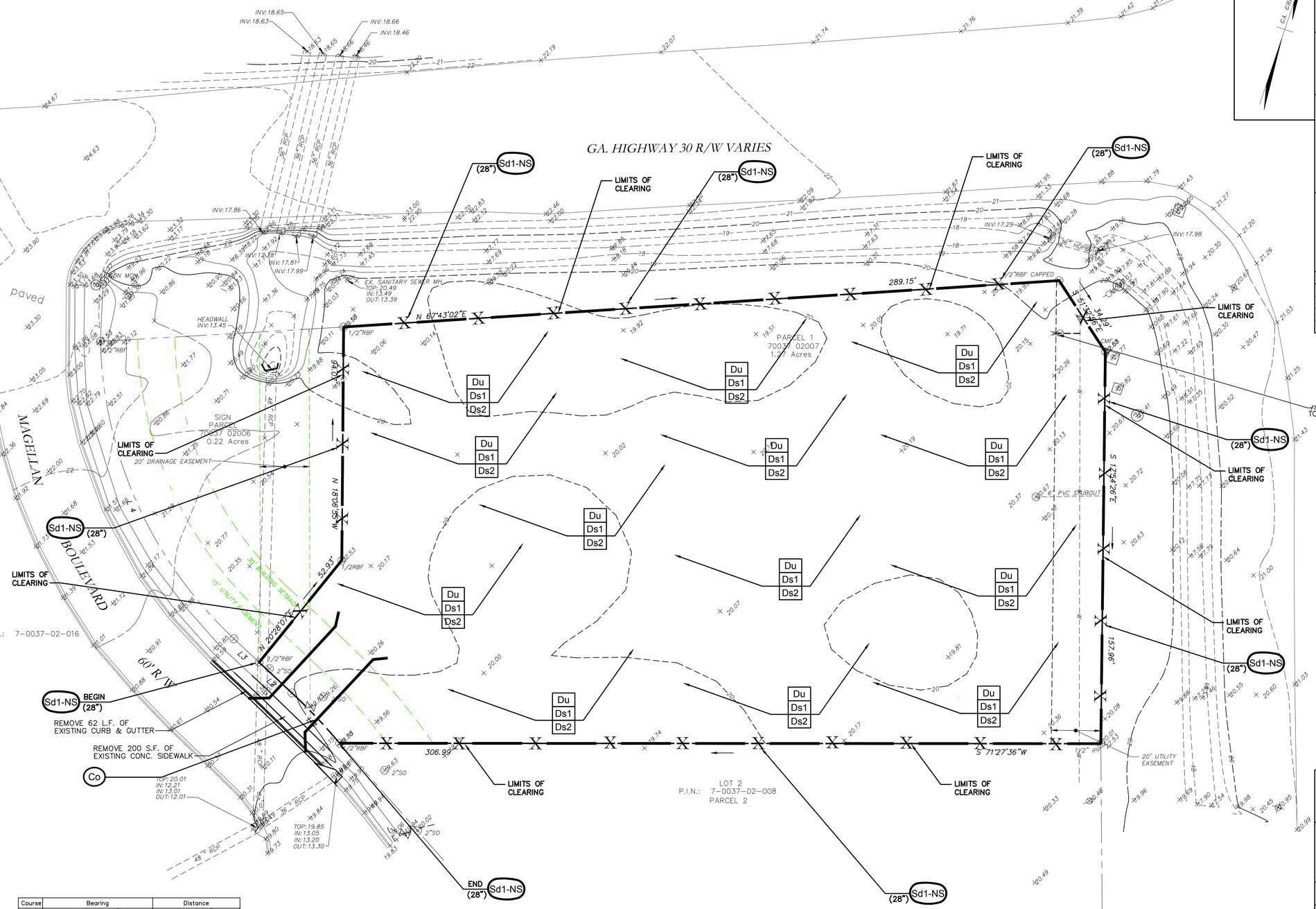
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 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 TRACKING 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 A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

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

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



Course	Bearing	Distance
L1	Rad: 230.00' Tan: 14.02' Chd: N 62°05'16" W	A: 28.08' CA: 6°58'31" 27.98'
L2	N 65°30'18" W	18.09'
L3	N 65°30'18" W	13.88'
L4	Rad: 170.00' Tan: 71.27' Chd: N 42°45'41" W	A: 134.97' CA: 45°29'18" 131.45'

FRETUS ENGINEERING
P.O. BOX 13091
SAVANNAH, GA. 31416-0091
PH: (912) 228-2982
jfarmer8809@gmail.com

GEORGIA REGISTERED No. 30399 PROFESSIONAL 02/10/21 ENGINEER JOHN W. FARMER

LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750

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No.	Revision/Issue	Date
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-	-	-
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PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADG
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

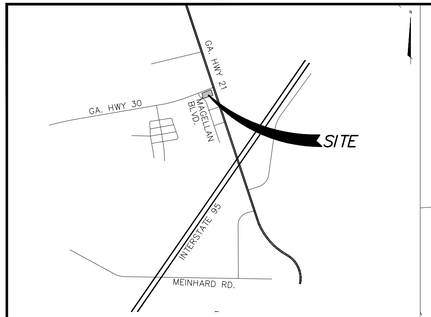
SHEET TITLE:
DEMOLITION, TREE SURVEY, EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN INITIAL PHASE

SCALE:	1" = 20'
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

GRAPHIC SCALE: 1" = 20'

SHEET 6 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



VICINITY MAP
NOT TO SCALE

SPECIAL NOTE:
ABOVE GROUND AND VISIBLE UTILITY STRUCTURES SHOWN ON THESE PLANS WERE FIELD LOCATED BY THE SURVEYOR. BY LAW AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 FOR FIELD LOCATIONS OF ALL UTILITIES AS OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS.

INTERMEDIATE PHASE NOTES:

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF IT'S NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

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

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 3:1.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET FLARED END SECTIONS AS SOON AS THE FLARED END SECTIONS ARE CONSTRUCTED.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN .

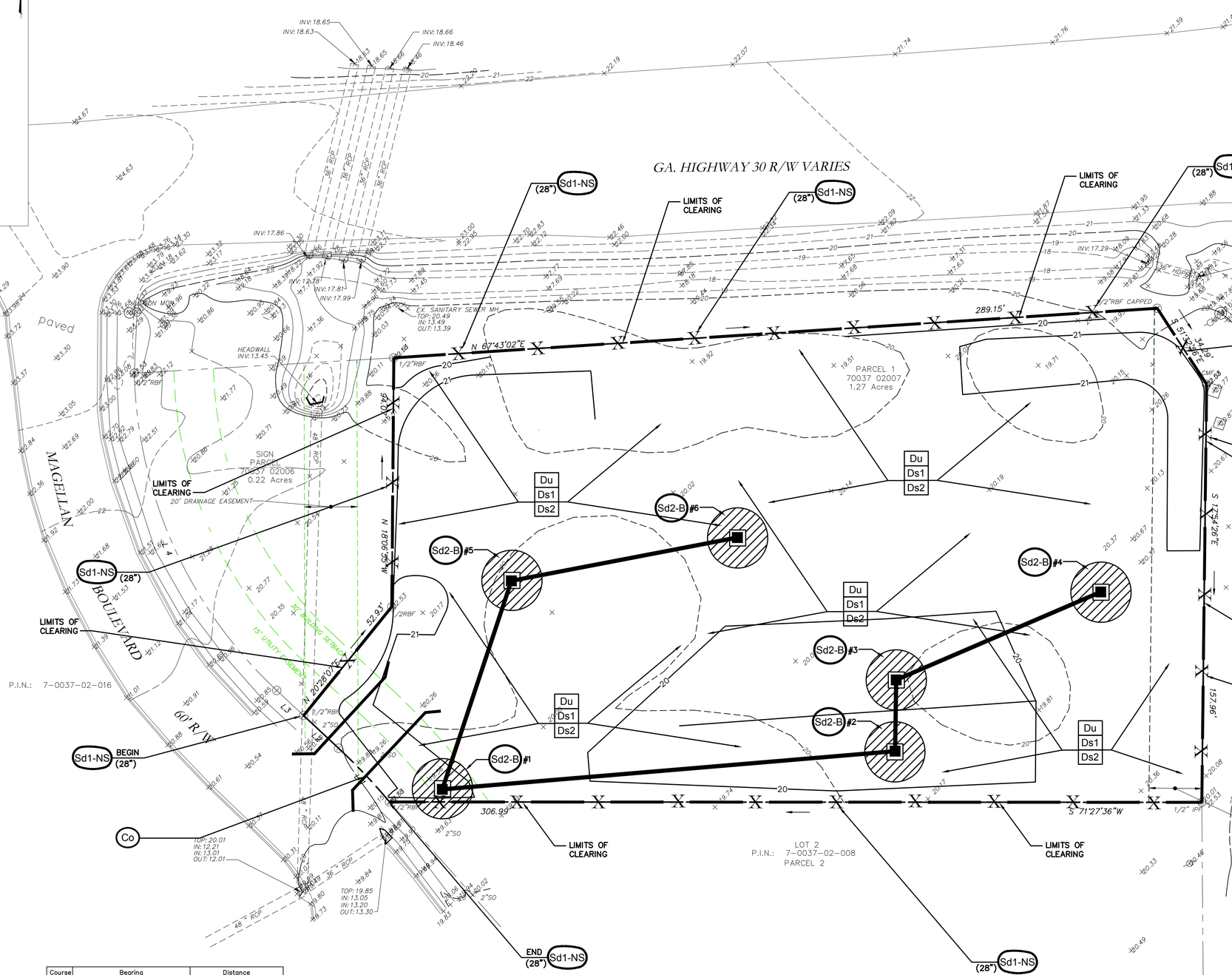
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SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE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

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

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

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.



Course	Bearing	Distance
L1	Rad: 230.00' Tan: 14.02' Chd: N 62°05'16" W	A: 28.00' CA: 6°58'31" 27.98'
L2	N 65°30'18" W	18.09'
L3	N 65°30'18" W	13.88'
L4	Rad: 170.00' Tan: 71.27' Chd: N 42°45'41" W	A: 134.97' CA: 45°29'18" 131.45'

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

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jformer8809@gmail.com

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No. 30399
PROFESSIONAL
02/10/21
ENGINEER
JOHN W. FARMER

LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

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PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

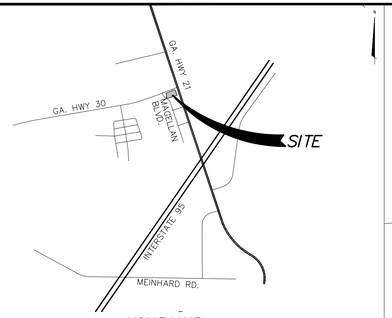
SHEET TITLE:
EROSION, SEDIMENT AND POLLUTION CONTROL PLAN INTERMEDIATE PHASE

SCALE:	AS SHOWN
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 7 OF 17

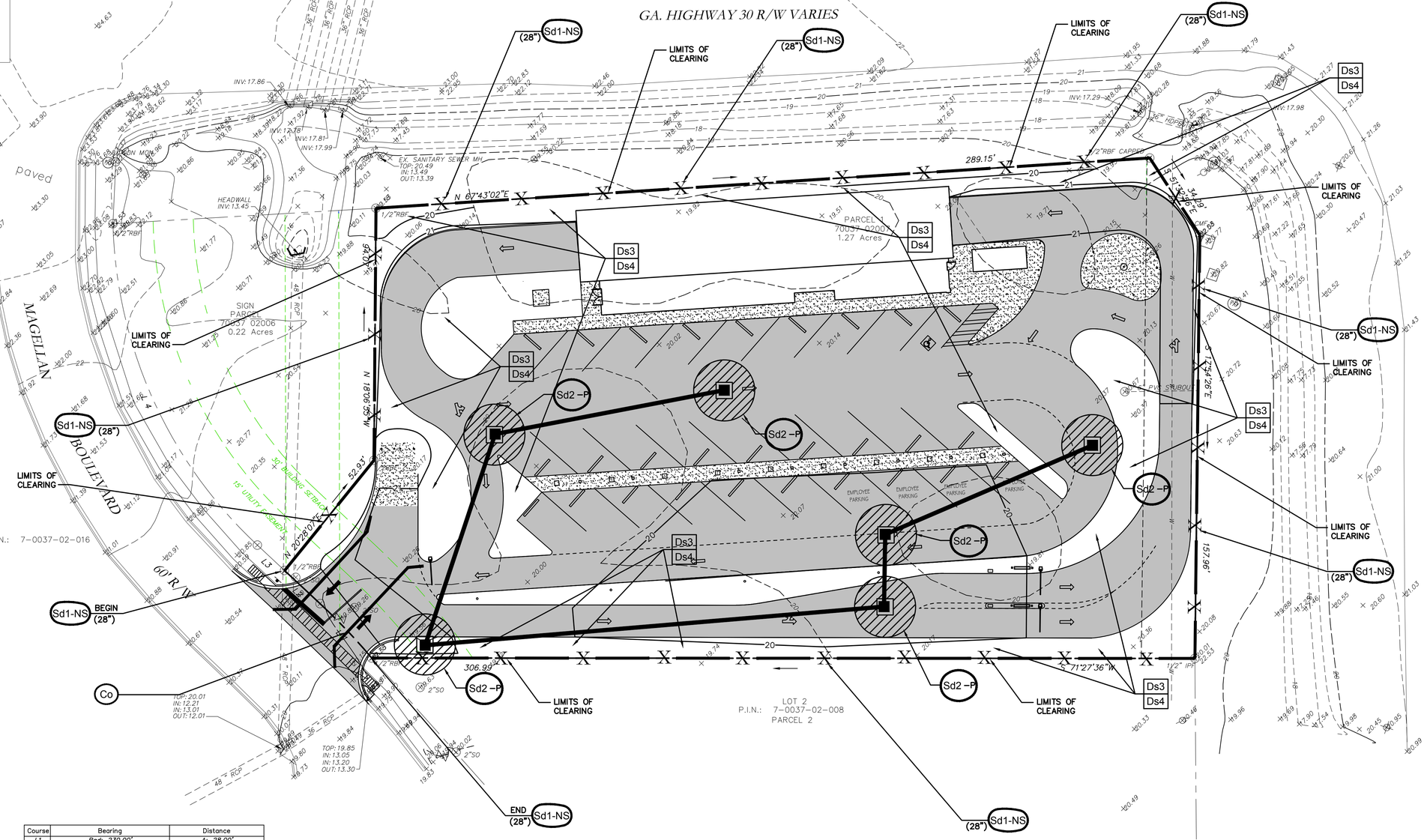
GEORGIA HIGHWAY NO. 21 (AUGUSTA RD) 300' R/W

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



VICINITY MAP
NOT TO SCALE

SPECIAL NOTE:
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L4	Rad: 170.00' Tan: 71.27' Chd: N 42°45'41" W	A: 134.97' CA: 45°29'18" 131.45'

FINAL PHASE NOTES:

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE TRENCH WHEN IT REACHES ONE THIRD OF THE DEPTH OF THE BASIN.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.

SEDIMENT AND EROSION CONTROL MEASURES SHALL 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.

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.

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

Sd2 –P INLET SEDIMENT PROTECTION WITH GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL ONCE PAVEMENT IS IN PLACE AROUND THE INLET. SEE DETAIL ON SHEET 14.

NOTE:
ALL TEMPORARY BMP'S SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

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

FRETUS ENGINEERING
P.O. BOX 13091
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PH: (912) 228-2982
jfarmer8809@gmail.com

GEORGIA REGISTERED No. 30399 PROFESSIONAL ENGINEER JOHN W. FARMER 02/10/21
LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750

GEORGIA811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG DIAL 811 OR CALL 1-800-282-7411

No.	Revision/Issue	Date
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GEORGIA HIGHWAY NO. 21 (AUGUSTA RD) 300' R/W

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

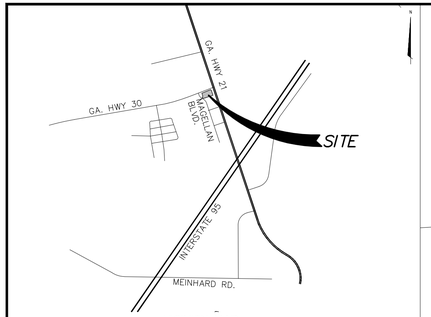
PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
EROSION, SEDIMENT AND POLLUTION CONTROL PLAN FINAL PHASE

SCALE:	1" = 20'
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 8 OF 17

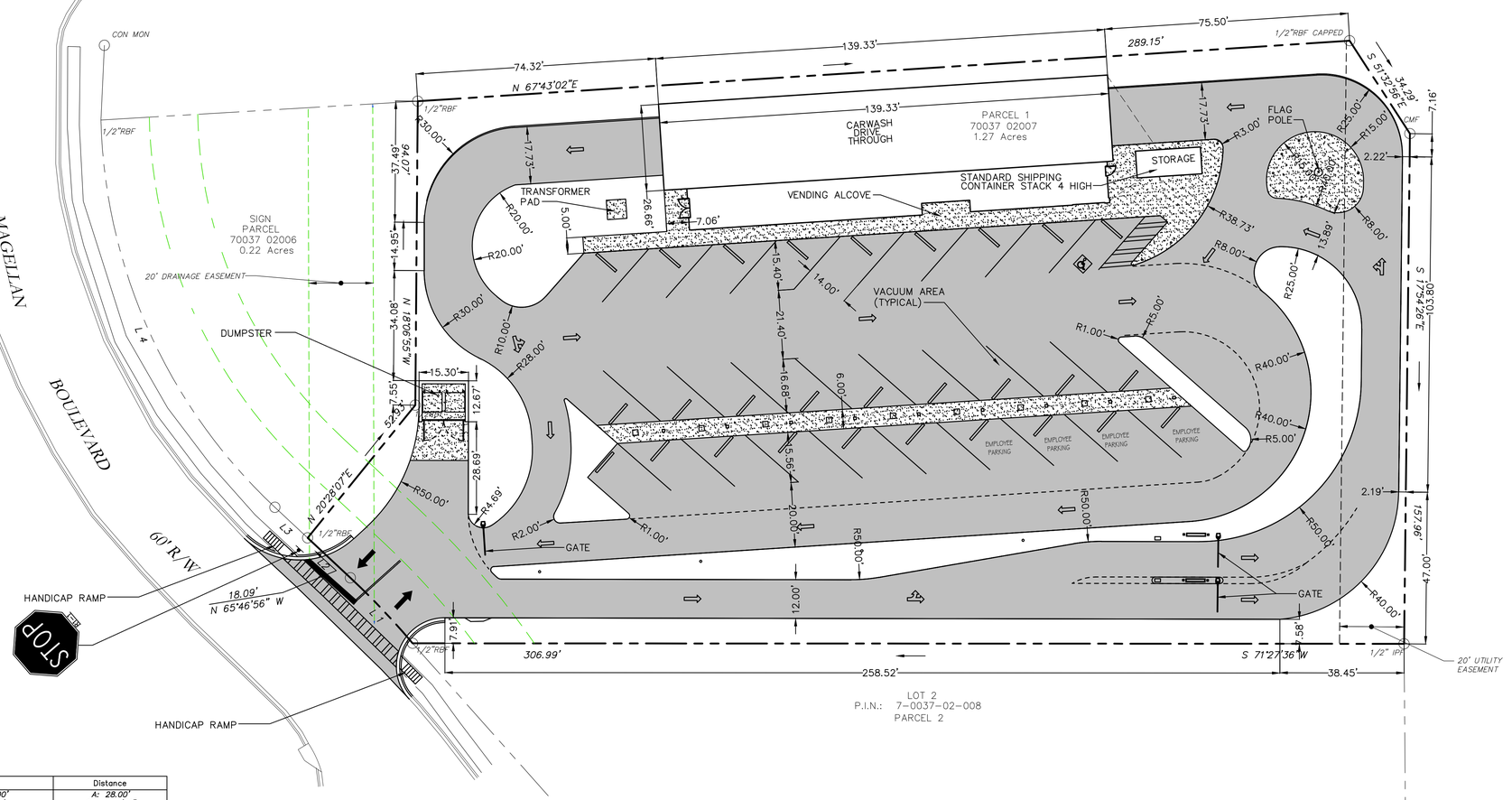
Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



VICINITY MAP
NOT TO SCALE

GA. GRID NORTH

GA. HIGHWAY 30 R/W VARIES



Course	Bearing	Distance
L1	Rad: 230.00' Tan: 14.02' Chd: N 62°25'16" W	A: 28.00' CA: 6°58'31" 27.98'
L2	N 65°30'18" W	18.09'
L3	N 65°30'18" W	13.88'
L4	Rad: 170.00' Tan: 71.27' Chd: N 42°45'41" W	A: 134.97' CA: 45°29'18" 131.45'

NOTES:

1. PROPERTY ADDRESS: PARCEL 1 MAGELLAN BOULEVARD PORT WENTWORTH, GEORGIA 31407
2. TOTAL AREA: 1.27 AC.
3. PARKING: CAR WASH
   'STAKING LANE NOT COUNTED'
   20 SPACES PROVIDED
4. HANICAP SPACES REQUIRED =
   1 – 25 SPACES = 1 REQ.
   1 SPACE PROVIDED (1 VAN ACCESSIBLE PROVIDED)
5. ZONING = P–C–3
6. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83. DATUM: NAVD 88.
7. 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, 13051C0108G EFFECTIVE DATE: 08/16/2018.
8. PARCEL IDENTIFICATION NUMBER: 7–0037–02–007
9. STORMWATER: THIS DEVELOPMENT WILL NOT INCREASE STORMWATER RUNOFF BY WAY OF STORMWATER MANAGEMENT BEING PROVIDED IN THE OVERALL DRAINAGE SYSTEM FOR THE SUBDIVISION.
10. GREEN SPACE = 0.40 AC. (31.5%)

PROPOSED PAVEMENT AREA =	0.69 AC
PROPOSED BUILDING AREA =	0.11 AC.
PROPOSED SIDEWALK AREA =	0.07 AC.
TOTAL IMPERVIOUS =	0.87 AC.

11. STATE WATERS DO NOT EXIST ON THIS SITE.
12. TREE COVERAGE:
    15 TREES PER DEVELOPABLE ACRE (REQUIRED)
    1.27 ACRE * 15 TREE/ACRE = 19 TREES
    A LANDSCAPE PLAN WILL BE PROVIDED IN THE DESIGN PHASE.
13. ALL ROAD SIGNANGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS AS PER MUTCD INTRODUCTION, PAGE I–1, PARAGRAPH 03.
14. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY AS PER STANDARD SPECIFICATIONS 02500.2.06.
15. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.

PAVEMENT SECTIONS:

STANDARD PAVEMENT

PAVERS

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

GEORGIA HIGHWAY NO. 21 (AUGUSTA RD) 300' R/W

FRETUS ENGINEERING
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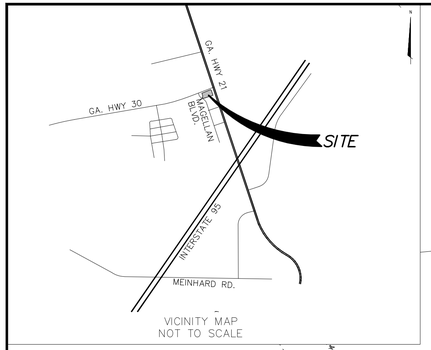
PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
STAKING PLAN

SCALE:	1" = 20'
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 9 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



VICINITY MAP
NOT TO SCALE

GA. GRID NORTH

GA. HIGHWAY 30 R/W VARIES

GEORGIA HIGHWAY NO. 21 (AUGUSTA RD) 300' R/W

MAGELLAN BOULEVARD

60' R/W

P.I.N.: 7-0037-02-016

PARCEL 1
70037 02007
1.27 Acres

SIGN PARCEL
70037 02006
0.22 Acres

LOT 2
P.I.N.: 7-0037-02-008
PARCEL 2

F.F. EL.: 20.97

F.F. EL.: 21.30

289.15'

S 51°32'56"E 344.29'

S 17°54'26"E 157.96'

N 67°43'02"E 944.07'

N 18°06'58"W 552.93'

N 20°26'07"E 306.99'

S 71°27'36"W

INLET 5
GRATE INLET
RIM: 20.05
I.E. IN: 13.70
I.E. OUT: 13.60

INLET 6
GRATE INLET
RIM: 20.45
I.E. OUT: 13.92

INLET 4
GRATE INLET
RIM: 20.25
I.E. OUT: 14.28

INLET 3
GRATE INLET
RIM: 19.65
I.E. IN: 14.08
I.E. OUT: 13.98

INLET 2
GRATE INLET
RIM: 19.65
I.E. IN: 13.92
I.E. OUT: 13.82

WATER QUALITY STRUCTURE
BY RINKER
RIM: 20.00
I.E. IN: 13.40
I.E. OUT: 13.40

88 L.F. 15" RCP @ 0.25%
80 L.F. 15" RCP @ 0.25%
24 L.F. 15" RCP @ 0.25%
168 L.F. 15" RCP @ 0.25%

20' DRAINAGE EASEMENT
30' BUILDING SETBACK
15' UTILITY EASEMENT
20' UTILITY EASEMENT

RIDGE LINE

Course	Bearing	Distance
L1	Rad: 230.00' Tan: 14.02' Chd: N 62°05'16" W	A: 28.00' CA: 6°58'31" 27.98'
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GRAPHIC SCALE: 1" = 20'

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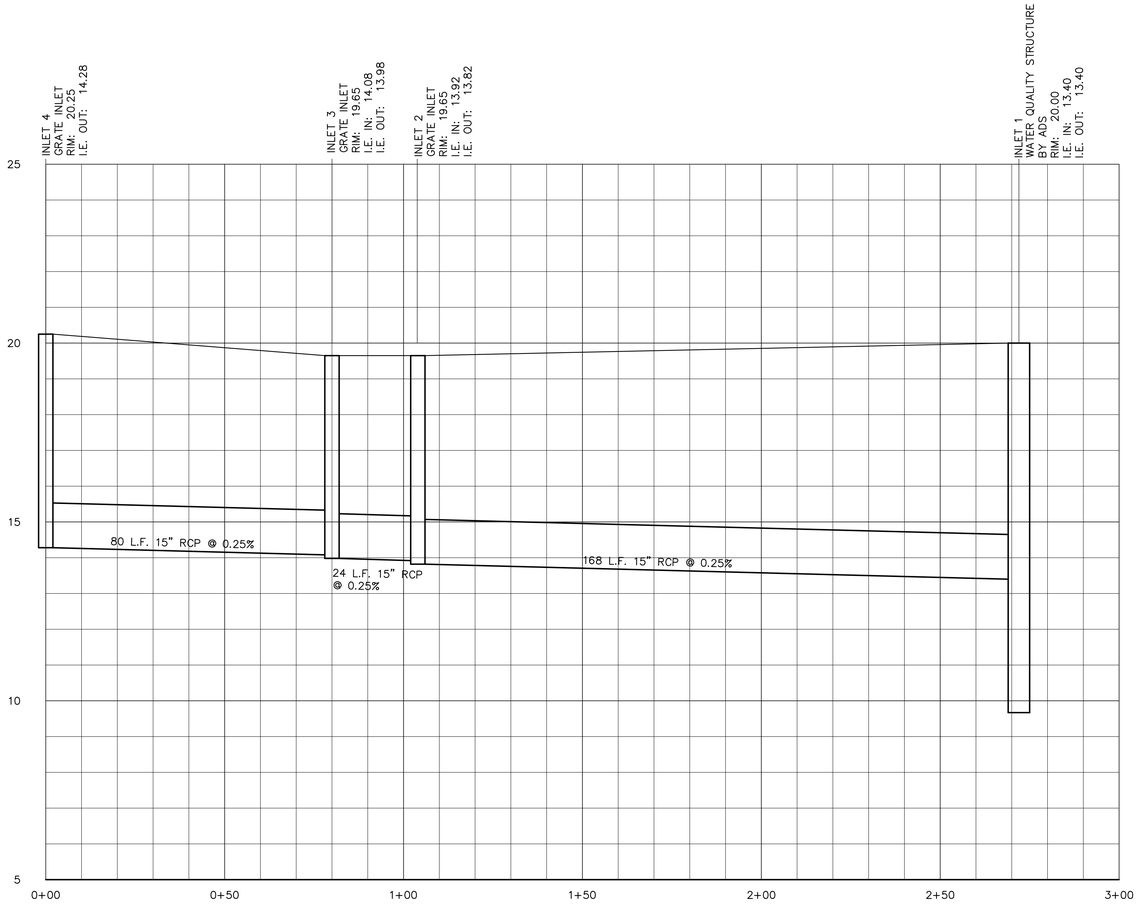
PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
PAVING, GRADING, AND DRAINAGE PLAN

SCALE:	1" = 20'
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

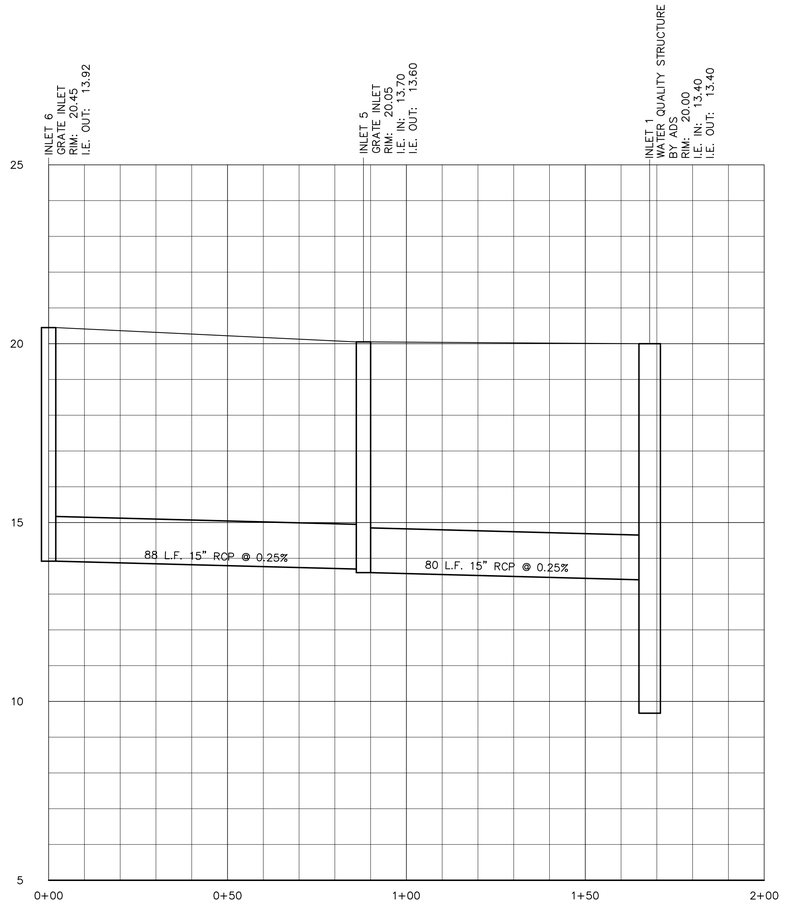
SHEET 10 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



STORM DRAIN PROFILE: INLET 4 TO INLET 1

SCALE:
H: 1" = 20'
V: 1" = 5'



STORM DRAIN PROFILE: INLET 6 TO INLET 1

SCALE:
H: 1" = 20'
V: 1" = 5'

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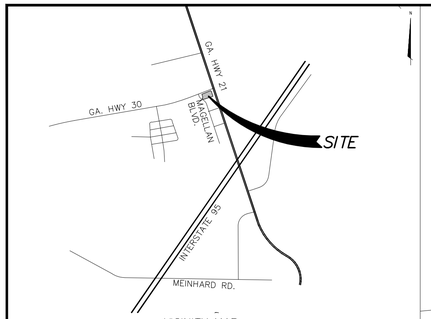
PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
PROFILES

SCALE:	AS SHOWN
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 11 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)



VICINITY MAP
NOT TO SCALE

GA. GRID NORTH

GA. HIGHWAY 30 R/W VARIES

INV: 18.65
INV: 18.63
INV: 18.66
INV: 18.46
36" RCP
36" RCP
36" RCP
18" RCP
INV: 17.86
INV: 17.78
INV: 17.81
INV: 17.99
INV: 17.29
36" HDPE
INV: 17.98
E
CON MON
EX. SANITARY SEWER MH
TOP: 20.49
IN: 13.49
OUT: 13.39
289.15'
1/2"RBF CAPPED
N 67°43'02"E
S 67°43'02"E
34.20'
OMF
HEADWALL
INV: 13.45
1/2"RBF
1/2"RBF
PARCEL 1
70037 02007
1.27 Acres
F.F. EL.: 20.97
F.F. EL.: 21.30
24 L.F. 6" PVC SDR 26
@ 1.0%
RELOCATE FIRE HYDRANT
BEHIND CURB
8" X 2" TAPPING
SADDLE W/ BALL
VAVLE
1 – 1.5" METER
1.5" RPZ FOR
IRRIGATION
8" X 2" TAPPING
SADDLE W/ BALL
VAVLE
1 – 1.5" METER
1.5" RPZ FOR
DOMESTIC
2" POLYETHYLENE
DOMESTIC LATERAL
150 L.F.
SIGN
PARCEL
70037 02006
0.22 Acres
48" RCP
940'
N 18°06'55"W
CLEANOUT
I.E.: 17.09
REUSE
SYSTEM
69 L.F. 4" PVC SDR 26
@ 2.0%
CLEANOUT
I.E.: 18.47
21 L.F. 6" PVC SDR 26
@ 1.0%
I.E.: 17.58
CLEANOUT
I.E.: 18.26
68 L.F. 6" PVC SDR 26
@ 1.0%
6" PVC STUBOUT
S 17°54'26"E
CLEANOUT
I.E.: 16.61
24 L.F. 4" PVC SDR 26
@ 2.0%
68 L.F. 4" PVC SDR 26
@ 2.0%
MAGELLAN
BOULEVARD
L 4
30' BUILDING SETBACK
15' UTILITY EASEMENT
52.93'
1/2"RBF
N 20°28'07"E
L3
1/2"RBF
2"SO
L2
L1
2"SO
P.I.N.: 7-0037-02-016
CONNECT SANITARY SEWER
LATERAL YO EXISTING STUBOUT
I.E.: 15.25
60' R/W
EMPLOYEE PARKING
EMPLOYEE PARKING
EMPLOYEE PARKING
EMPLOYEE PARKING
157.96'
1/2"RBF
306.99'
S 71°27'36"W
1/2" IPF
TOP: 20.01
IN: 12.21
IN: 13.01
OUT: 12.01
36" RCP
48" RCP
TOP: 19.85
IN: 13.05
IN: 13.20
OUT: 13.30
2"SO
2"SO
LOT 2
P.I.N.: 7-0037-02-008
PARCEL 2
GEORGIA HIGHWAY NO. 21 (AUGUSTA RD) 300' R/W

Course	Bearing	Distance
L1	Rad: 230.00' Tan: 14.02' Chd: N 62°05'16" W	A: 28.00' CA: 6°58'31" 27.98'
L2	N 65°30'18" W	18.09'
L3	N 65°30'18" W	13.88'
L4	Rad: 170.00' Tan: 71.27' Chd: N 42°45'41" W	A: 134.97' CA: 45°29'18" 131.45'

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

FRETUS ENGINEERING

P.O. BOX 13091
SAVANNAH, GA. 31416-0091
PH: (912) 228-2982
jfarmer8809@gmail.com

GEORGIA REGISTERED
No. 30399
PROFESSIONAL
02/10/21
ENGINEER
JOHN W. FARMER

LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

GEORGIA811
811
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No.	Revision/Issue	Date
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PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

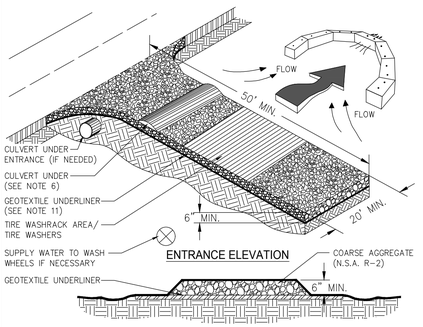
SHEET TITLE:
WATER DISTRIBUTION AND SANITARY SEWER COLLECTION PLAN

SCALE:	1" = 20'
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 12 OF 17

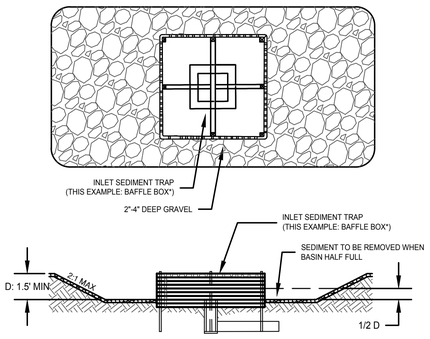
Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

EXIT DIAGRAM



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.
11. GEOTEXTILE UNDERLINER SHALL BE PLACED THE FULL LENGTH AND WIDTH OF THE ENTRANCE. FOR SUBGRADES WITH A CBR GREATER THAN OR EQUAL TO 3 OR SHEAR STRENGTH GREATER THAN 90 kPa, GEOTEXTILE SHALL MEET REQUIREMENTS OF SECTION AASHTO M288-06 SECTION 7.3, SEPARATION REQUIREMENTS. FOR SUBGRADES WITH A CBR BETWEEN 1 AND 3 OR SHEAR STRENGTH BETWEEN 30 AND 90 kPa, GEOTEXTILE SHALL MEET REQUIREMENTS OF SECTION AASHTO M288-06 SECTION 8, GEOTEXTILE PROPERTY REQUIREMENTS FOR SUBSURFACE DRAINAGE, SEPARATION, STABILIZATION, AND PERMANENT EROSION CONTROL (GEOTEXTILE PROPERTY REQUIREMENTS).

Co **CONSTRUCTION EXIT**
NOT TO SCALE

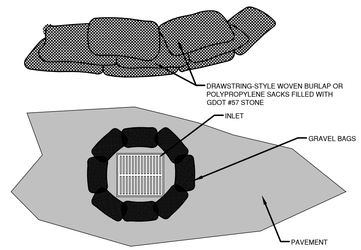


A BASIN MAY BE EXCAVATED AROUND THE INLET SEDIMENT TRAP TO PROVIDE ADDITIONAL SEDIMENT STORAGE. THE TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY CALCULATED AT THE RATE OF 67 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A MINIMUM DEPTH OF 1.5 FEET FOR SEDIMENT STORAGE SHOULD BE PROVIDED. SIDE SLOPES SHALL NOT BE STEEPER THAN 2:1.

THE AREA DRAINING TO THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.

*SEE BAFFLE BOX DETAIL ON THIS SHEET

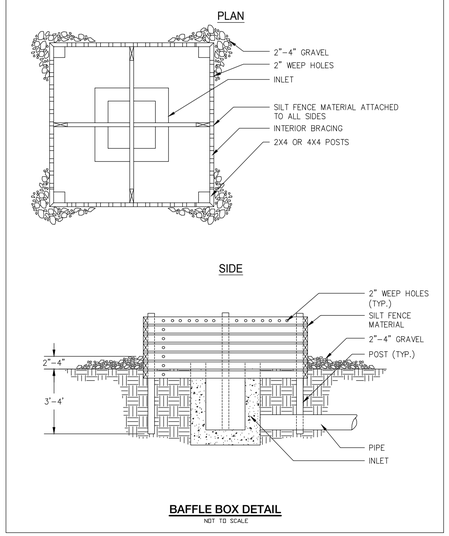
Sd2-B
EXCAVATED INLET SEDIMENT TRAP (W/ BAFFLE BOX)
NOT TO SCALE



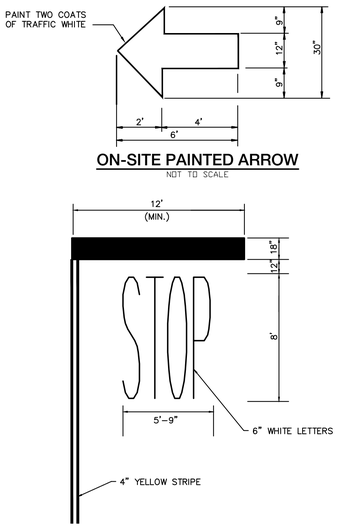
PLAN VIEW

NOTE:
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. GRAVEL BAGS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE GRAVEL BAGS IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

Sd2 -P
GRAVEL BAG SEDIMENT BARRIER
NOT TO SCALE



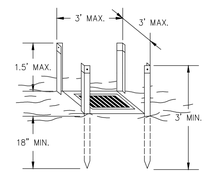
BAFFLE BOX DETAIL
NOT TO SCALE



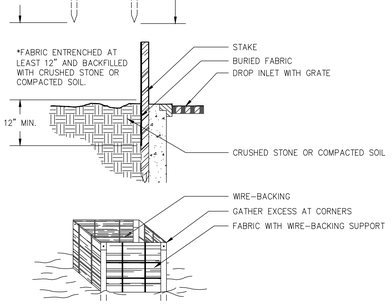
ON-SITE PAINTED ARROW
NOT TO SCALE

TYPICAL PAINTED "STOP" MARKING
NOT TO SCALE

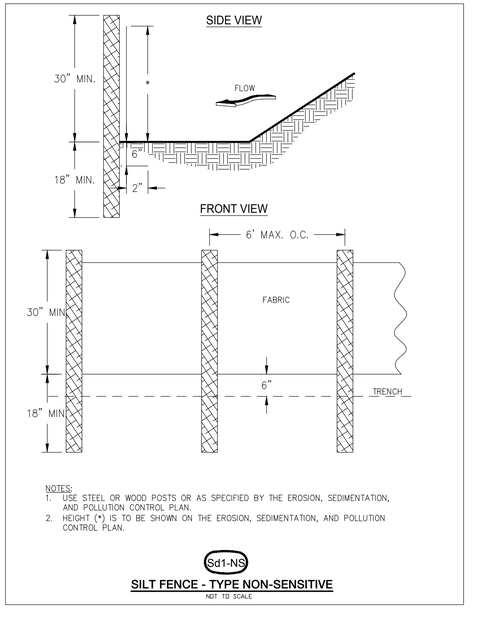
STEEL FRAME AND TYPE 'C' SILT FENCE INSTALLATION



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.

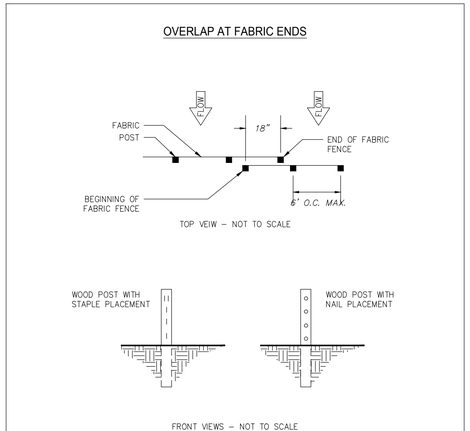


Sd2-F
INLET SEDIMENT TRAP - FILTER FABRIC W/ SUPPORTING FRAME
NOT TO SCALE



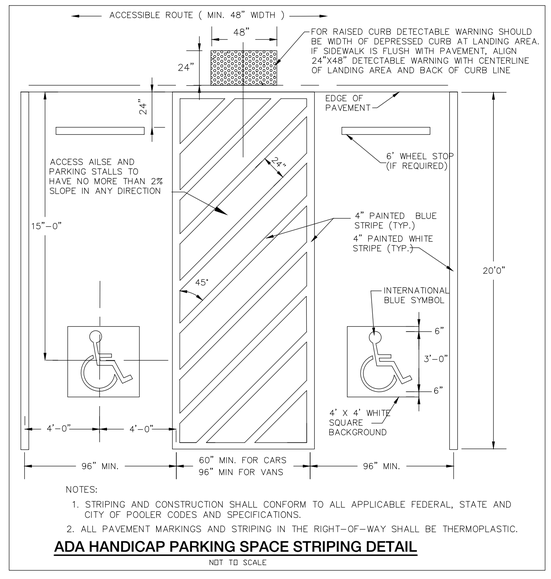
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-NS
SILT FENCE - TYPE NON-SENSITIVE
NOT TO SCALE



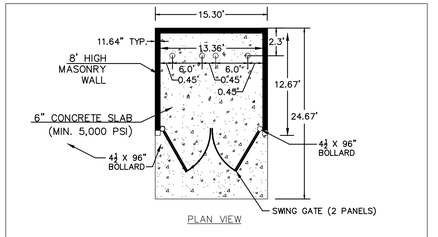
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

FASTENERS FOR SILT FENCES
NOT TO SCALE



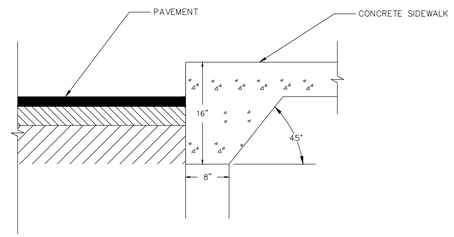
NOTES:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF POOLER CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA HANDICAP PARKING SPACE STRIPING DETAIL
NOT TO SCALE



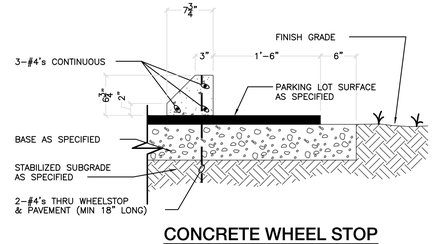
NOTES:
1. 6" THICK- 5,000 PSI CONCRETE SLAB. BASE OF THE SLAB MUST BE COMPACTED 100% (ASTM D698).
2. 3 SIDES- 8' HIGH FENCE (VARIOUS MATERIALS). IT MUST BE DESIGNED TO MEET THE LATEST IBC STANDARDS.

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

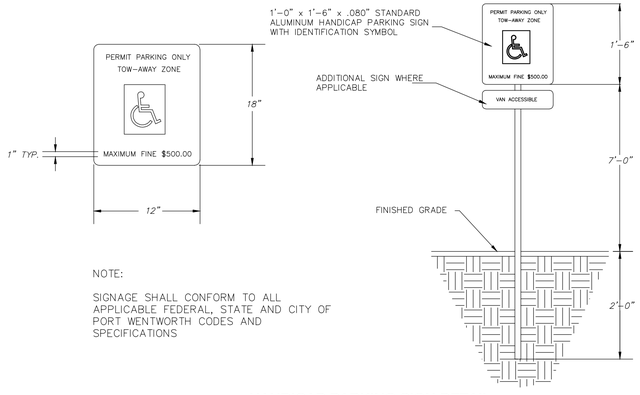


NOTE:
USE WHEN CONCRETE SIDEWALK IS ADJACENT TO PAVEMENT.

TURN-DOWN CONCRETE SLAB
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE



NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF PORT WENTWORTH CODES AND SPECIFICATIONS

HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

FRETUS ENGINEERING
P.O. BOX 13091
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PH: (912) 228-2982
jfarmer8809@gmail.com

GEORGIA REGISTERED No. 30399 PROFESSIONAL 02/10/21 ENGINEER JOHN W. FARMER

LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750

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Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

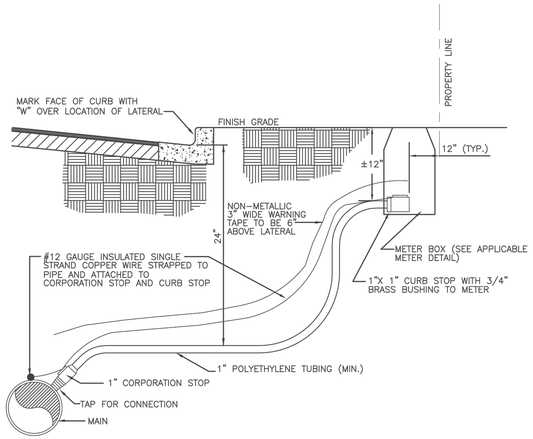
PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
CONSTRUCTION DETAILS

SCALE:	N.T.S.
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 13 OF 17



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

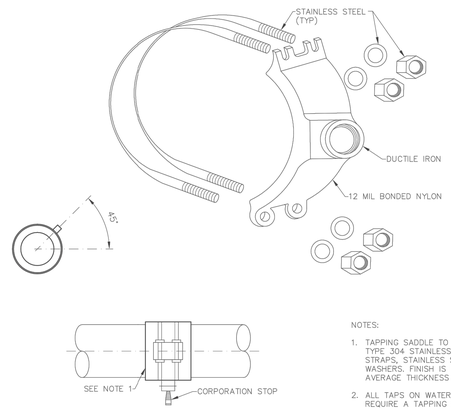
WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS

W-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

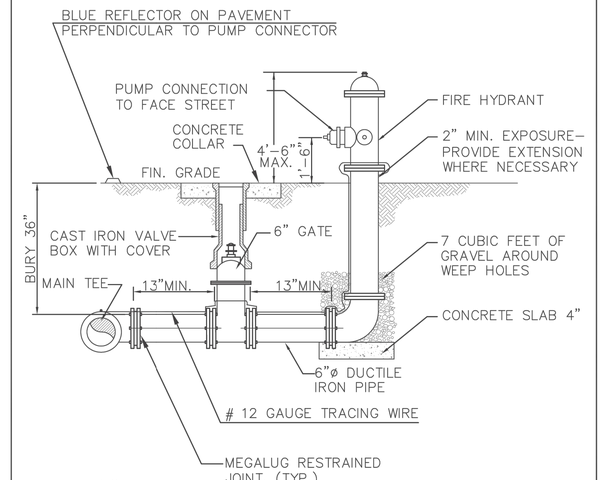
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

W-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

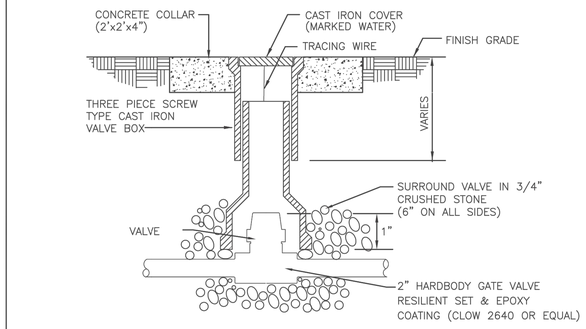
STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W-9

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-18

PREPARED BY SAUSSY ENGINEERING, LLC.

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

PREPARED BY SAUSSY ENGINEERING, LLC.

City of Port Wentworth
TECHNICAL DETAILS

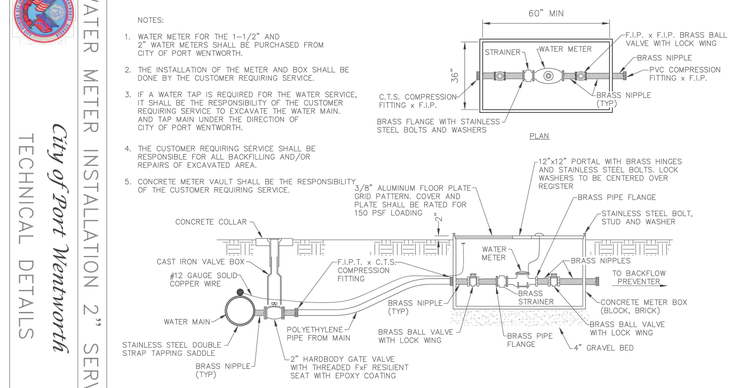
WATER METER INSTALLATION 2" SERVICE PIPE

W-19

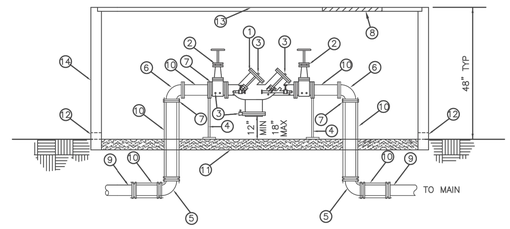
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

1. WATER METER FOR THE 1-1/2" AND 2" WATER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
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, AND TAP MAIN UNDER THE DIRECTION OF CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
5. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE.



WATER METER INSTALLATION 2" SERVICE PIPE,
1-1/2" METER & 2" METER



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	2	O.S & Y RESILIENT GATE VALVES
3	4	TEST COCKS
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	2	FLANGE ADAPTERS
8		2' X 2' MIN. HATCH
9		DI OR PVC PIPE
10		DUCTILE IRON PIPE, CUT TO FIT
11		4" PEA GRAVEL IN BOTTOM OF PIT OR CONCRETE SLAB
12	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE
13		3/8 ALUMINUM TREAD PLATE / HATCH COVER W/ SUPPORTS AS NECESSARY
14		BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY 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 PREVENTER. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE, OTHER THAN BACKFLOW DEVICE TESTING.
3. ALL MECHANICAL JOINTS MUST BE RESTRAINED.
4. PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE INSIDE FACE OF THE ENCLOSURE AND THE PIPING AND VALVES.

TYPICAL OUTSIDE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

RPZ DEVICE FOR DOMESTIC SYSTEM

City of Port Wentworth
TECHNICAL DETAILS

W-23

ADDENDUM 01

PREPARED BY SAUSSY ENGINEERING, LLC.

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

FRETUS ENGINEERING
P.O. BOX 13091
SAVANNAH, GA. 31416-0091
PH: (912) 228-2982
jfarmer8809@gmail.com

GEORGIA REGISTERED John W. Farmer No. 30399 PROFESSIONAL 02/10/21 ENGINEER JOHN W. FARMER

LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

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Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

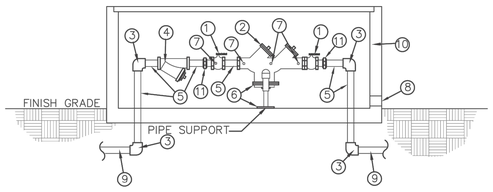
PREPARED FOR:
PANTHEON ADC 216 E. BAY STREET SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1 SAVANNAH GATEWAY WEST

SHEET TITLE:
CONSTRUCTION DETAILS

SCALE:	N.T.S.
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 14 OF 17



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL) SEE NOTE 3
5	6	BRASS OR COPPER ONLY. NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN
9		POLYETHYLENE OR COPPER
10		PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
11	2	UNION SEE NOTE 3

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. 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.
3. ITEMS 4 AND 11 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL RISERS TO REDUCE THE OVERALL LAYING LENGTH.

TYPICAL OUTSIDE INSTALLATION
REDUCED PRESSURE
TYPE BACKFLOW PREVENTION DEVICE
(3/4", 1", 1 1/2", 2", & 2 1/2" SIZES)

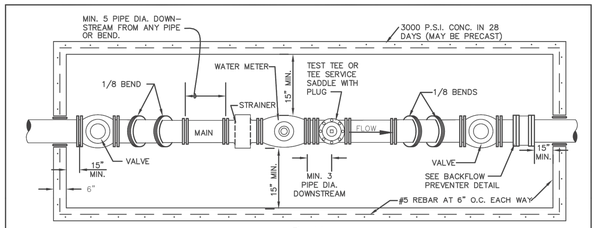
BACKFLOW PREVENTION DEVICE

City of Port Wentworth
TECHNICAL DETAILS

W–25

PREPARED BY SAUSSY ENGINEERING, LLC.

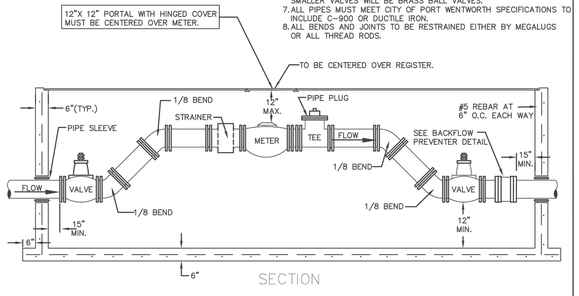
SCALE: N.T.S.
DATED: FEBRUARY 2007



PLAN

NOTE:
UNI-FLANGE TO BE INSTALLED EACH SIDE OF METER, OR FLANGED SPOOL. 3/8" ALUMINUM FLOOR PLATE GRID PATTERN COVER AND FRAME TO SUPPORT 150 LB./SQ. FT. ALL SURFACES TO BE PAINTED FLAT BLACK.

NOTE:
1. TURBINE METERS (CLASS II) ARE ALLOWED FOR FIRE PROTECTION BUT WILL REQUIRE U.L. APPROVED STRAINERS.
2. COMPLETE BY-PASS ASSEMBLY IS REQUIRED ON ALL METERS 2" AND LARGER, EXCEPT IRRIGATION METER.
3. PREFABRICATED METER PITS ARE ACCEPTABLE FOR INSTALLATION.
4. ON 2" METERS ALL VALVES ARE TO BE INSTALLED INSIDE METER PIT.
5. ALL VALVES AND FITTINGS MUST MEET CITY OF PORT WENTWORTH SPECIFICATIONS.
6. GATE VALVES, 2" AND LESS, ARE NOT ACCEPTABLE. ALL 2" AND SMALLER VALVES WILL BE BRASS BALL VALVES.
7. ALL PIPES MUST MEET CITY OF PORT WENTWORTH SPECIFICATIONS TO INCLUDE C-900 OR DUCTILE IRON.
8. ALL BENDS AND JOINTS TO BE RESTRAINED EITHER BY MEGALUGS OR ALL THREAD RODS.



SECTION

STANDARD IRRIGATION

City of Port Wentworth
TECHNICAL DETAILS

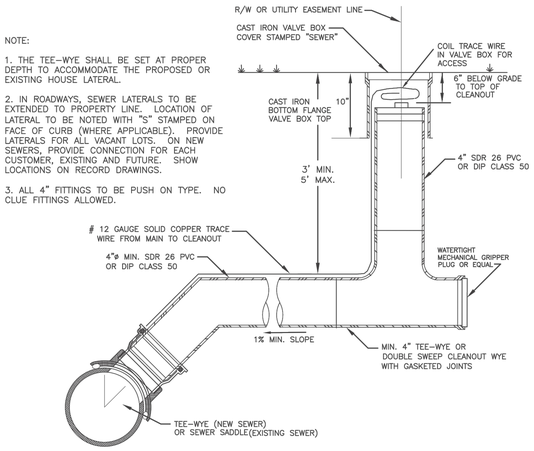
W–33

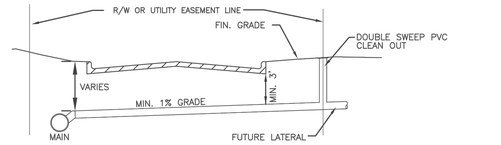
PREPARED BY SAUSSY ENGINEERING, LLC.

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

NOTE:

1. THE TEE–WYE SHALL BE SET AT PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATION OF LATERAL TO BE NOTED WITH "S" STAMPED ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON NEW SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.
3. ALL 4" FITTINGS TO BE PUSH ON TYPE. NO CLUE FITTINGS ALLOWED.





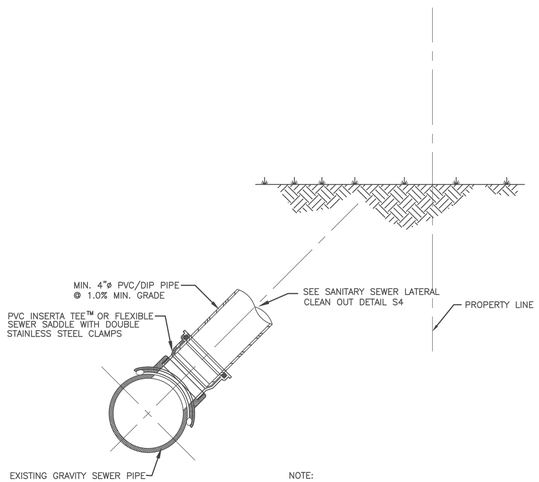
SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS

S–4

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

CONTRACTOR SHALL NOTIFY CITY OF PORT WENTWORTH WASTEWATER CONVEYANCE DEPARTMENT 24 HOURS PRIOR TO CONNECTION TO EXISTING GRAVITY SEWER PIPE. ALL CONNECTIONS TO THE EXISTING GRAVITY SEWER PIPE MUST BE INSPECTED BY THE CONVEYANCE DEPARTMENT PRIOR TO BACK FILLING.

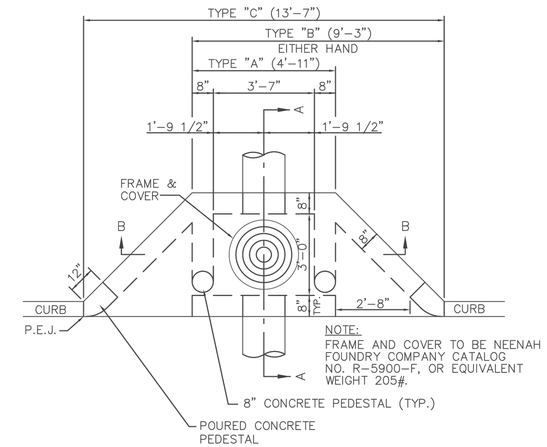
SEWER SERVICE CONNECT TO EXT. PIPE

City of Port Wentworth
TECHNICAL DETAILS

S–5

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DATED: FEBRUARY 2007



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R–5900–F, OR EQUIVALENT WEIGHT 205#.

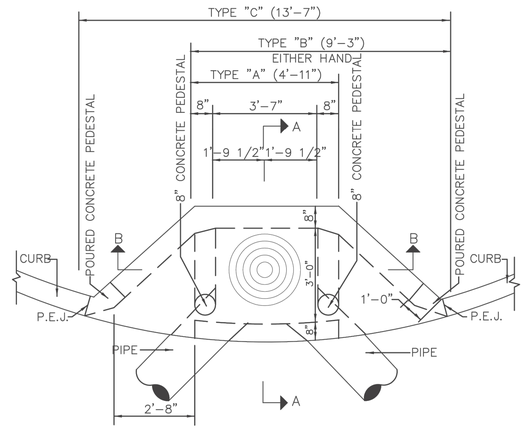
PLAN OF CURB INLET

City of Port Wentworth
TECHNICAL DETAILS

SD–1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R–5900–F OR EQUIVALENT WEIGHT 205#

PLAN OF CRUB INLET ON RADIUS

City of Port Wentworth
TECHNICAL DETAILS

SD–2

PREPARED BY SAUSSY ENGINEERING, LLC.

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

FRETUS ENGINEERING

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PH: (912) 228–2982
jfarmer8809@gmail.com

GEORGIA REGISTERED John W. Farmer No. 30399 PROFESSIONAL 02/10/21 ENGINEER JOHN W. FARMER

LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

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Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

PROJECT TITLE:
PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

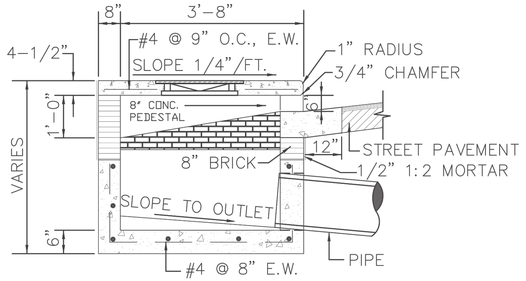
PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
CONSTRUCTION DETAILS

SCALE:	N.T.S.
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 15 OF 17



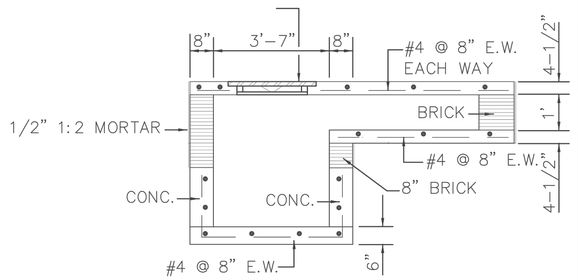
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth
TECHNICAL DETAILS
SD-3

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTE:
C.I. MANHOLE FRAME AND COVER EQUIVALENT TO NEENAH R-5900-F. FRAME AND COVER TO BE MACHINE FITTED PRIOR TO LEAVING SHOP. WEIGHT – 205 LBS.

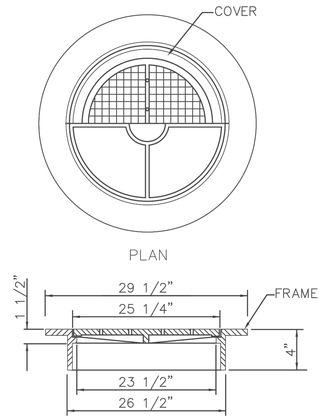


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

CURB INLET SECTION B – B

City of Port Wentworth
TECHNICAL DETAILS
SD-4

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

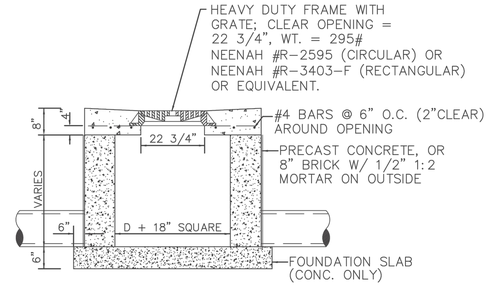


NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-5

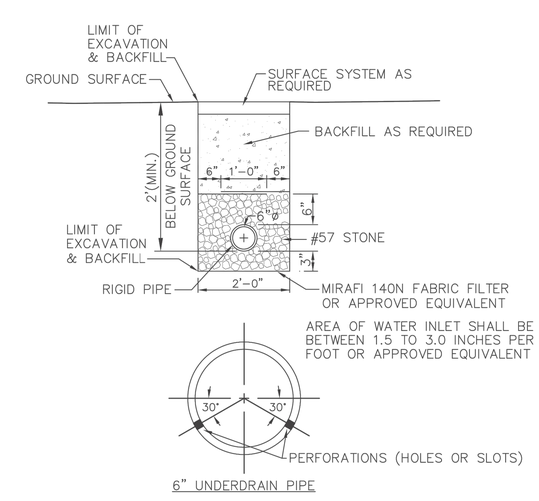
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SCALE: N.T.S.
DATED: FEBRUARY 2007



GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-8

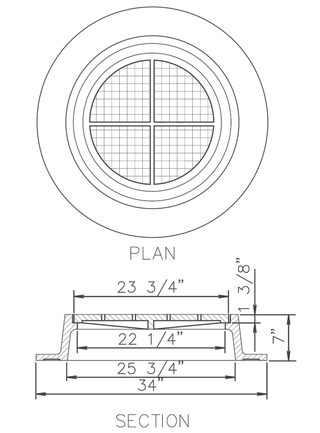
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DATED: FEBRUARY 2007



6" UNDERDRAIN PIPE

City of Port Wentworth
TECHNICAL DETAILS
SD-10

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTE:
MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R-1412-A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM",

STORM MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-14

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

FRETUS ENGINEERING
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PH: (912) 228-2982
jfarmer8809@gmail.com

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LEVEL II CERTIFIED DESIGN
PROFESSIONAL #8750

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DIAL 811 OR
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PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

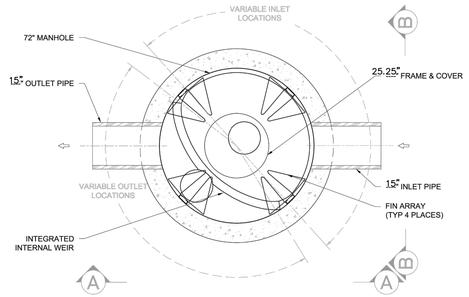
PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
CONSTRUCTION DETAILS

SCALE:	N.T.S.
PROJECT NO.:	012-052-20
DATE:	02/10/21
DRAWN BY:	JF
CHECKED BY:	JWF

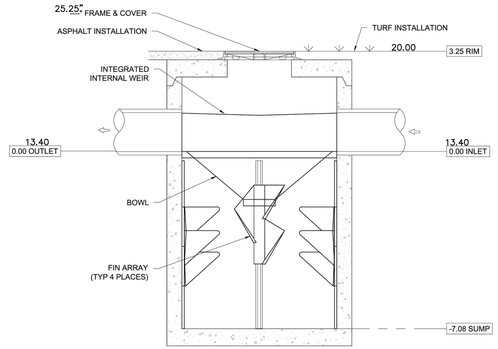
SHEET 16 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

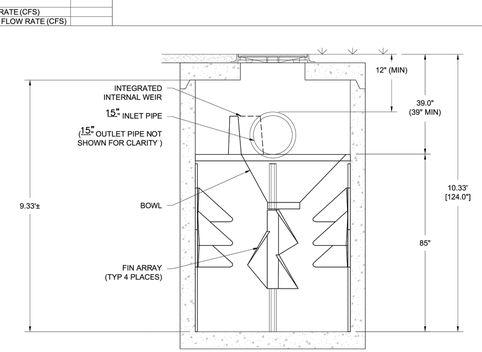


PLAN VIEW
NTS

BARRACUDA S6	
UNIT ID	
PEAK FLOW RATE (CFS)	
TREATMENT FLOW RATE (CFS)	



SECTION VIEW A-A
NTS



SECTION VIEW B-B
NTS

BARRACUDA S6
BARRACUDA S6
DATE: 5/10/18 DRAWN: PR
PROJECT #: S CHECKED: EKH

REV	DWN	CKD	DESCRIPTION

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Maple Plain, MN 55359
1-800-BARRACUDA
1-800-229-7283
4640 TRUEMAN BLVD
HILLIARD, OH 43026

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SHEET 1 OF 1

FRETUS ENGINEERING
P.O. BOX 13091
SAVANNAH, GA. 31416-0091
PH: (912) 228-2982
jformer8809@gmail.com

GEORGIA REGISTERED No. 30399 PROFESSIONAL ENGINEER JOHN W. FARMER
02/10/21

LEVEL II CERTIFIED DESIGN
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PORT CITY CAR WASH PORT WENTWORTH

OWNER:
YASH DESAI

PREPARED FOR:
PANTHEON ADC
216 E. BAY STREET
SAVANNAH, GA 31401

PROJECT LOCATION:
PARCEL 1
SAVANNAH GATEWAY WEST

SHEET TITLE:
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DRAWN BY:	JF
CHECKED BY:	JWF

SHEET 17 OF 17

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-SITE PLAN 2.10.21 (2408 : Site Plan Review Application (Specific) Magellan Blvd Port City Car Wash April 2021)

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

March 9, 2021

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

Re: Port City Car Wash
Port Wentworth, Georgia
Site Plan Review
J–25412.0018

Dear Brian:

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

- One (1) copy of a Hydrologic and Storm Pipe Sizing Report dated February 10, 2021.
- One (1) copy of construction plans for Port City Car Wash, dated February 10, 2021.

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 is zoned as Planned General Business with a zoning code of P–C–3.

2. Pursuant to the National Wetland Inventory (NWI), it appears that no wetlands exist onsite. Confirm that no wetlands are present onsite with a statement on the plans.

Attachment: PIN # 7-0037-02-007 PORT CITY CAR WASH S-SITE PLAN APRIL 2021-1ST Review Letter T&H 3.9.21 (2408 : Site Plan Review

3. The site lies within an Effective FEMA Zone X, Area of Minimal Flood Hazard, as documented on FEMA FIRM Panel 13051C0030G, effective August 16, 2018.

4. Please provide an NPDES NOI submittal package, NRCS land disturbance permit approval, and any other applicable permits.

Stormwater Comments

In accordance with the City of Port Wentworth Drainage and Flood Control Ordinance (PWSMO) Section 7–79, this project proposes site development that will involve the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on the site previously. As such, all stormwater provisions apply to this site.

1. Please provide the Owner's Certification statement required by Section 7–80(d)(6) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.

2. 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.

3. Provide a stormwater management inspection and maintenance agreement and plan as prescribed in Section 7–80(e) of the Port Wentworth Code of Ordinances.

4. Please provide the Site Plan Review Application as prescribed in the Port Wentworth Code of Ordinances.

5. Please provide supporting documentation for the commercial subdivision detention master plan.

6. Please provide a soil survey/map providing documentation for the selection of Type C soils.

7. The provided stormwater management plan appears to use conservation areas, undisturbed pervious area, as well as infiltration practices in meeting the required runoff reduction of the 1.2" event. None of these practices (conservation area, undisturbed pervious, infiltration practice) could be located on the plans and associated calculations. Please revise design to clearly indicate how the design will meet the runoff reduction requirement.

8. If 100% of the Runoff Reduction volume is not met, provide the proper supporting documentation to demonstrate that the proposed treatment device by Barracuda is in compliance with the requirements for Water Quality as prescribed in Section 7–82(d) of the Port Wentworth Code of Ordinances.

9. Provide capacity calculations for the proposed secondary stormwater conveyance system. (*ie*– gutter spread)

10. Per Section 3.7.10 of the CDM, please provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.

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11. Please include all appropriate water surfaces (*ie* – HGL) in the proposed drainage system profiles profiles as listed in Section 7–80(d)(3)(h) of the Port Wentworth Code of Ordinances.

12. Please provide tailwater data used in stormwater calculations.

13. It appears that rainfall values used in analysis are inconsistent with those listed in the NOAA Atlas 14 database. Please use rainfall values consistent with NOAA Atlas 14 as outlined in Section 3.1.3 (page 61) of the GSMM, Volume 2.

Water, Fire System, and Sanitary Sewer Design Comments

1. Please illustrate that the relocated fire hydrant is within the maximum allowed distance between fire hydrants and include an independent gate valve/isolation valve per Section 3.1 of the latest Port Wentworth CDM.

2. Please provide typical profiles of proposed utilities and indicate finished grade and existing grade elevation per Section 3.1 of the latest Port Wentworth CDM.

3. Please provide signed and sealed calculations for the water distribution system and fire flow requirements per Section 3.4 of the latest Port Wentworth CDM.

4. Please provide signed and sealed calculations for the wastewater collection system per Section 3.5 of the latest Port Wentworth CDM.

5. Please use a Backflow Prevention Device per City of Port Wentworth Standard Details rather than an RPZ Device for Domestic Use for the 2" commercial service line.

6. Complete and provide the Water Distribution System Check List (Exhibit 1 in the Comprehensive Development Manual.) The following items from the Check List are missing:

    - Water system analysis and design (calculations for service lateral sizing)
    - Show pipe separated distances at utility crossings
    - All Fire System Check List Items
    - All Irrigation System Check List Items
    - City of Port Wentworth Standard Details; including but not limited to Minimum Water & Sewer Pipe Separation, Standard Utility Crossing, Standard Horizontal Bend Restraint, Brass Fittings for Water Meter, Pipe Bedding Valve
    - Notes as indicated in Section 3.4.2(h)
    - Proposed water/sewer agreement
    - Water Distribution System Checklist completed.

7. Complete and provide the Wastewater Collection System Check List (Section 3.5.3 Exhibit 1 in the Comprehensive Development Manual). The following items from the Check List are missing:
    - Wastewater load information
    - Wastewater Collection System Check List completed

- Sanitary sewer profiles
- All applicable details, using Port Wentworth details where available
- Certification that the proposed utilities will not serve structures built upon any solid waste landfills
- Proposed water/sewer agreement.

8. Provide a completed Water/Wastewater Availability Request Form. The form is found in Appendix A of the Port Wentworth CDM.

9. Please provide details/specifications for the proposed reuse sewage system.

10. No fire prevention measures are shown for the proposed structure. If none are proposed, please indicate that no fire system is proposed on the plans.

11. The relocated fire hydrant appears to encroach on the Georgia Department of Transportation (GDOT) right–of–way. Please confirm if GDOT coordination is required.

Plan Sheets Comments

1. Please provide all applicable details concerning storm drainage including but not limited to reinforced concrete pipe. Please use the Port Wentworth standard detail included in Section 3 of the CDM where applicable and remove details not applicable to the proposed development.

2. Please provide at least one benchmark on each plan sheet per Section 3.1 of the CDM.

3. Please include the name of the property owners adjacent the subject property per Section 3.1 of the CDM.

Site Lighting Comments

1. Please provide a Site Lighting Plan for the development, if applicable.

Paving, Signage, and Parking Comments

1. Applicant shall ensure construction of sidewalks, ADA parking, and accessible routes are in conformance with federal ADA standards, latest edition. Please provide a note on the plans.

2. Provide all applicable details concerning the parking spaces, both handicap accessible and otherwise.

3. The proposed signage will require a separate permit as outlined in Section 19.1–3 of Port Wentworth Code of Ordinances.

4. The proposed work within the Magellan Boulevard right of way will require an excavation permit as outlined in Section 20–17 of the Port Wentworth Code of Ordinances.

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5. Please confirm whether a development agreement exists for the subdivision. If so, please provide the document and ensure that the proposed access road has been designed in conformance with the development agreement.

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/dmb

Enclosures

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