CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 9, 2022

Council Meeting Room	Regular Meeting	6:00 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 - Apr 11, 2022 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Kim Thomas, Dewitt Tilton Group on behalf of Brian Orr for PIN # 7-0906-02-002 (8191 Old Highway 21) for a Specific Development Site Plan to allow a Truck Shop in a P-C-2 (Planned Community Business) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Allen Engineering Services, LLC., on behalf of Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a Specific Development Site Plan to allow a Single-Family Home For Rent Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing
- Action

C. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

D. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 2) in a P-I-2 (Planned Industrial) Zoning District

- Public Hearing

- Action

E. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-027 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 3) in a P-I-2 (Planned Industrial) Zoning District

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

Minutes Acceptance: Minutes of Apr 11, 2022 6:30 PM (ADOPTION OF MINUTES)

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

6. ZONING MAP AMENDMENTS (REZONING)

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

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a breif overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how may apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT:	**APPROVED [3 TO 1]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Lauree Morris, Planning Commissioner
AYES:	Herrin, Franklin, Morris
NAYS:	Hester
ABSENT:	Rollf

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

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

Minutes Acceptance: Minutes of Apr 11, 2022 6:30 PM (ADOPTION OF MINUTES)

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

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

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

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

Minutes Acceptance: Minutes of Apr 11, 2022 6:30 PM (ADOPTION OF MINUTES)

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Toss Allen, was present. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

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

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjourment

Minutes Acceptance: Minutes of Apr 11, 2022 6:30 PM (ADOPTION OF MINUTES)

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

_____
Chairman

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

_____
Secretary

Minutes Acceptance: Minutes of Apr 11, 2022 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/09/22 06:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2657)

DOC ID: 2657

Site Plan Review Application submitted by Kim Thomas, Dewitt Tilton Group on behalf of Brian Orr for PIN # 7-0906-02-002 (8191 Old Highway 21) for a Specific Development Site Plan to allow a Truck Shop in a P-C-2 (Planned Community Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Kim Thomas, Dewitt Tilton Group on behalf of Brian Orr for PIN # 7-0906-02-002 (8191 Old Highway 21) for a Specific Development Site Plan to allow a Truck Shop in a P-C-2 (Planned Community Business) Zoning District

Background: The subject property is currently vacant property. There are no buildings or structures on the subject property. This property was rezoned to P-C-2 during the November 18, 2021 Regular City Council Meeting.

Facts and Findings: The site plan consist of a truck repair shop associated parking, utilities, drainage and infrastructure improvements. This project will be served by a private well and septic system. This application is under review by City Engineers, T.R. Long Engineering. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, May 9, 2022 at 6:30 PM.

ATTACHMENTS:

- 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Application (PDF)
- 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Timeline (DOCX)
- 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (PDF)

220207

RECEIVED
APR 06 2022
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: 8191 OLD HIGHWAY 21

PIN #(s): 70906 02002

Zoning: P-C-2 Estimated Cost of Construction: $ 1,232,935

Type of Construction: Single Builing

Project Name: Rice Hope Shop

Applicant's Name: Kim Thomas - Dewitt Tilton Group

Mailing Address: 119 Canal St Suite 119 Pooler, GA 31322

Phone #: 912-777-3404 Email: kim@dewitttiltongroup.com

Owner's Name (If Different form Applicant): Brian Orr

Mailing Address: 204 Wiley Bottom Road Savannah, GA 31411

Phone #: 912-429-0596 Email: brianporr@hotmail.com

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

Kim Thomas
Applicant's Signature

3/23/22
Date

Owner's Signature (If Different form Applicant)

3/23/22
Date

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Application (2657 : Site Plan Review Application (Specific) 7-0906-

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 on a flash drive or download link ONLY (NO CD'S)
- ☑ 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

Kimi Thomas
Applicant's Signature

3/23/22
Date

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Application (2657 : Site Plan Review Application (Specific) 7-0906-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00350560 4/11/2022 9:47 AM
OPER: ME TERM: 011
REF#: CK 4628

TRAN: 112.0000 BLDG PERMIT
220207 886.00CR
ORR, BRIAN
8191 OLD HIGHWAY 21
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Application (2657 : Site Plan Review Application (Specific) 7-0906-

Project: Rice Hope Shop Orr Truck Yard
8191 Old Highway 21
70906 02002

NEIGHBORS

FOSTER BENJAMIN
8177 OLD HIGHWAY 21 SAVANNAH GA 31407
70906 02007

THE CLAUDE M KICKLIGHTER REVOCABLE TRUST& ELIZABETH E KICKLIGHTER REVOCABLE TRUst
1606 CRESTWOOD LANE MC LEAN VA 22101
96 MOORE DR 70906 02001A

WINBURN J RANDALL III
8210 HIGHWAY 21 PORT WENTWORTH GA 31407
70906 02001

BUCK ISLAND, LLC AND BEP LAND INVESTORS, LLC
100 LAKESIDE BLVD PORT WENTWORTH GA 31407
70906 04064

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Application (2657 : Site Plan Review Application (Specific) 7-0906-

Project Timeline

Project Number: 220207

Project Name: PW Truck Shop

Applicant / Engineer: Kim Thomas Dewitt Tilton / Maupin Engineering

Owner: Brian Orr

City Review Engineer: TR Long

- 4/6/2022 – application received; missing PDF
- 4/8/2022 – sent email to Kim Thomas letting her know we were missing the PDF.
- 4/11/2022 – received PDF. Processed and sent files to TR Long for review.
-

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Timeline (2657 : Site Plan Review Application (Specific) 7-0906-02-

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT PORT WENTWORTH DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. WHERE ANY CONFLICT EXISTS BETWEEN THESE PLANS AND/OR SPECIFICATIONS AND/OR CONSTRUCTION DETAILS AND THE PORT WENTWORTH STANDARDS, SPECIFICATIONS, DETAILS AND DEVELOPMENT ORDINANCE(S), THE PORT WENTWORTH STANDARDS SHALL PREVAIL.

1. LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
2. DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
3. DIMENSIONS TO WALK ARE TO FACE OF WALK.
4. DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
5. DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
6. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
7. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
8. BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE $500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: :VAN ACCESSIBLE".
9. TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
10. REFERENCE SURVEYS:
    - 10.1. BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY ATLAS SURVEYING (10/2021).
    - 10.2. VERTICAL DATUM: NAVD88 HORIZONTAL DATUM: NAD83
    - 10.3. PROJECT IS ON STATE PLANE COORDINATES.
    - 10.4. MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
    - 10.5. ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11. ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
12. OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. PORT WENTWORTH WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
13. DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
14. ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
15. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
16. MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
17. FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
18. CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
19. ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPS) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
20. IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
21. THE PORT WENTWORTH INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
22. CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
23. TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
24. A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
25. ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
26. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOF DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
27. SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
28. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
29. THE OWNER, OWNER'S REPRESENTATIVES, PORT WENTWORTH AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
30. ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
31. THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
32. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
33. ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".

GENERAL DEVELOPMENT NOTES:

1. PIN: 70906 02002
   ADDRESS: 8191 OLD HWY. 21
   PORT WENTWORTH, GEORGIA
2. CONSTRUCTION EXIT LOCATION
   N: 32.236470°
   W: 81.193608°
3. TOTAL LAND ACREAGE = 3.93(±) AC
   TOTAL DISTURBED ACREAGE = 4.1(±) AC

   PRE DEVELOPMENT
   TOTAL GREEN SPACE = 171,316 (±) 100(%)
   PAVED AREA = 0 (±) 0 (%)
   BUILDING COVERAGE AREA = 0 (±) 0 (%)

   POST DEVELOPMENT
   TOTAL GREEN SPACE = 112,096(±) 66(%)
   PAVED AREA = 51,000(±) 29(%)
   BUILDING COVERAGE AREA = 8,220(±) 05(%)
4. EXISTING USE OF PROPERTY : VACANT
   PROPOSED USE OF PROPERTY : TRUCK REPAIR SHOP

   PRESENT SITE ZONING : P-C-2
5. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0030G, DATED 08/16/2018
6. THE SITE IS SERVED BY WELL AND SEPTIC SEWER SYSTEM.
7. PARKING SPACE CALCULATIONS:

   REQUIRED: 1 SPACE PER 400SF OF SHOP/GARAGE SPACE +1 STALL PER EMPLOYEE = **19 STALLS**
   PROVIDED: **20 STALLS PROVIDED**
8. SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 23758 MAY A. MAUPIN

LEVEL II E&S CERT: #21051 EXP: 12/1/2024

UTILITIES PROTECTION CENTER

Dig Safely. CALL 811

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

PW TRUCK SHOP
Specific Development Plan

MEI Proj #673-21-35 Plan Date: 4/1/22

PREPARED FOR:

DEWITT TILTON GROUP
KIM THOMAS
119 CANAL STREET SUITE 106
POOLER, GEORGIA 31322
912-777-3404
kim@dewitttiltongroup.com

VICINITY MAP

MAUPIN tm engineering

114 WEST 42nd STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

C.0	COVER - NOTES
C.1	STAMPED SURVEY
C.2	DEMOLITION PLAN
C.3	STAKING PLAN
C.4	UTILITY PLAN
C.5	GRADING PLAN
C.6	LANDSCAPING PLAN
C.E1	EROSION CONTROL PLAN - INITIAL
C.E2	EROSION CONTROL PLAN - INTERMEDIATE
C.E3	EROSION CONTROL PLAN -FINAL
C.D1-D3	DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SET IS RELEASED FOR PERMITTING 4/1/22

NOT FOR PRICING

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Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

Type: PLAT
Recorded: 9/6/2021 11:33:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 5131489047

BK 53 PG 125

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GRID NORTH
EAST ZONE - NAD 83

COUNTY ROAD 50' R/W

1/2" IPF
3X3" CMF
5/8" IRF
S31°34'14"E
92.61'
5/8" IRS
5/8" IRF
N65°18'57"E
515.33'
5/8" IRF

BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)

ERROR OF CLOSURE:
FIELD: 1/212,618
ANGULAR ERROR OF 2" PER ANGLE POINT AND ADJUSTED BY COMPASS METHOD
PLAT CLOSURE 1/158,418
EQUIPMENT: TOPCON GTS236W TOTAL STATION; SINGLE PRISM

REFERENCES:
1. PRB 32P, PAGE 91
2. PRB 3P, PAGE 58
3. PRB 8P, PAGE 34
4. SMB 2S, PAGE 81

LEGEND
- IRF-IRON ROD FOUND
- IPF-IRON PIPE FOUND
- CMF-CONCRETE MONUMENT FOUND
- IRS-IRON ROD SET

5/8" IRS
GA HWY NO. 21
110' R/W

50' SEPCO POWER LINE R/W
(CENTERED ON POWER LINE)

LOT 1C RICE HOPE
3.933 AC
171,316 SF

ARC=146.72'
C2
5/8" IRS
OLD GA HIGHWAY 21
(AKA OLD AUGUSTA ROAD)

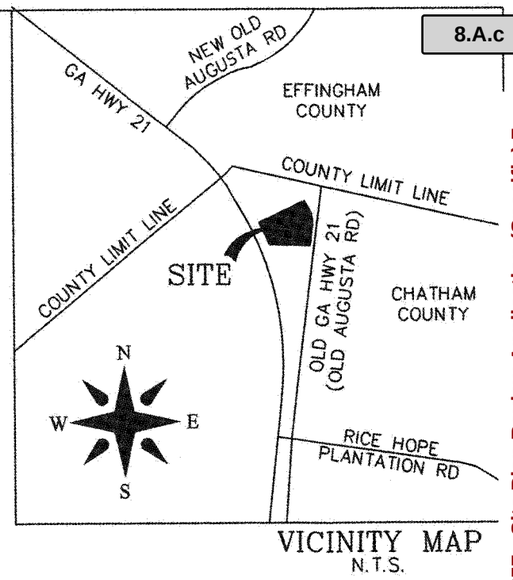
ARC=244.59'
C1

FORMER PROPERTY LINE

S6°38'33"W
230.53'

5/8" IRS
412.32'
417.77'
N88°23'02"W
5.45'
5/8" IRF
3X3" CMF

BENJAMIN FOSTER
PIN: 70906 02007



VICINITY MAP
N.T.S.

NOTES:
1. THE TOTAL AREA IS 3.933 ACRES.
2. THIS RECOMBINATION CREATES ONE LOT.
3. CURRENT ZONING: R-A
4. THE HORIZONTAL DATUM IS BASED ON REFERENCE #1.
5. ACCORDING TO F.I.R.M. MAP NO. 13051C0030G EFFECTIVE DATE 8/16/2018, THE PARCELS SHOWN HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
6. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA
REGISTERED
NO. 1882
LAND SURVEYOR
VINCENT HELMLY

VINCENT HELMLY NO. 1882 DATE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	244.59'	2949.45'	N25°03'04"W	244.52'
C2	146.72'	220.00'	S12°27'50"E	144.02'

LOT 1C RICE HOPE

BEING A RECOMBINATION OF TWO PORTIONS OF LOT 1, RICE HOPE PLANTATION

8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PARENT ADDRESSES: 8187 & 8191 OLD HIGHWAY 21
PARENT PINS: 70906 02002 & 70906 02008
Surveyed For: FIELDSTONE LAND GROUP, LLC

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 429-9395

FIELD SURVEY DATE : 8/29/2021
DATE : 9/1/2021 JOB No. 21-247

0' 60' 120' 180'
SCALE: 1"=60'

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-

BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)

LIMITS OF DISTURBANCE

MOORE ROAD
(COUNTY 50' R/W)

GEORGIA HIGHWAY NO. 21
110' R/W

EXISTING WELL
TO REMAIN

CLEAN OUT EXISTING
CULVERT PIPE
SAID TO BE IN THIS AREA

LOT 1C RICE HOPE
3.933 AC
171,316 SF

FORMER LOT LINE
S84°28'26"E
498.53'

OLD GA HIGHWAY 21
(AKA OLD AUGUSTA ROAD)

LIMITS OF DISTURBANCE

CLEAN OUT DITCH TO
OUTFALL

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DEMOLITION PLAN
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER MY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:
RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
CHK'D: JAM DATE

15 0 30
SCALE: 1" = 30'

SHEET NO.
C.2
673-21-35
PROJECT NO.

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)

MOORE ROAD
(COUNTY 50' R/W)

ASPHALT

GEORGIA HIGHWAY NO. 21 110' R/W

EDGE OF ASPHALT

CONCRETE APRON IN CITY ROW

30" STOP SIGN (R1-1)

EARTHEN ROAD

R20'

R20'

5/8" IRF

1/2" IRF

3X3" CMF

GWP

LP

PP

OHL

N65°18'57"E — 515.33'

ARC=84.25'
C2

ARC=160.33'
C1

16'

18' SLIDE GATE

32'

53'

53'

35'

20'

32'

5'

57'

124.92'

UNMARKED EMPLOYEE STALLS

S31°34'14"E — 92.61'

CONCRETE

66.17'

63.83'

10'

LIGHT DUTY PAVEMENT

9' (TYPICAL)

R5' (TYP.)

R25'

57'

90'

20'

40'

10'

65'

18' SLIDE GATE

50' SEPCO (CENTERED ON POWER LINE R/W LINE)

ASPHALT MILLINGS

LOT 1C RICE HOPE
3.933 AC
171,316 SF

HEAVY DUTY PAVEMENT

GREEN SPACE

107'

ASPHALT MILLINGS

ARC=146.72'
C3

OLD GA HIGHWAY 21
(AKA OLD AUGUSTA ROAD)

6' CHAINLINK FENCE WITH OPTIONAL 3 STRAND TOP WIRE

30'

25'

417.77'

412.32'
N88°23'02"W

BENJAMIN FOSTER
PIN: 70906 02007

8"OAK

18"OAK

5.45'

119.82'

110.71'

230.33'

S5°38'53"W

EARTHEN ROAD

99'

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STAKING PLAN

PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:
RELEASED FOR PERMITTING

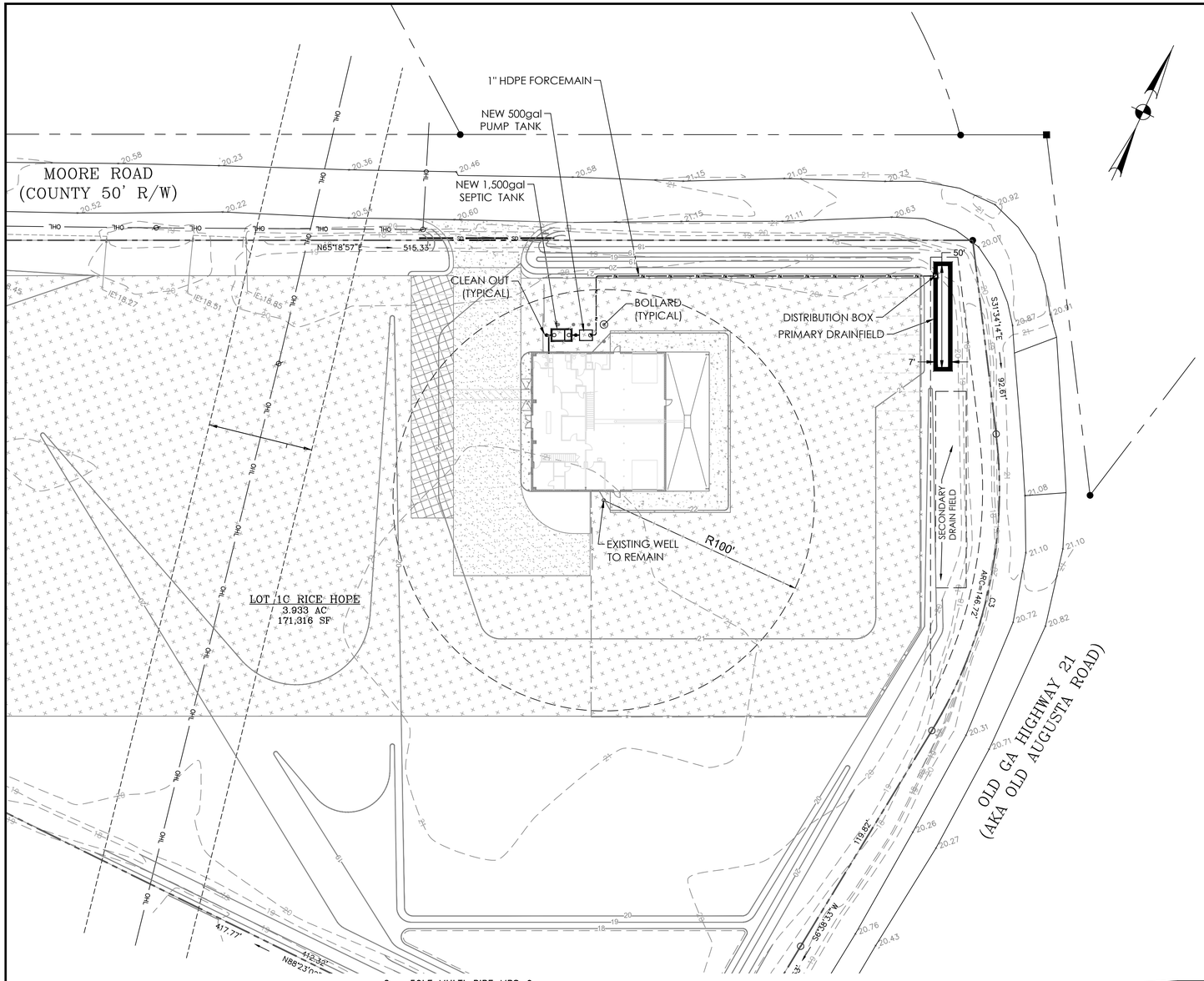
DRWN: TRW 1-26-2022
CHK'D: JAM DATE

1.5 0 30
SCALE: 1" = 30'

SHEET NO.
C.3

PROJECT NO.
673-21-35

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022) (2657 : Site Plan 4.1.22



ABSORPTION FIELD SIZING:

BASED UPON BEST, INC. REPORT DATED ????
ABSORPTION RATE, T = 20MIN/IN

PROPOSED USE: TRUCK REPAIR (10 EMPLOYEES)

FLOW RATE (TABLE JT-1)
WORKERS COMMERCIAL = 25GDP/ EMPLOYEE

OF EMPLOYEES = 10 * 2 FACTOR OF SAFETY = 20

FLOW RATE, Q = 500GPD

(T^0.5/5) * Q / 3ft = LF REQUIRED

(20^0.5/5) * 500GPD / 3ft = 149lf

33% REDUCTION FOR USE OF MULTI-PIPE = 149lf * 0.67 = 100lf REQUIRED

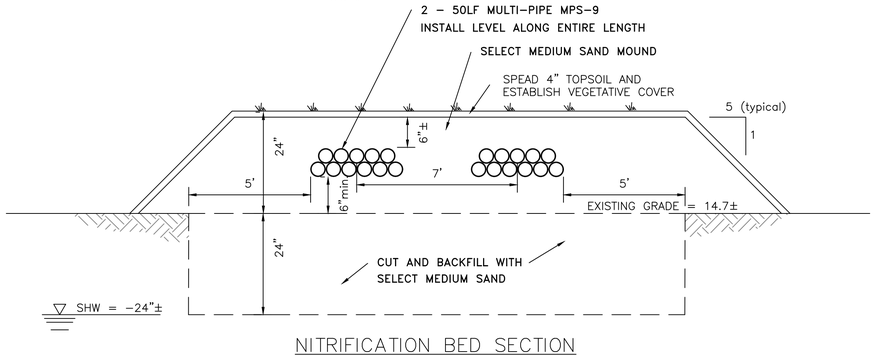
114LF PROVIDED

NOTE: NO EQUIPMENT WASH WATER IS ALLOWED IN THE SEPTIC SYSTEM.

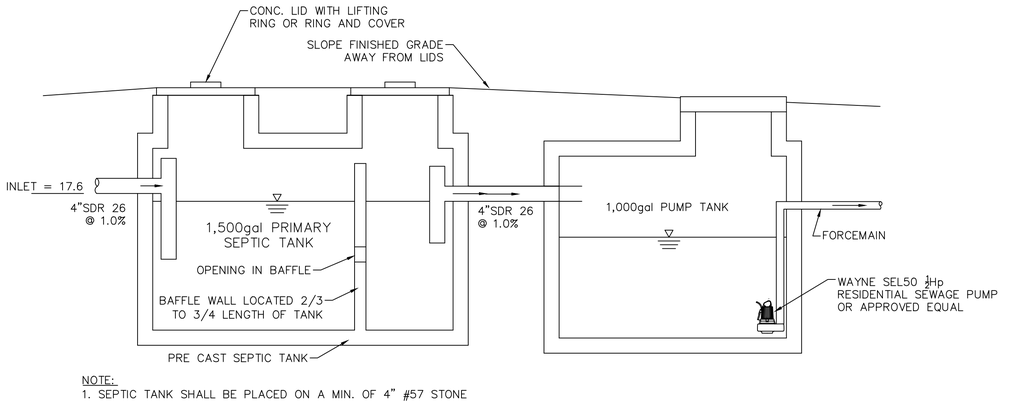
1. PIN: 70906-02002
2. ADDRESS: 8191 Old Hwy 21, Port Wentworth, Ga 31407
3. High Ground: 0.5ac ±

I CERTIFY THIS ON-SITE SEWAGE MANAGEMENT SYSTEM MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF COMMUNITY HEALTH. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

JAY MAUPIN, P.E.



NITRIFICATION BED SECTION
NOT TO SCALE



NOTE:
1. SEPTIC TANK SHALL BE PLACED ON A MIN. OF 4" #57 STONE

SEPTIC PROFILE
NOT TO SCALE

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UTILITY PLAN
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:
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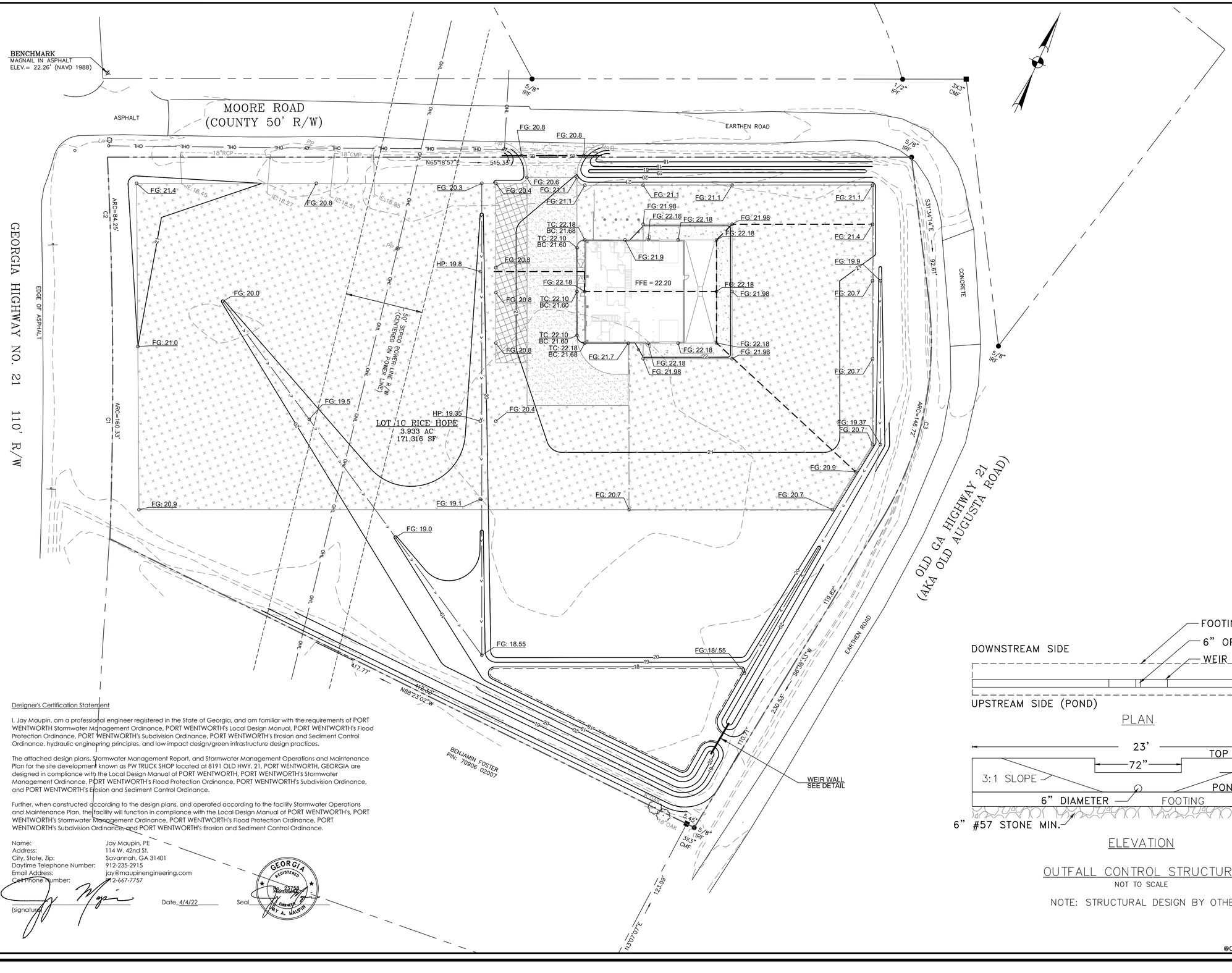
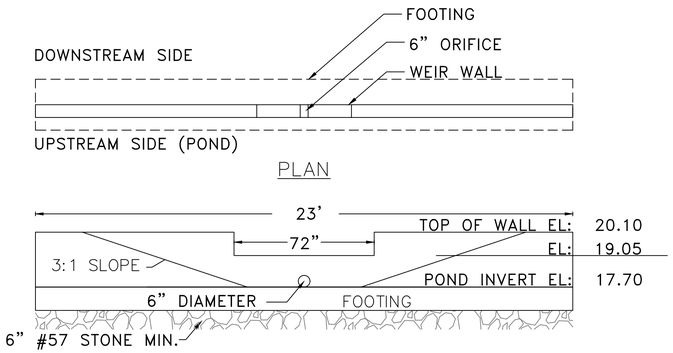
1.5 0 3.0
SCALE: 1" = 30'

SHEET NO.
C.4

PROJECT NO.
673-21-35

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)





Designer's Certification Statement

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

The attached design plans, Stormwater Management Report, and Stormwater Management Operations and Maintenance Plan for the site development known as PW TRUCK SHOP located at 8191 OLD HWY. 21, PORT WENTWORTH, GEORGIA are designed in compliance with the Local Design Manual of PORT WENTWORTH, PORT WENTWORTH's Stormwater Management Ordinance, PORT WENTWORTH's Flood Protection Ordinance, PORT WENTWORTH's Subdivision Ordinance, and PORT WENTWORTH's Erosion and Sediment Control Ordinance.

Further, when constructed according to the design plans, and operated according to the facility Stormwater Operations and Maintenance Plan, the facility will function in compliance with the Local Design Manual of PORT WENTWORTH's, PORT WENTWORTH's Stormwater Management Ordinance, PORT WENTWORTH's Flood Protection Ordinance, PORT WENTWORTH's Subdivision Ordinance, and PORT WENTWORTH's Erosion and Sediment Control Ordinance.

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

(signature) Date 4/4/22 Seal

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

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GRADING PLAN
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS
RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
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15 0 30
SCALE: 1" = 30'

SHEET NO.
C.5
673-21-35
PROJECT NO.

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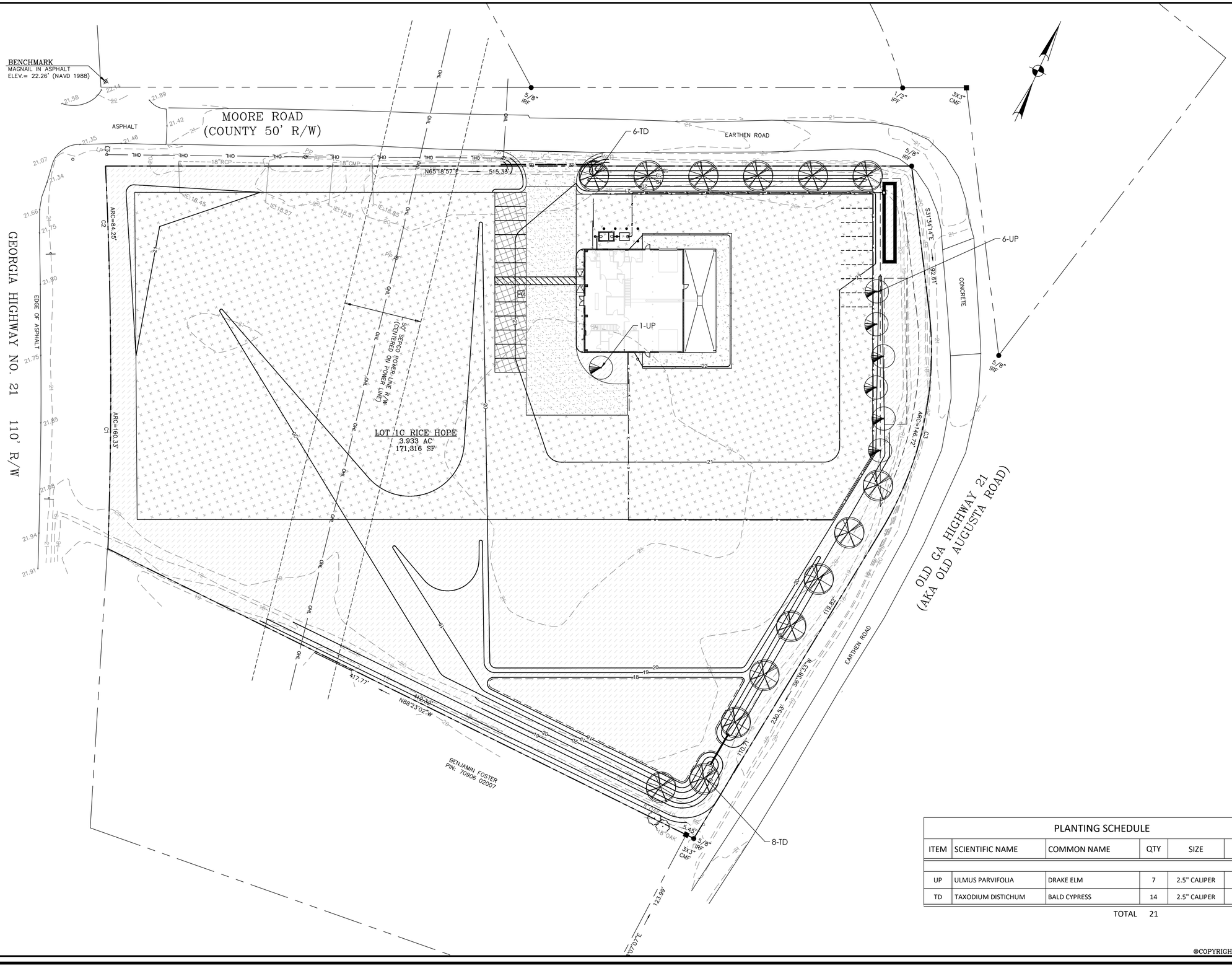
Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)



PLANTING SCHEDULE					
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING
UP	ULMUS PARVIFOLIA	DRAKE ELM	7	2.5" CALIPER	AS SHOWN
TD	TAXODIUM DISTICHUM	BALD CYPRESS	14	2.5" CALIPER	AS SHOWN
TOTAL 21					

REVISIONS		
NO.	DATE	DESCRIPTION

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OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

LANDSCAPING PLAN
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS: RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022

CHK'D: JAM DATE

1.5 0 3.0
SCALE: 1" = 30'

SHEET NO. C.6

673-21-35 PROJECT NO.

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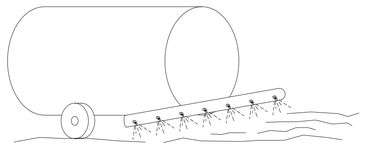
Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

INITIAL PHASE NOTES:

1. INSTALL THE CONSTRUCTION ENTRANCE AND THE CONCRETE WASHOUT AREA.
2. CONTROL SILT WITH INSTALLATION OF SEDIMENT BARRIERS, SILT FENCE, CHECKDAM HAYBALES 50 FEET ON CENTER, DUST CONTROL, TEMPORARY SEEDING, AND TEMPORARY SEDIMENT TRAPS

USGS QUAD - CHATHAM COUNTY - PORT WENTWORTH



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

*TEMPORARY METHODS:
- -MULCHES
- -SPRAY ON ADHESIVES
- -TILLING
- -IRRIGATION
- -BARRIERS
- -CALCIUM CHLORIDE

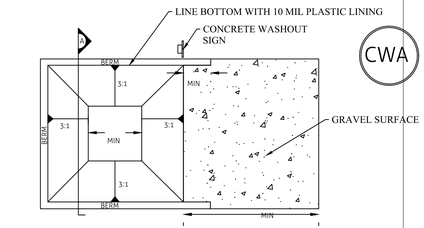
*PERMANENT METHODS
- -PERMANENT VEGETATION
- -TOPSOIL
- -STONE COVER

*CHEMICAL CONTROL

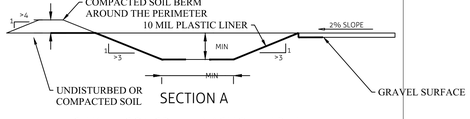
ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

DUST CONTROL ON DISTURBED AREAS Du

CONCRETE WASHOUT AREA (CWA)



CONCRETE WASHOUT AREA PLAN



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

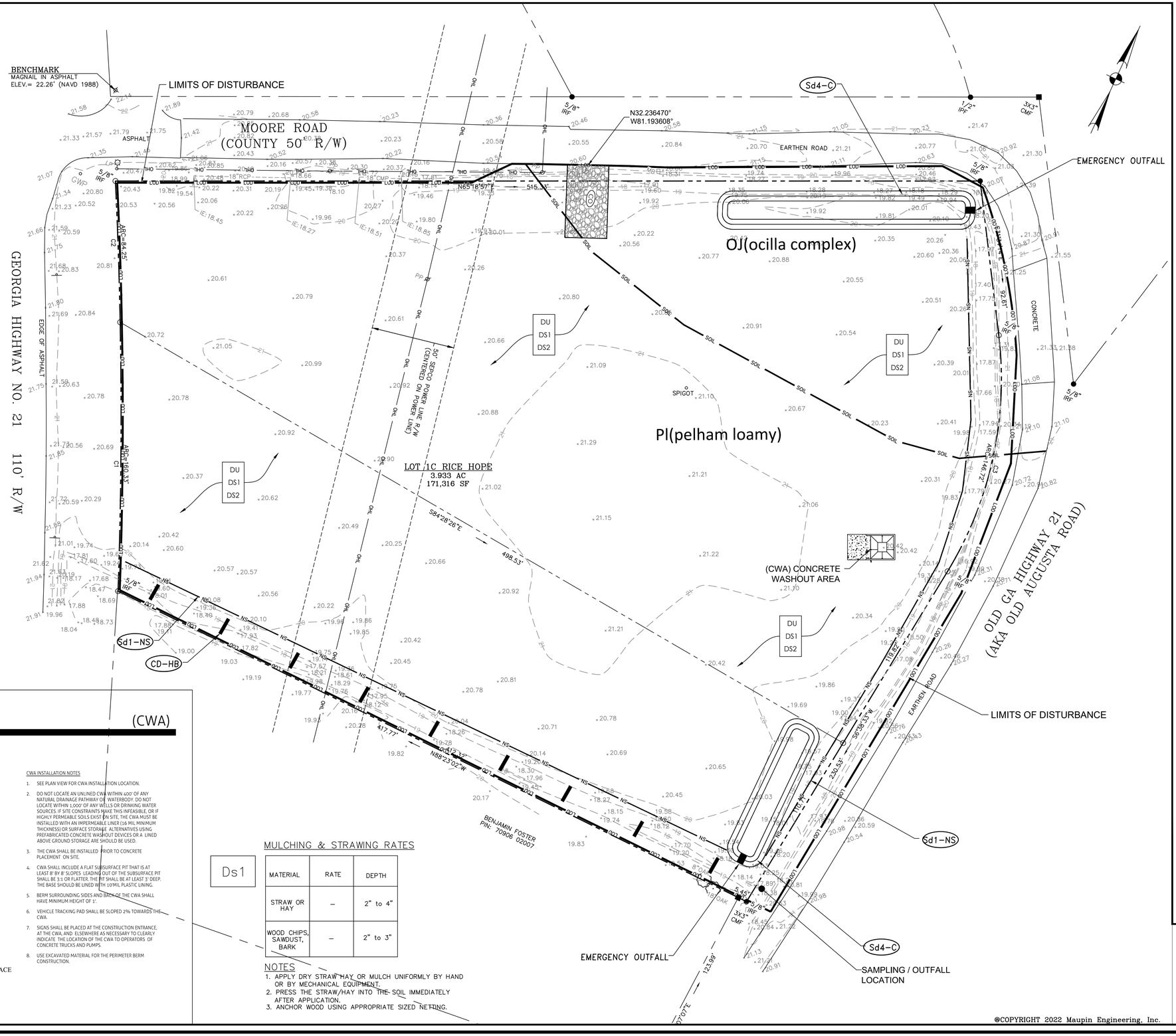
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MINIMUM THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 1' DEEP. THE BASE SHOULD BE LINED WITH 10'MIL PLASTIC LINING.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMPS.
8. USE EXCAVATED MATERIAL FOR THE PERIMETER BERM CONSTRUCTION.

Ds1

MULCHING & STRAWING RATES

MATERIAL	RATE	DEPTH
STRAW OR HAY	–	2" to 4"
WOOD CHIPS, SAWDUST, BARK	–	2" to 3"

NOTES
1. APPLY DRY STRAW/HAY OR MULCH UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. PRESS THE STRAW/HAY INTO THE SOIL IMMEDIATELY AFTER APPLICATION.
3. ANCHOR WOOD USING APPROPRIATE SIZED NETTING.



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SEDIMENT AND EROSION CONTROL PLAN - INITIAL
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS: RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
CHK'D: JAM DATE

20 0 40
SCALE: 1" = 40'

SHEET NO. C.e1

673-21-35 PROJECT NO.

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

Ds2
Ds3

MONTH	TEMPORARY COVER	RATES PER ACRE
MARCH–JUNE	COMMON BERMUDA (HULLED)	10 lbs.
	WEEPING LOVEGRASS	4 lbs.
APRIL–AUGUST	BROWN TOP MILLET	40 lbs.
	SUDANGRASS	60 lbs.
	PEARL MILLET	50 lbs.
SEPT.–FEBRUARY	RYE (MOST WINTER HARDY)	3 BU
	RYEGRASS	40 lbs.
	BARLEY	3 BU
	WHEAT	3 BU

MONTH	PERMANENT COVER	RATES PER ACRE
MARCH–JUNE	COMMON BERMUDA (HULLED)	10 lbs.
	WEEPING LOVEGRASS	4 lbs.
JULY–AUGUST	COMMON BURMUDA (HULLED) & BROWN TOP MILLET	10 lbs. 10 lbs.
	COMMON BURMUDA (HULLED) & WEEPING LOVEGRASS	6 lbs. 2 lbs.
	COMMON BURMUDA (HULLED) & PENSACOLA BAHIA & BROWN TOP MILLET	6 lbs. 30 lbs. 10 lbs.
	PENSACOLA BAHIA & BROWN TOP MILLET	60 lbs. 10 lbs.
	PENSACOLA BAHIA & WEEPING LOVEGRASS & BROWNTOP MILLET	30 lbs. 2 lbs. 10 lbs.
	WEEPING LOVEGRASS & BROWN TOP MILLET	4 lbs. 10 lbs.

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

Ds2–Ds4 NOTES:

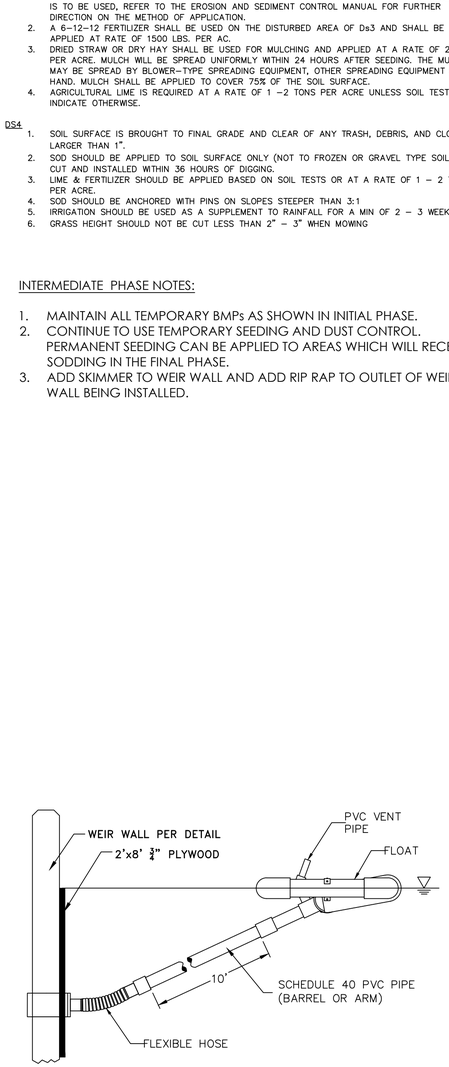
Ds2
1. A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
3. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.

Ds3
1. A PERMANENT GRASSING OF UNHULLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER–TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
4. AGRICULTURAL LIME IS REQUIRED AT A RATE OF 1 –2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.

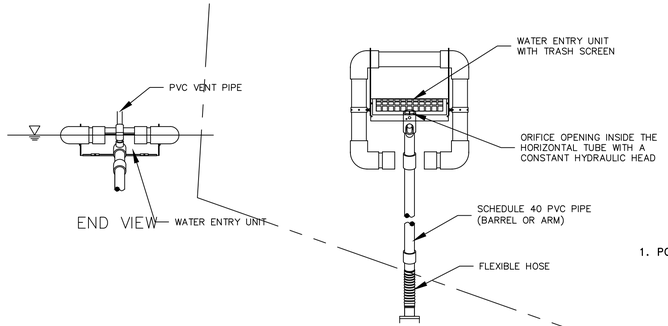
DS4
1. SOIL SURFACE IS BROUGHT TO FINAL GRADE AND CLEAR OF ANY TRASH, DEBRIS, AND CLODS LARGER THAN 1".
2. SOD SHOULD BE APPLIED TO SOIL SURFACE ONLY (NOT TO FROZEN OR GRAVEL TYPE SOILS). CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
3. LIME & FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 – 2 TONS PER ACRE.
4. SOD SHOULD BE ANCHORED WITH PINS ON SLOPES STEEPER THAN 3:1
5. IRRIGATION SHOULD BE USED AS A SUPPLEMENT TO RAINFALL FOR A MIN OF 2 – 3 WEEKS
6. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2" – 3" WHEN MOWING

INTERMEDIATE PHASE NOTES:

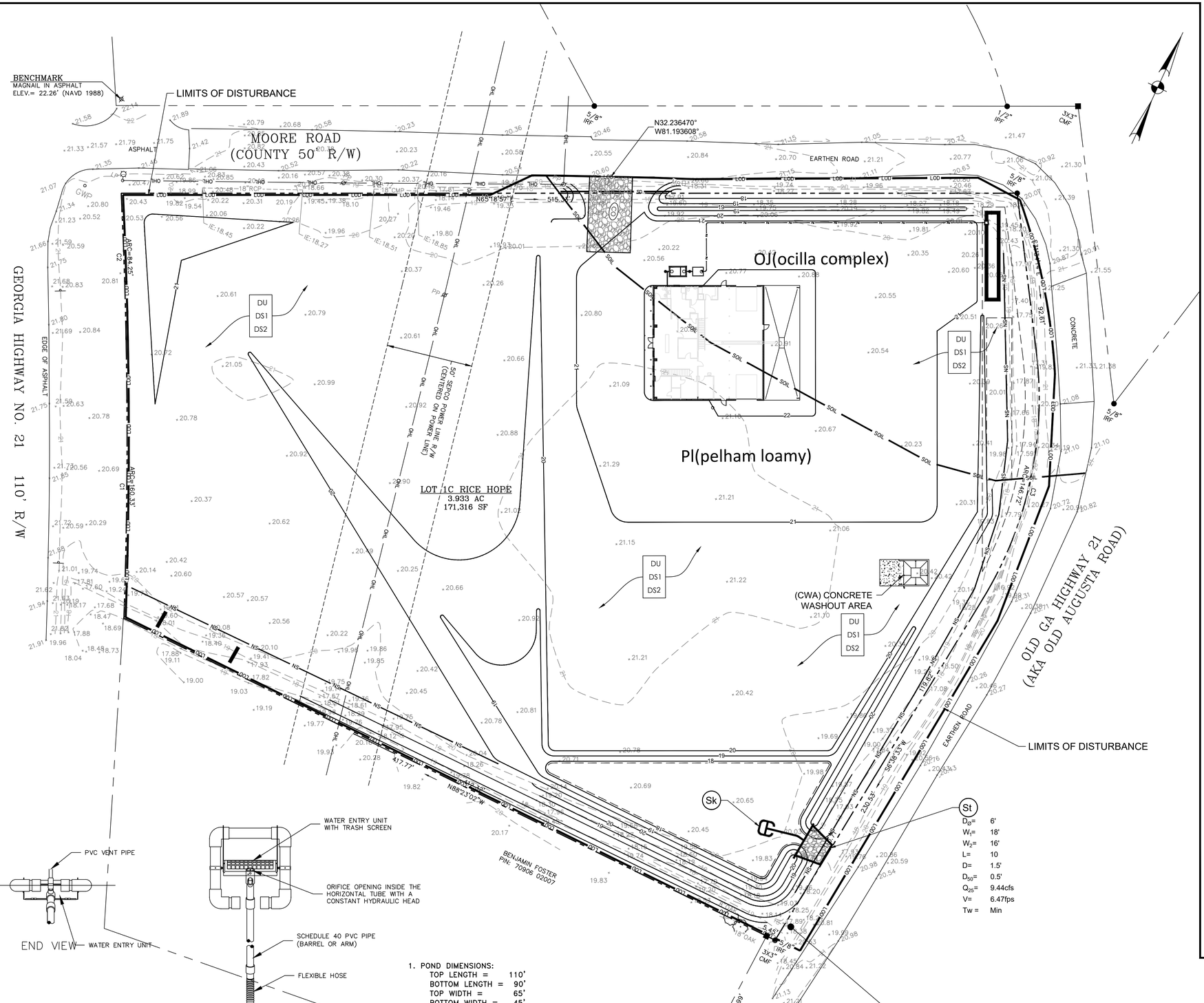
1. MAINTAIN ALL TEMPORARY BMPs AS SHOWN IN INITIAL PHASE.
2. CONTINUE TO USE TEMPORARY SEEDING AND DUST CONTROL. PERMANENT SEEDING CAN BE APPLIED TO AREAS WHICH WILL RECEIVE SODDING IN THE FINAL PHASE.
3. ADD SKIMMER TO WEIR WALL AND ADD RIP RAP TO OUTLET OF WEIR WALL BEING INSTALLED.



SKIMMER DETAIL
NTS



1. POND DIMENSIONS:
   TOP LENGTH = 110'
   BOTTOM LENGTH = 90'
   TOP WIDTH = 65'
   BOTTOM WIDTH = 45'
   DEPTH = 1.35'
2. DRAIN TIME = 72hrs
3. SKIMMER SIZE = 2.0"



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REVISIONS

NO.	DATE	DESCRIPTION

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114 WEST 42nd STREET • OFFICE PHONE (912) 235 - 2915
SAVANNAH, GA 31401 • GENERAL@MAUPINENGINEERING.COM

SEDIMENT AND EROSION CONTROL PLAN - INTERMEDIATE
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER MAY A. MAUPIN
CERT.#21051 EXP: 12/1/2024

STATUS:
RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
CHK'D: JAM DATE

15 0 30
SCALE: 1" = 30'

SHEET NO.
C.e2

673-21-35
PROJECT NO.

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BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)

LIMITS OF DISTURBANCE

MOORE ROAD
(COUNTY 50' R/W)

ASPHALT

EARTHEN ROAD

N32.236470°
W81.193608°

GEORGIA HIGHWAY NO. 21 110' R/W

EDGE OF ASPHALT

OJ(ocilla complex)

Pl(pelham loamy)

55' SEPCO EASEMENT CENTERED ON POWER LINE R/W

LOT 7 C RICE HOPE
3.933 AC
171,316 SF

(CWA) CONCRETE WASHOUT AREA

OLD GA HIGHWAY 21
(AKA OLD AUGUSTA ROAD)

CONCRETE

EARTHEN ROAD

LIMITS OF DISTURBANCE

BENJAMIN FOSTER
PIN: 70906 02007

SAMPLING / OUTFALL LOCATION

St
D_0= 6'
W_1= 18'
W_2= 16'
L= 10
D= 1.5'
D_{50}= 0.5'
Q_{25}= 9.44cfs
V= 6.47fps
Tw = Min

Sk

Ds4

SOD COVER

GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C P, C	WARM WEATHER
CENTIPEDE	--	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

NOTES:
1. STAGER ALL JOINTS
2. ANCHOR WITH PINS ON SLOPES STEEPER THAN 3:1
3. IRRIGATE SOD IMMEDIATELY AFTER INSTALLATION
4. RE-SOD AREAS WHERE AN ADEQUATE STAND IS NOT OBTAINED.
5. LIME SHOULD BE APPLIED BE APPLIED BASED ON SOIL TEST OR AT A RATE OF 1-2 TONS/ AC.
6. 10-10-10 FERTILIZER SHALL BE APPLIED TO THE SOIL PRIOR TO SOD PLACEMENT AT A RATE OF 1000lbs/AC DURING THE FALL.

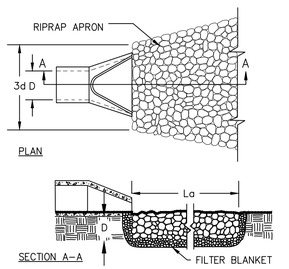
FERTILIZER REQUIREMENTS FOR SOD

GRASS	PLANTING YEAR	FERTILIZER (N-P-K)	RATE lbs/ac	NITROGEN lbs/ac
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

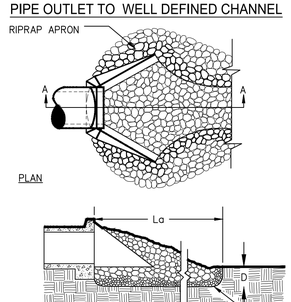
St RIPRAP OUTLET PROTECTION

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 LESSTHAN 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.



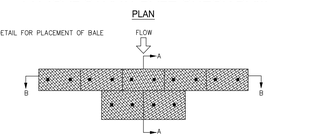
PIPE OUTLET TO WELL DEFINED CHANNEL



TYPICAL STRAW BALE CHECK DAM

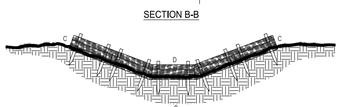
PLAN

SEE DETAIL FOR PLACEMENT OF BALE



SECTION A-A

SECTION B-B



NOTES:
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
3. POINT C OF SECTION B-B SHOULD ALWAYS BE HIGHER THAN POINT D.

NOTE:
1. ONCE THE SITE IS PAVED, THE CONSTRUCTION EXIT WILL NO LONGER BE REQUIRED.
2. ONCE THE SITE IS STABILIZED, REMOVE ALL TEMPORARY BMP'S

Ds4 = SOD

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REVISIONS

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OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

SEDIMENT AND EROSION CONTROL PLAN - FINAL
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER MAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:
RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
CHK'D: JAM DATE

15 0 30
SCALE: 1" = 30'

SHEET NO.
C.e3

673-21-35
PROJECT NO.

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ES&PC ITEM#

THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NO. GAR 100001. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSION IN THIS PLAN.

OWNER/DEVELOPER (PRIMARY PERMITTEE) WILL OVERSEE SITE CONSTRUCTION LOCATED ON THE PROPERTY SITUATED IN THE UNINCORPORATED PORT WENTWORTH. PIN: 70906 02002

THE DESIGNER WAS NOT KNOWLEDGEABLE OF ANY SECONDARY PERMITTEES AT THE TIME OF PRODUCTION OF THE DRAWINGS.

2 DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	JAY MAUPIN, PE
GEORGIA PE NUMBER:	23758
GSWCC LEVEL II CERTIFICATION NUMBER:	21051
CERTIFICATION NUMBER EXPIRATION DATE:	12/1/2024

4

24 HOUR CONTACT
KIM THOMAS
912-777-3404

5 PRIMARY PERMITEE:

KIM THOMAS
119 CANAL STREET SUITE 106
POOLER, GEORGIA 31322
o:912-777-3404
KIM@DEWITTILTONGROUP.COM

6 THE TOTAL PARCEL AREA IS 3.93(±) ACRES. THE DISTURBED AREA IS 4.1(±)ACRES.

7 CONSTRUCTION EXIT LOCATION
N: 32.236470°
W: 81.193608°

9 THE SITE OF THIS PROJECT IS CURRENTLY A VACANT COMMERCIAL DEVELOPMENT .
THE SITE OF THIS PROJECT IS INTENDED TO BE DEVELOPED AS A TRUCK REPAIR SHOP.

11 NAME OF RECEIVING WATERS

ON-SITE DETENTION ==> ABERCORN CREEK ==> SAVANNAH RIVER

THE FINAL RECEIVING WATERS SUPPORTS WARM WATER FISHERIES. THIS PROJECT DEVELOPMENT WILL NOT HAVE POST-DEVELOPMENT RUN-OFF THAT WILL AFFECT THE NEIGHBORING AREAS.

12 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 SUPERVISION.

Jay Maupin _____ 4/4/22_____
Date

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE 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) OF 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.

Jay Maupin _____ 4/4/22_____
Date

14 THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

15 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.

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

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

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

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

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

24 CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES AT THE SITE MUST BE DONE AT THE CONCRETE WASHOUT AREA (CWA) AS SHOWN ON PLANS. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED.

25 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 WATER, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
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 STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDE - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND 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 MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

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. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED AND LOCAL AGENCIES CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED WITH PLAN IF MORE THAN 1,320 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.

ES&PC ITEM#

26 UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES EXCEPT THE PERMANENT GRASSING AND RIP RAP IN AREAS OF HIGH VELOCITY DISCHARGE.

27 FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, THE CONTRACTOR SHALL PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.

28 POLLUTANTS FROM THE SITE CONSTRUCTION WILL BE TREATED BY THE THE TEMPORARY SEDIMENT POND AND THE DETENTION POND INSTALLED DURING CONSTRUCTION

30 INSPECTIONS

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT:
(A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND
(B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST):
(A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE;
(B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND
(C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

31 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 STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN 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 STORMWATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

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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.

32 RETENTION RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY 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

33 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 STAND ALONE CONSTRUCTION; (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 STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2). A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL. 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, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(4). MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

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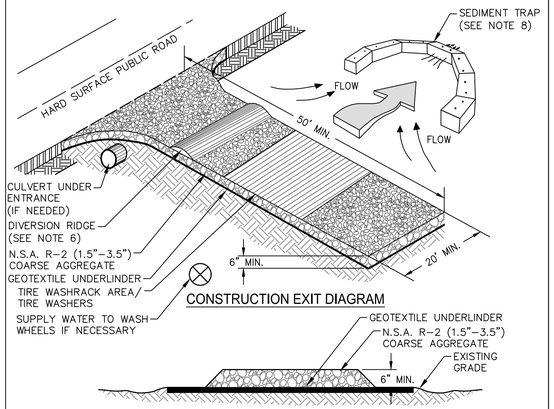
SAMPLING POINTS.

(1). 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 RECEIV

CRUSHED STONE CONSTRUCTION EXIT



CONSTRUCTION EXIT DIAGRAM

CONSTRUCTION EXIT - SECTION VIEW

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.

SOD MAINTENANCE AND INSTALLATION

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.

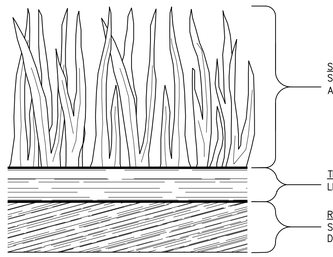
DIRECTIONS FOR INITIAL MAINTENANCE

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



UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		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 (LABEL)	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	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.

STRUCTURAL PRACTICES

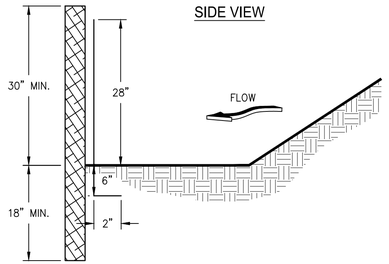
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet 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		(DENOTE 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

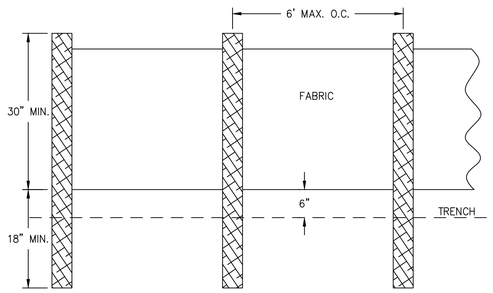
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting 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.

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



FRONT VIEW

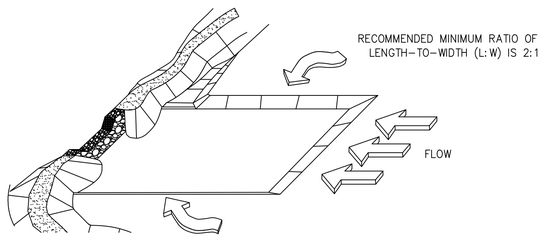


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

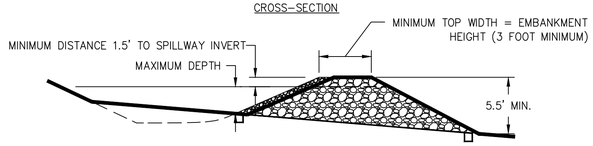
Sd4-C TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

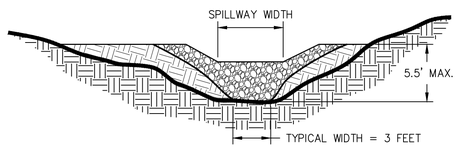
ROCK OUTLET



CROSS-SECTION



PROFILE THROUGH EMBANKMENT



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REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN engineering
114 WEST 42nd STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

EROSION CONTROL DETAILS
PW TRUCK SHOP

LEVEL II E&S

GEORGIA REGISTERED No. 25758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP:12/1/2024

STATUS:
RELEASED FOR PERMITTING

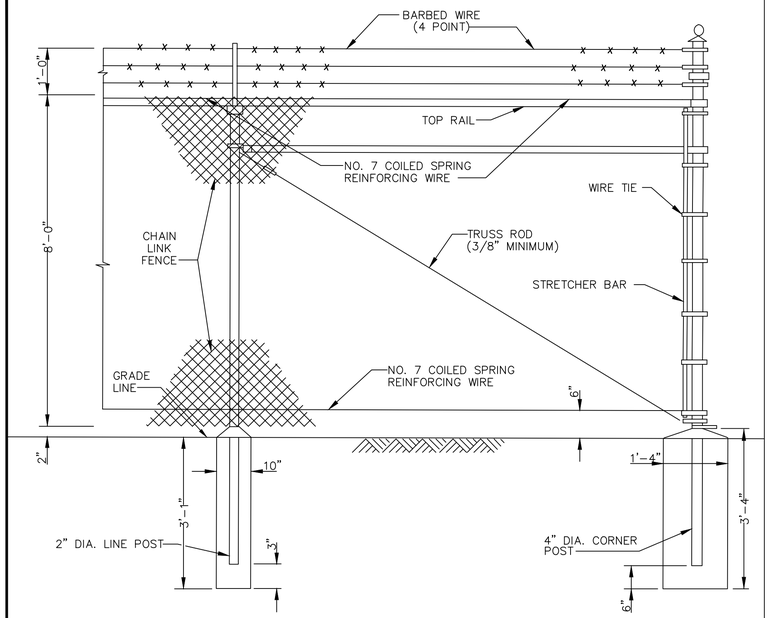
DRWN: TRW 1-26-2022
CHK'D: JAM DATE

NOT TO SCALE

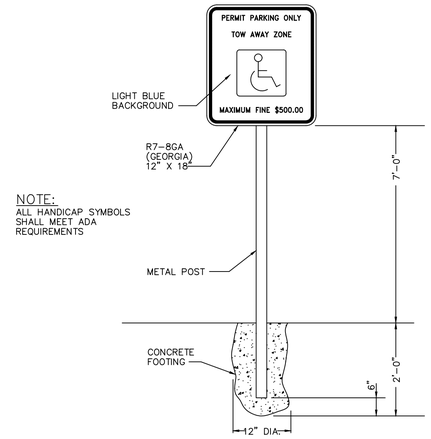
SHEET NO.
C.d2

673-21-35
PROJECT NO.

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

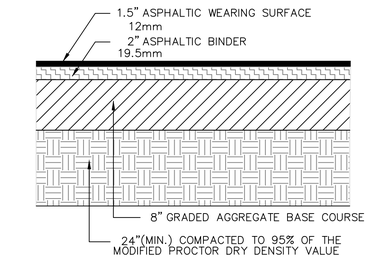


CHAINLINK FENCE
NOT TO SCALE

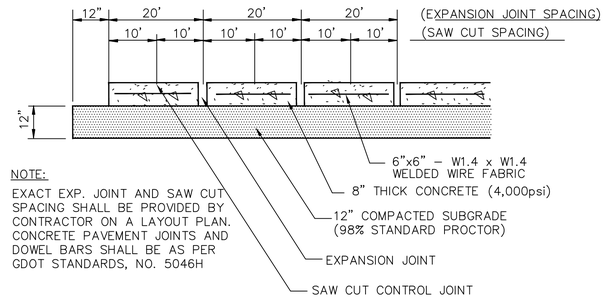


NOTE:
ALL HANDICAP SYMBOLS SHALL MEET ADA REQUIREMENTS

HANDICAPPED PARKING SIGN
NOT TO SCALE

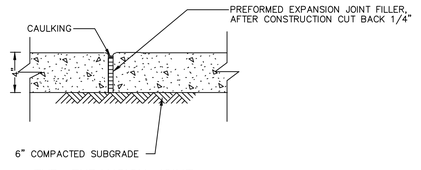


ASPHALT PAVEMENT CROSS-SECTION
HEAVY DUTY
NOT TO SCALE

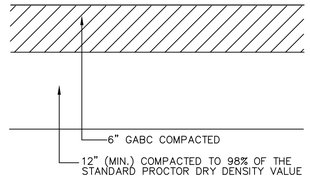


NOTE:
EXACT EXP. JOINT AND SAW CUT SPACING SHALL BE PROVIDED BY CONTRACTOR ON A LAYOUT PLAN. CONCRETE PAVEMENT JOINTS AND DOWEL BARS SHALL BE AS PER GDOT STANDARDS, NO. 5046H

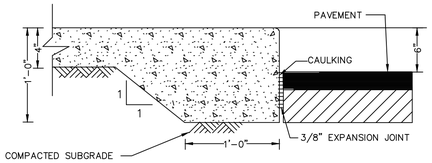
CONCRETE PAVEMENT SECTION
NOT TO SCALE



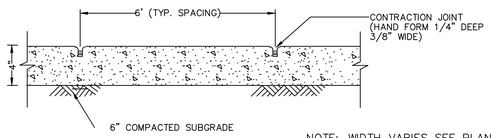
TYP. EXPANSION JOINT



GRAVEL PAVEMENT CROSS-SECTION
NOT TO SCALE



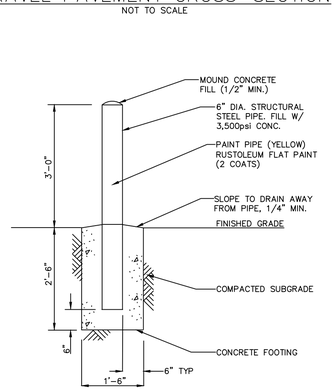
ADJACENT TO PAVEMENT



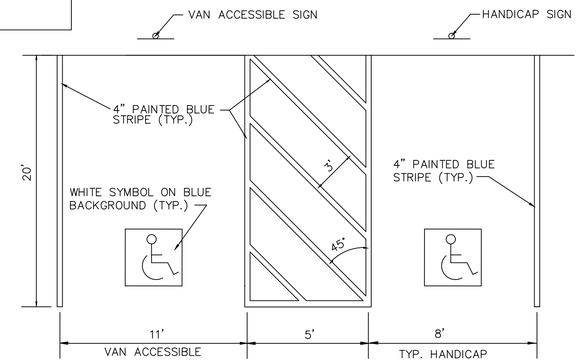
CONTRACTION JOINT

NOTE: WIDTH VARIES SEE PLAN VIEW FOR DIMENSIONS

SIDEWALK SECTIONS
NOT TO SCALE

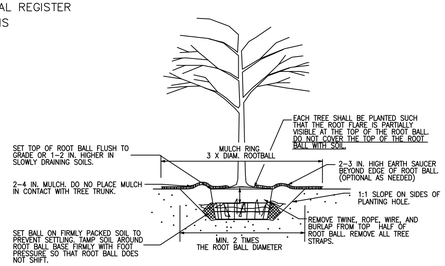


BOLLARD
NOT TO SCALE



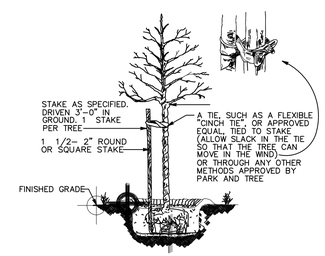
TYPICAL 90° HANDICAPPED PARKING STALLS
NOT TO SCALE

NOTE:
1. ALL HANDICAPPED STALLS SHALL BE PAINTED LIGHT BLUE.
2. LAYOUT AS PER FEDERAL REGISTER RULES AND REGULATIONS



NOTES
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
2. STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

Tree Planting
NTS



NOTES
STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

Tree Staking
NTS

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REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN tm engineering
114 WEST 42nd STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

CONSTRUCTION DETAILS

PW TRUCK SHOP

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER TIMOTHY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: TRW 1-26-2022
CHK'D: JAM DATE

NOT TO SCALE

SHEET NO.
C.d3

PROJECT NO.
673-21-35

Attachment: 8191 OLD HWY 21 PW TRUCK SHOP S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2657 : Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/09/22 06:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2658)

DOC ID: 2658

Site Plan Review Application submitted by Allen Engineering Services, LLC., on behalf of Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a Specific Development Site Plan to allow a Single-Family Home For Rent Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

Issue/Item: Site Plan Review Application submitted by Allen Engineering Services, LLC., on behalf of Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a Specific Development Site Plan to allow a Single-Family Home For Rent Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

Background: The subject property is currently undeveloped land. The first phase of Jasper Village is in Effingham County. The general development site plan for this project was approved during the July 22, 2021 regular City Council meeting.

Facts and Findings: This project is a general development plan for a single family for rent neighborhood. The project will consist of 1, 2, 3, and 4 bedroom homes for a total of seventy (70) homes and all associated roads, drainage, water and sewer utilities, and parking. Water and Sewer services will be provided by Effingham County according to an intergovernmental agreement between the City of Port Wentworth and Effingham County. The site plan is currently under review by City Engineers Thomas & Hutton. This project complies with the City of Port Wentworth 2021-2024 Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, May 9, 2022 at 6:30 PM.

ATTACHMENTS:

- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Application (PDF)
- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Landfill Cert Sewer (PDF)
- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Landfill Cert Water (PDF)
- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (PDF)
- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (PDF)

220209

8.B.a

RECEIVED
APR 07 2022
BY:

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

Site Plan Review Application

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

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

Site Plan Address: Old Highway 21

PIN #(s): ~~7096044064~~ 70906 04064

Zoning: ~~PUD~~ MPO Estimated Cost of Construction: $ 11,100,000

Type of Construction: Single Family for Rent

Applicant's Name: Allen Engineering Services, LLC

Mailing Address: P.O. Box 1749

Rincon, GA 31326

Phone #: (912) 667-2667 Email: tallen@allenengineering.org

Owner's Name (If Different form Applicant): Next Chapter Neighborhods

Mailing Address: 2500 Trade Center Drive

Evans, GA 30809

Phone #: (706) 831-3984 Email: Shane@nextchapterneighborhoods.com

---

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

Tom Allen
Applicant's Signature

3/29/2022
Date

Owner's Signature (If Different form Applicant)

3/29/2022
Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Application (2658 : Site Plan Review Application (Specific) Jasper

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

Tom Allen
Applicant's Signature

3/29/2022
Date

Updated 4/28/2020

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Application (2658 : Site Plan Review Application (Specific) Jasper

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00350559 4/11/2022 9:47 AM
OPER: ME TERM: 011
REF#: CK 1853

TRAN: 112.0000 BLDG PERMIT
220209 886.00CR
NEXT CHAPTER NEIGHBORHOODS
7-0906-04-064
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Application (2658 : Site Plan Review Application (Specific) Jasper

Property Owners Within 250' of Jasper Village Phase 2 Property Lines

Name	Mailing Address	PIN
Phillip H & Betty J Moore	96 Moore Dr., Savannah, GA 31407	70906 02001A
Fieldstone Land Group LLC	204 Whitley Bottom Rd., Savannah, GA 31411	70906 02002
Benjamin Foster	8177 Old Highway 21, Savannah, GA 31407	70906 02007
Joseph H McNamee	133 McNamee Ln., Guyton, GA 31312	70906 02009
Joseph H McNamee	133 McNamee Ln., Guyton, GA 31312	70906 02003B
Herbert Foster	8164 Old Highway 21, Savannah, GA 31407	70906 02004
James Steele	8168 Old Highway 21, Savannah, GA 31407	70906 03025
James D & Sylvia Mazza	457 Cypress Point Rd., Springfield, GA 31329	70906 03020
BEP RH Tract 2 LLC	100 Lakeside Blvd., Poert Wentworth, GA 31407	70906 04011
Herbert Foster	8164 Old Highway 21, Savannah, GA 31407	70906 03018
Carlos R & Jennifer Braz & Motta	149 Barrenton Rd., Pooler, GA 31322	70906 03017
Valerie McCarr Thompson	4122 Piney Creek Ln. W., Jacksonville, GA 32277	70906 03008
Etta & David Smart	8174 Old Highway 21, Savannah, GA 31407	70906 03009

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Application (2658 : Site

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Landfill Cert Sewer (2658 : Site Plan Review Application (Specific)

allen
ENGINEERING SERVICES

March 29, 2022

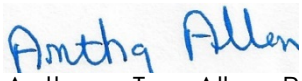
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

RE: Jasper Village Phase 2
AES Job No. 21-015

Dear Mr. Harvey:

This is to certify that none of the sewers, services or any other utilities associated with this project are constructed on or serving structures constructed or proposed to be constructed on solid waste landfills.

Sincerely,



Anthony Toss Allen, P.E.
Ga. Registration No. PE032181

173 Cubbedge Drive • Post Office Box 1749 • Rincon, Georgia 31326
Telephone: (912) 667-2667 • E-mail: tallen@allenengineering.org

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Landfill Cert Water (2658 : Site Plan Review Application (Specific)

allen
ENGINEERING SERVICES

March 29, 2022

City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

RE: Jasper Village Phase 2
AES Job No. 21-015

Dear Mr. Harvey:

This is to certify that the appurtenances pertaining to the water system, are not located on or in close proximity to an abandoned landfill or any other site used for the waste disposal.

Sincerely,

Anthony Toss Allen, P.E.
Ga. Registration No. PE032181

173 Cubbedge Drive • Post Office Box 1749 • Rincon, Georgia 31326
Telephone: (912) 667-2667 • E-mail: tallen@allenengineering.org

INTERGOVERNMENTAL AGREEMENT
BETWEEN
EFFINGHAM COUNTY
AND
THE CITY OF PORT WENTWORTH

THIS INTERGOVERNMENTAL AGREEMENT is entered into between Effingham County, a public body corporate and politic of the State of Georgia existing under the Constitution of the State of Georgia, and the City of Port Wentworth, Georgia, a Municipal Corporation and political subdivision of the State of Georgia. The parties may each be referred to as "Party" or jointly as "Parties."

WHEREAS, Effingham County was duly created and is a validly existing County and political subdivision pursuant to the Constitution and laws of the State of Georgia;

WHEREAS, Effingham County and the City of Port Wentworth have, among others, the power to: (a) acquire by purchase and hold, maintain, lease and operate a water and sewerage system and now owns, operates and maintains a water and sewerage system (such water and sewerage system, as it now exists and as it may be hereafter added to, extended and improved, being hereinafter referred to as a "Water System"), (b) issue revenue bonds for the purpose of paying all or any part of the cost of any one or more "projects" and (c) contract with others pertaining to the water utilities and facilities; and

WHEREAS, Effingham County and the City of Port Wentworth, have general supervision and control over their respective Water System or systems that may be constructed and placed in operation for Effingham County and the City of Port Wentworth, together with the right to expand or curtail such operations as it may deem advisable; and

WHEREAS, pursuant to the Constitution and laws of the State of Georgia, Effingham County and the City of Port Wentworth have the power to provide storm water and sewage collection and disposal systems and to provide for the development, storage, treatment, purification, and distribution of water; and

WHEREAS, the infrastructure, equipment and related facilities for any water or sewerage system that may be constructed under the provisions of this Intergovernmental Agreement, shall be construed to be the property of Effingham County once properly platted, dedicated and accepted by Effingham County; and

Type: AGRE
Kind: CONTRACT
Recorded: 11/11/2021 11:44:00 AM
Fee Amt: $25.00 Page 1 of 9
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 0928286603

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

WHEREAS, Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia authorizes, among other things, that any City, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another City, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract provides for activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, BEP RH Tract 2 LLC is a Georgia limited liability company ("RH2") which owns Chatham County Tax Parcel ID 70906 04064 which is approximately 36 acres of real property, of which approximately 11 acres are uplands ("Subject Property") which is in the City limits of the City of Port Wentworth, Chatham County, abutting the boundary line between Effingham County and Chatham County, Georgia; and

WHEREAS, Jasper Village Two LLC, a Georgia limited liability company ("Jasper Two"), and the owner and developer of a single family for rent community named "Jasper Village" which is in Effingham County, and also on the boundary line between Chatham County with Effingham County, Georgia and abuts the Subject Property in the City of Port Wentworth; and

WHEREAS, Jasper Village and the Subject Property share a common boundary of approximately 900 feet, but Jasper Village is wholly within Effingham County and the Subject Property is wholly within the City of Port Wentworth;

WHEREAS, the Parties have been advised that Jasper Village Two, LLC, a Georgia LLC, wishes to purchase the Subject Property in the City of Port Wentworth so that it can expand its privately owned Jasper Village development into the City of Port Wentworth. Jasper Village Two, LLC intends to build, privately own and operate approximately 70 single family units for rent on the Subject Property in the City of Port Wentworth, as set forth as a Concept Plan on Exhibit A attached hereto; and

WHEREAS, the Parties have been further advised that BEP RH Tract 2 LLC wishes to sell the Subject Property to Jasper Village Two, LLC and Jasper Village Two, LLC wishes to buy the Subject Property in the City of Port Wentworth for the reasons set forth above; and

WHEREAS, Effingham County and the City of Port Wentworth wish to facilitate the expansion of the Jasper Village development from Effingham County into the City of Port Wentworth, and therefore wish to document and memorialize their agreement as set forth herein for the provision of water and sewer services for the Subject Property in Port Wentworth, as well as address and clarify other agreements, duties and responsibilities between the Parties; and

WHEREAS, the Parties have been advised that Jasper Village Two, LLC has engaged the engineering firm of Allen Engineering in Rincon, Georgia ("Engineer") to design the extension of

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

existing water and sewer lines and services from their existing locations in Jasper Village in Effingham County onto the Subject Property in the City of Port Wentworth; and

WHEREAS, the actions to be mutually taken by the Parties herein will benefit the health, safety and general welfare of the citizens of Effingham County and the City of Port Wentworth.

NOW THEREFORE, in consideration of the following mutual covenants, promises and obligations made herein, Effingham County and the City of Port Wentworth agree as follows:

ARTICLE 1
EFFECTIVE DATE OF THIS AGREEMENT; DURATION OF CONTRACT TERM

1.1 This Agreement shall commence on the date of last signature of the parties, after approval by the Effingham County Commission and the City Council of the City of Port Wentworth ("Effective Date"). The obligations, duties and responsibilities created by this Agreement shall then begin, and, subject to the other provision of this Agreement, shall terminate at 11:59 p.m. on the date that is fifty (50) years from its Effective Date, unless otherwise terminated as set forth herein.

ARTICLE 2
ENGINEERING PLANS

2.1 Engineer shall prepare engineering plans for the design, construction, extension, implementation and operation of water and sewer lines presently in Jasper Village in Effingham County onto the Subject Property in the City of Port Wentworth ("Utility Plans") for approval by the Parties.

2.2 Engineer shall be responsible, together with the Parties, for all engineering inspections in connection with the installation of the infrastructure, equipment and related Utility Plans.

2.3 Jasper Village Two, LLC shall bear the cost of preparing the Utility Plans and also shall be responsible for arranging for inspections during construction phase and ensuring the Engineer's conformance to area planning, adequacy of design, and conformance to the Parties requirements regarding location, size and depth of lines, capacity and arrangement of lift stations and quality of construction in accordance with all building and development ordinances and codes of the respective Parties, including posting any surety bonds which are required.

2.4 Upon completion of construction, Engineer shall certify that the materials and workmanship including pipes, bedding, thrust blocks, valves, fire hydrants, manholes, lift station equipment, meters and other related materials and work satisfy the Parties development

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

specifications and standards. All construction, engineering and inspection costs in connection with the Utility systems shall be borne by Jasper Village Two, LLC.

ARTICLE 3
ACCEPTANCE AND DEDICATION

3.1 Upon installation and completion of the water and sewer infrastructure, equipment, and all any related facilities shown on the Utility Plans, including the full payment of all water and sewage fees being paid to Effingham County by Jasper Village Two, LLC, and its provision of two copies of "as built" drawings on Chronoflex Mylar, Jasper Village Two, LLC shall offer for dedication the easements, infrastructure, equipment and related facilities to Effingham County for approval by the Effingham County Commission. This dedication and acceptance shall include all rights, title and interest which Jasper Village Two, LLC has in and to the water and sanitary sewer systems serving the Subject Property in the City of Port Wentworth and also easements and rights-of-way required for the purpose of access to and maintenance thereof.

3.2 Once accepted for dedication, Effingham County shall assume full and complete responsibility for maintenance and operation of the water and sewer lines and facilities within the Subject Property in the City of Port Wentworth that are within easements or rights-of-way dedicated for such purposes.

3.3 The Parties understand and have been mutually advised that the Jasper Village Two, LLC development shall be a private project and development. As such, Jasper Village Two, LLC will not dedicate any roads or rights of way to the City of Port Wentworth and the City shall have no responsibility to service or maintain any easements conveyed to Effingham County or any private roads on the Subject Property.

3.4 Jasper Village Two, LLC will provide to both Effingham County and the City of Port Wentworth a recordable plat showing all utilities within public easements and rights-of-way to be owned and maintained by Effingham County. All easements shall be clearly labeled and/or noted on the plat as being dedicated for the approval by the Effingham County Board of Commissioners. This document shall be provided prior to construction and after completion of construction of the Utilities on an "as-built" basis. Should installation deviate from the original recordable plat, Jasper Village Two, LLC will provide to the Parties a revised recordable plat showing all utilities in dedicated easements and rights-of-way.

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

ARTICLE 4
UTILITY TAP AND SERVICE FEES

4.1 All sanitary sewer and water cost recovery fees and meter fee and deposit, traditionally known as "tap-in fees," shall be paid to the City of Port Wentworth at the rate in effect at the time the fees or assessments are imposed. Port Wentworth shall collect the Effingham water meter application, deposit application, and said fees at the time of building permits are issued and remit said fees to Effingham County in the ordinary course of the City's business. Port Wentworth shall not be entitled to receive any utility service or utility connection fees for buildings on the Subject Property.

4.2 All water meters shall be installed by Effingham County on the Subject Property. Each meter shall be identified by the address of the nearest structure. Irrigation meters not associated with a residential unit shall have an address of the nearest structure and noted as irrigation meter on the Effingham County application so that the meter is properly documented within the billing account.

4.3 Building Permits. All building permits for construction of water and sewer lines, equipment and infrastructure on the Subject Property shall be issued by and under the ordinances and regulations of the City of Port Wentworth and approval of all building plans and inspections shall be conducted by the City of Port Wentworth.

ARTICLE 5
SERVICES BY THE PARTIES

5.1 Except for Effingham County's responsibilities to install maintain and operate the water and sewer services on the Subject Property in the City of Port Wentworth, Port Wentworth shall provide all usual and customary municipal services to the Subject Property and its residents, including police, fire and emergency services. The City of Port Wentworth shall have no responsibility to maintain storm water drains or roads within the privately owned Jasper Village Two, LLC development.

5.2 Effingham County will have sole responsibility to make repairs to its water and sewer system in Jasper Village Two.

5.3 Effingham County will meter and bill its customers in Jasper Village Two for water and sewer services and will collect all of its fees for services directly. The City of Port Wentworth shall have no responsibility to bill or collect Effingham County water and sewer fees and charges for Jasper Village Two residing in the City of Port Wentworth.

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

ARTICLE 6
TERMINATION AND REMEDIES

6.1 Notwithstanding any provision to the contrary in this Agreement, at any time, the Parties may agree in writing to terminate this Agreement, which termination shall be effective as of the date agreed upon by the Parties.

ARTICLE 7
NOTICES

7.1 All required notices shall be given by certified first class U.S. Mail, return receipt requested, and by electronic mail to the County or City Manager then in charge. Future changes in address shall be effective upon written notice being given to the other Party via certified first class U.S. Mail, return receipt requested and by electronic mail. Notices shall be addressed to the parties at the following addresses:

Effingham County

The City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407
912-964-4379

ARTICLE 8
NON-ASSIGNABILITY

8.1 Neither Party shall assign any of the obligations or benefits of this Agreement without the prior written approval of Effingham County and the City of Port Wentworth.

ARTICLE 9
ENTIRE AGREEMENT

9.1 The Parties acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and Agreement of the Parties regarding the subject matter of the Agreement. This Agreement constitutes the entire understanding and agreement between the Parties concerning the subject matter of this Agreement, and supersedes all prior oral or written agreements or understandings. No representations, oral or written, not incorporated in this Agreement shall be binding upon the City of Port Wentworth or Effingham County.

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

ARTICLE 10
AMENDMENTS

10.1 This Agreement may be amended only upon the mutual consent of the Parties and upon written amendment signed by both Parties.

ARTICLE 11
SEVERABILITY, VENUE AND ENFORCEABILITY

11.1 If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or portion of the provision were not part of this Agreement. No action taken pursuant to this Agreement should be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and will not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature. This Agreement is governed by the laws of the State of Georgia without regard to conflicts of law principles thereof. Should any Party institute suit concerning this Agreement, venue shall be in the Superior Court of Chatham County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

ARTICLE 12
BINDING EFFECT

12.1 This Agreement shall inure to the benefit of, and be binding upon, the respective parties' successors.

ARTICLE 13
COUNTERPARTS

13.1 This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

ARTICLE 14
RECORDING

14.1 The Parties agree that this instrument may be recorded in the deed records of the Superior Court of Chatham County or in such other counties or place(s) as the Parties deem necessary.

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

IN WITNESS WHEREOF, Effingham County and the City of Port Wentworth have executed this Agreement through their duly authorized officers on the day and year noted.

EFFINGHAM COUNTY

BY: _____
CHAIRMAN
EFFINGHAM COUNTY COMMISSION

Date: 11/02/2021 ATTEST: _____
CLERK

(SEAL)

THE CITY OF PORT WENTWORTH

BY: _____
GARY NORTON, MAYOR

Date: 10/28/21 ATTEST: _____
SHANTA SCARBORO
CITY CLERK

(Seal)

APPROVED AS TO FORM AND CONTENT:

C:\Users\sscarboro.COFPW\Documents\Clerk of Council\Council Agendas\2021\October 2021\Intergovernmental Agreement.docx

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

James L. Coursey, Jr., City Attorney for the
City of Port Wentworth

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Intergovernmental Agreement W&S (2658 : Site Plan Review

4841

Project Timeline

Project Number: 220209

Project Name: Jasper Village Ph 2, Specific Site Plan

Applicant / Engineer: Toss Allen, Allen Engineering

Owner: Next Chapter Neighborhoods

City Review Engineer: Thomas & Hutton

- 4/7/22 – application received; missing 15 copies
- 4/8/22 – sent email to Toss Allen, that we need to schedule a predevelopment meeting for this project. He will check his schedule and get back with me.
- 4/11/22 – sent files to Thomas & Hutton to start a review
- 4/14/22 – conducted Pre-Development meeting.

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Timeline (2658 : Site Plan Review Application (Specific) Jasper

SITE DEVELOPMENT PLANS

JASPER VILLAGE
PHASE 2

FOR

NEXT CHAPTER NEIGHBORHOODS, LLC
2500 TRADE CENTER DRIVE
EVANS, GEORGIA 30809
TELEPHONE NO. (706) 831-3984

REVISIONS		
REV. NO.	DATE	REQD. BY

VICINITY MAP
NOT TO SCALE

allen
ENGINEERING SERVICES

APRIL 2022

GEORGIA
REGISTERED
No. 33181
PROFESSIONAL
ENGINEER
ANTHONY TOSS ALLEN
4/15/2022

THIS SITE IS LOCATED AT
LAT 32.236° LON -81.192°

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Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.

2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.

4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM. (NAVD 88)

5. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.

6. SUBGRADE WILL BE COMPACTED FOR A DEPTH OF 24" EXTENDING 24" BEYOND PAVEMENT EDGES, TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY AS MEASURED BY A.A.S.H.T.O. METHOD T-99. 9.

7. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR BACK OF CURBING.

8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES. THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER; AND ANY OTHER REQUIREMENT MADE BY THE LOCAL JURISDICTION.

10. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH GA. D.O.T. STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

12. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.

13. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.

14. CONTRACTOR SHALL PROVIDE CRUSHED STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.

15. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. THE DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHOULD CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED; THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.

18. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

19. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

20. THE SUBGRADE SHOULD BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM OF 95% OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM-D-1557. UNSUITABLE SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CH, CL, OL AND PT. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM-D-1557. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM-D-1557. THE ENGINEER SHALL CERTIFY THE PROOF ROLLING PROCESS AND THE RESULTS OF THE PROOF ROLL.

21. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF NON PLASTIC GRANULAR MATERIAL WITH A MAXIMUM OF 25% FINES PASSING THE NO. 200 SIEVE. THE FILL SHOULD BE FREE OF ORGANICS, ROOTS, OR OTHER DELETERIOUS MATERIALS. FILL CLASSIFIED AS SW, SP, SP-SM OR SM WITH A MAXIMUM OF 15% PASSING A NO. 200 SIEVE MAY BE ACCEPTABLE.

22. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.

23. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PER GADOT, M.U.T.C.D. AND THE LOCAL JURISDICTIONS SPECIFICATIONS.

24. ALL STANDARD HIGHWAY SIGNS AND POSTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE PLANS, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ANTHONY T. ALLEN

Level II Certified Design Professional

CERTIFICATION NUMBER 0000044936

ISSUED 08/21/2007 EXPIRES 08/21/2022

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

UTILITY NOTES:

1. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

2. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE DILUTED AND DISCHARGED IN ACCORDANCE WITH AWWA C651-99 "DISINFECTING WATER MAINS" SEC.4.5-4.5.2.

3. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE LOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND OTHER FOREIGN MATTER AT ALL TIMES.

4. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.

5. CLEAN THE INTERIORS OF ALL PIPE BY WASHING OUT ALL DIRT BEFORE LAYING.

6. FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.

7. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.

8. MAINTAIN A MINIMUM OF EIGHTEEN (18") INCH VERTICAL CLEARANCE BETWEEN THE WATER LATERAL AND THE STORM DRAINAGE.

9. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE BY THE CORE DRILL METHOD.

10. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE. SET ALL MH TOPS ±3" ABOVE FINISHED GRADE.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CERTIFICATIONS OF BACKFLOW DEVICES TO THE ENGINEER.

12. 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. THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AT 811 TO INSURE PROPER LOCATIONS OF EXISTING UTILITIES.

13. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AND APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER.

14. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + (NPT) NATIONAL PIPE THREAD.

15. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.

16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT WITH EXISTING UTILITIES NOT SHOWN ON THESE PLANS PRIOR TO LAYING ANY PIPE.

17. FIRE HYDRANTS SHALL BE AT LEAST 18" ABOVE FINISHED GRADE (MEASURED FROM BOTTOM OF 4-1/2" DISCHARGE TO FINISHED GRADE).

18. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES. CIVIL INFORMATION TERMINATES 5' FROM BUILDING ENVELOPE.

19. CONTRACTOR TO COORDINATE TYPE AND INSTALLATION OF DOMESTIC AND/OR IRRIGATION WATER METERS, BACKFLOW PREVENTERS AND DETECTOR CHECK VALVES WITH UTILITY COMPANY.

20. ALL RELOCATED SERVICES TO BE INSTALLED PRIOR TO CONNECTION TO EXISTING SERVICE TO MINIMIZE THE TIME THE EXISTING BUILDING IS TO BE WITHOUT SERVICE. NOTIFY AND COORDINATE WITH OWNER.

21. ALL SANITARY SEWER PIPES SHALL MEET THE REQUIREMENTS OF ASTM D-3034, SDR 26. AND HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE.

22. WATER MAINS SHALL HAVE A MINIMUM OF 36" OF COVER FROM FINISHED GRADE.

23. AIR RELIEF VALVES SHALL BE INSTALLED OF ALL HIGH POINTS IN WATER MAINS AND FORCE MAINS WHERE AIR MAY ACCUMULATE. THESE LOCATION SHALL BE FIELD DETERMINED BY THE CONTRACTOR.

24. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

25. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

26. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE UNDER ITEM 25.

27. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO THE TOP OF THE VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

28. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE UNDER ITEM 27.

29. SEWER SERVICE LATERALS SHALL BE INSTALLED AT RIGHT ANGLES.

30. THE TENNIS BALL TEST ON SANITARY LATERALS WILL NEED TO BE CONDUCTED TWICE. ONCE BEFORE THE INSTALLATION OF THE DRY UTILITIES AND ONCE AFTER ALL DRY UTILITIES HAVE BEEN INSTALLED. THE SANITARY SEWER LATERALS MUST PASS THE TENNIS BALL TEST BEFORE FINAL ACCEPTANCE WILL BE GRANTED.

31. ALL SANITARY SEWER SERVICE LATERALS WILL BE REQUIRED TO BE CAPPED.

LEGEND

	EXISTING	PROPOSED
CONTROL NAIL	NF	NS
IRON PIPE	IPF	IPS
IRON REBAR	IRF	
CONCRETE MONUMENT	CMF	
RIGHT-OF-WAY MARKER	RWMF	RWMS
BENCHMARK	BMF	BMS
RAILROAD CROSSING ARM		
PIPES		
DRAINAGE MANHOLE		
GRATE INLET		
FLARED END SECTION		
INVERT ELEVATION	*IE 12.00*	IE 12.00
CURB INLET TYPE A		
CURB INLET TYPE B		
CURB INLET TYPE C		
RIP RAP		RIP RAP
BACKFLOW PREVENTER	BFP	BFP
BLOW-OFF	BO	BO
FIRE HYDRANT		
HOSE BIBB (SPIGOT)	HB	HB
WELL	W	W
WATER LINE MARKER	WMK	WMK
WATER METER	WM	WM
WATER MANHOLE	MH	MH
WATER VALVE	WV	WV
POWER POLE	PP	PP
GUY POLE	GP	GP
LIGHT POLE	LP	LP
GROUND LIGHT	GL	GL
ELECTRICAL LINE MARKER	EMK	EMK
ELECTRICAL MANHOLE	E MH	MH
ELECTRICAL CONTROL BOX	ECB	ECB
ELECTRICAL OUTLET BOX	EOB	EOB
ELECTRICAL SERVICE METER	EM	EM
ELECTRICAL TRANSFORMER	TRANS	TRANS
GAS LINE MARKER	GMK	GMK
GAS METER	GM	GM
TELEPHONE PEDESTAL	TELE PED	TELE PED
TELEPHONE LINE MARKER	TMK	TMK
CLEANOUT		CO
CENTER SANITARY MANHOLE	S MH	
GREASE TRAP	S GT	GT

CHAIN LINK	
BARBED WIRE	
HOG WIRE	
WROUGHT IRON	
WOODEN	
SILT FENCE (SINGLE)	
SILT FENCE (DOUBLE)	
CENTERLINE OF ROAD	
EDGE OF ASPHALT	
CURB & GUTTER	
RAILROAD TRACK	
WATERMAIN LINE (EXISTING)	12"W
WATERMAIN LINE (PROPOSED)	12"W
UNDERGROUND POWER CABLE	UGP
OVERHEAD POWER CABLE	OHP
GAS LINE	G
UNDERGROUND TELEPHONE CABLE	UGT
OVERHEAD TELEPHONE CABLE	OHT
UNDERGROUND FIBER OPTIC CABLE	UGF
OVERHEAD FIBER OPTIC CABLE	OHF
UNDERGROUND CABLE TV	
OVERHEAD CABLE TV	
EXISTING SEWER LINE	SS
PROPOSED SEWER LINE	
FORCEMAIN LINE	

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TODD ALLEN 04/01/2022

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RINCON, GA 31326
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allen ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY
-	-	-
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DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

GENERAL NOTES AND LEGEND

SHEET NUMBER
2
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

EROSION CONTROL SEQUENCING NOTES:

CLEARING PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 SEDIMENT PONDS AS SHOWN ON PLANS.

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.

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.

GRADING PHASE

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

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

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

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

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

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

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

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPTH OF THE BASIN.

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

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

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

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

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

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

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

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

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

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

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

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

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

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL STORM DRAIN OUTLETS AS SOON AS THE OUTLET IS CONSTRUCTED.

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

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

FINAL PHASE

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

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

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

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

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

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

ALL ROADWAY AND PARKING SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

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

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

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

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

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

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

NOTE:
SILT FENCE, INLET SEDIMENT TRAPS AND RETROFITTING
SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

EROSION & SEDIMENT CONTROL PHASING SCHEDULE

CONTROL MEASURES		PHASE 1	PHASE 2	PHASE 3
CONSTRUCTION EXIT	CxS	X	X	X
SEDIMENT BARRIER	SB1-NS	X	X	X
INLET SEDIMENT TRAP	SxS		X	X
TEMPORARY SEDIMENT BASIN	SaS	X	X	X
FLOATING SURFACE SKIMMER	SK		X	X
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	DxS	X	X	
FILTER RING	FF		X	X
RETROFIT	RT-P		X	X
DUST CONTROL ON DISTURBED AREAS	DU	X	X	
CHECK DAM	Cd-Hb			
OUTLET PROTECTION	ST			X
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3 Ds4			X

PHASE 1 - PERIMETER CONTROL - TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE
PHASE 2 - GRADING AND DRAINAGE CONTROL MEASURES
PHASE 3 - FINAL CONTROL MEASURES - TO BE INSTALLED AT COMPLETION OF LAND DISTURBANCE AND SHALL REMAIN IN PLACE AFTER CONSTRUCTION

SEE SHEET 3-6, 20-28, 38-40 FOR SOIL EROSION NOTES AND DETAILS

TENTATIVE ACTIVITY SCHEDULE

	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13	MONTH 14	MONTH 15
INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S	■														
CLEARING AND GRUBBING		■	■	■											
CONSTRUCTION EXIT	■	■	■	■	■	■	■	■	■	■	■	■			
SEDIMENT BARRIER	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
DISTURBED AREA STABILIZATION (WITH MULCHING)		■	■	■	■	■	■	■	■	■	■				
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			■	■	■	■	■	■	■	■	■	■			
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)												■	■	■	■
DUST CONTROL	■	■	■	■	■	■	■	■	■	■	■	■			
GRADING		■	■	■	■	■	■	■	■	■	■	■			
REMOVE TEMPORARY EROSION CONTROL															■
BUILDING AND SITE PAVING					■	■	■	■	■	■	■	■	■	■	■
MAINTENANCE OF ES&PC BMPs	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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REVISIONS		
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JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

EROSION AND SEDIMENTATION CONTROL NOTES

SHEET NUMBER
3
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

ATTACHED | YES 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)

PLEASE FIND THE CURRENT STAND ALONE EROSION, SEDIMENTATION AND POLLUTION CONTROL CHECKLIST ATTACHED TO THIS PLAN

ALL | YES 2. THE LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL. (SIGNATURE, SEAL AND LEVEL II NUMBER MUST BE ON EACH SHEET PERTAINING TO ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED)

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. ANTHONY TOSS ALLEN, P.E.

- | N/A 3. LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE GAEPD DISTRICT OFFICE. IF GAEPD 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 AND THE GAEPD APPROVAL LETTER. *
(A COPY OF THE WRITTEN APPROVAL BY GAEPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED.)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES

4 | YES 4. THE NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS

ANTHONY TOSS ALLEN, P.E.
P.O. BOX 1749
RINCON, GEORGIA 31326
(912) 667-2667

4 | YES 5. PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER OF PRIMARY PERMITTEE

NEXT CHAPTER NEIGHBORHOODS
2500 TRADE CENTER DRIVE
EVANS, GEORGIA 30809
(706) 831-3984
SHANE@NEXTCHAPTERNEIGHBORHOODS.COM

4 | YES 6. NOTE TOTAL AND DISTURBED ACREAGES OF THE PROJECT OR PHASE UNDER CONSTRUCTION

TOTAL ACREAGE - 36.19
DISTURBED ACREAGE -12.58

4 | YES 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES

THE CONSTRUCTION EXIT FOR THIS SITE IS LOCATED AT:
LAT 32.236°; LONG -81.192°

ALL | YES 8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS

PLEASE FIND THE INITIAL DATE OF THE PLAN AND ALL REVISIONS ON THE COVER SHEET AS WELL AS EACH INDIVIDUAL SHEET OF THE PLAN

4 | YES 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS

THIS SITE IS LOCATED AT THE INTERSECTION OF OLD AUGUSTA ROAD AND MOORE ROAD IN THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA. THE SITE IS APPROXIMATELY 36.19 ACRES AND IS CURRENTLY PARTIALLY WOODED AND VACANT. THE INTENTION OF THE OWNER IS TO DEVELOP AN APPROXIMATELY 70-UNIT MULTIFAMILY DEVELOPMENT AND THE RELATED INFRASTRUCTURE TO SERVE IT. (PIN 709604064)

COVER | YES 10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY

PLEASE FIND THE VICINITY MAP LOCATED ON THE COVER SHEET OF THE PLANS

4 | YES 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED

THE RECEIVING WATERS FOR THE PROJECT ARE WETLANDS DRAINING TO THE KNOXBORO CREEK AND THEN THE SAVANNAH RIVER. SEE QUAD MAP ON SHEET 6

4 | YES 12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 19 OF THE PERMIT

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

Anthony Allen

ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

4 | YES 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

"I CERTIFY THAT THE PERMITEE'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" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE STORM WATER OUTFALLS. THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

Anthony Allen

ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

4 | YES 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION." IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT *

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION:

DATE OF INSPECTION _____

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

_____
GSWCC LEVEL II DESIGN PROFESSIONAL **CERTIFICATION #**

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____

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

4 | YES 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS"

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION NOR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS

4 | YES 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED

THERE ARE NO BUFFER ENCROACHMENTS PROPOSED WITH THE PROJECT AND A BUFFER VARIANCE IS NOT REQUIRED

4 | YES 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." *

AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON THE BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL

4 | YES 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT"

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

4 | YES 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"

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

4 | YES 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"

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

4 | YES 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING"

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF 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 A 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

THERE ARE NO DISCHARGES INTO AN IMPAIRED STREAM SEGMENT OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS ANY PORTION OF A BIOTA 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

THERE ARE NO DISCHARGES INTO AN IMPAIRED STREAM SEGMENT

4 | YES 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 *

WASHOUT OF THE DRUM OF CONCRETE TRUCKS AT THE CONSTRUCTION SITE IS PROHIBITED. THE WASHDOWN OF TOOLS, CHUTES, HOPPERS, AND THE REAR OF VEHICLES SHALL BE COLLECTED IN THE DESIGNATED CONCRETE WASHOUT AREA.

4 | YES 25. PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS

SOIL 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.**
- **ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.**
- **FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.**
- **FOR SPILLS OF AN UNKNOWN AMOUNT, THE 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 EPD WILL BE CONTACTED WITHIN 24 HOURS.**
- **FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS**
- **FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.**

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

4 | YES 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED

RIP-RAP IS INSTALLED ON ALL DISCHARGE ENDS OF STORM PIPE AND AT THE OUTFALL LOCATIONS. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE OVERLAND FLOW TO THE DRAINAGE INLETS AND TO THE BASIN WILL OCCUR THROUGH GRASS AND VEGETATION WHICH WILL ACT AS A FILTER FOR POLLUTANTS AND SEDIMENT.

4 | YES 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE

PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCTS, 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 LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES OR HERBICIDES ON SITE WILL BE UNDER ROOF IN SEALED CONTAINERS

BUILDING MATERIALS - ANY BUILDING MATERIALS OR BUILDING PRODUCTS STORED ON SITE WILL BE UNDER PLASTIC SHEETING OR A ROOF SO THAT SUFFICIENT TO PREVENT THEM FROM COMING INTO CONTACT WITH PRECIPITATION OR STORMWATER. NO BUILDING MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES

4 | YES 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES

POLLUTANT PREVENTION

THE FOLLOWING MATERIAL ARE EXPECTED ONSITE DURING CONSTRUCTION: PETROLEUM BASED FUELS AND LUBRICANTS FOR EQUIPMENT, ADDITIVES FOR SOIL STABILIZATION, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, CONCRETE PRODUCTS, ASPHALT, TAR, LUMBER, PAINTS/STAINS/FINISHING TREATMENTS, PAINT SOLVENTS, CLEANING SOLVENTS, PLASTICS AND METAL PIPES

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

GOOD HOUSEKEEPING

- **QUANTITIES ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB**
- **PRODUCTS AND MATERIAL WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE**
- **PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS LEGIBLE AND VISIBLE.**
- **PRODUCT MIXING, DISPOSAL, AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.**
- **THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.**

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. NO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE

PAINTS/FINISHES/SOLVENTS- ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCTS, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

CONCRETE TRUCK WASHING- WASHOUT OF THE DRUM OF CONCRETE TRUCKS AT THE CONSTRUCTION SITE IS PROHIBITED. THE WASHDOWN OF TOOLS, CHUTES, HOPPERS, AND THE REAR OF VEHICLES SHALL BE COLLECTED IN THE DESIGNATED CONCRETE WASHOUT AREA.

BUILDING MATERIALS- NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPERTY WASTE DISPOSAL PROCEDURES

NO WASTE WILL BY DISPOSED INTO STORM WATER INLETS OR WATERS OF THE STATE

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 JOB SITE 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, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. THE MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO SOME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

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 ONE AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPS MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. ALL SANITARY WASTE UNITS WILL BE COMPLETELY ENCLOSED SO AS TO PREVENT PRECIPITATION FROM COMING INTO CONTACT WITH THE SANITARY WASTE STORED IN THEM. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE SHEETS 23-25, BY THE CONTRACTOR ONCE THE LOCATION HAVE BEEN DETERMINED.
SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY/SEPTIC SYSTEM UPON THE COMPLETION OF THIS PROJECT.

3 | YES 29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMPS, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION)

PLEASE FIND THE DESCRIPTION, CHART AND TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL ON SHEET 3 OF THE PLANS

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER — ANTHONY TOSS ALLEN — 04/01/2021

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allen ENGINEERING SERVICES

REVISIONS	NO.	DATE	REQ. BY
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JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

SHEET NUMBER 4 OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022) - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

5 | YES 30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE

INSPECTIONS AND RECORD KEEPING

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.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION,

SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

5 | YES 31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS

SAMPLING REQUIRMENTS:

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. *SAMPLING REQUIREMENTS* SHALL INCLUDE THE FOLLOWING:

(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 STAND ALONE CONSTRUCTION; (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 STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2). A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. *SAMPLE TYPE.* ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(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. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. *SAMPLING POINTS.*

(1). 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 STORMWATER 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 STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(B). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER 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 STORMWATER OUTFALL CHANNEL(S).

(D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER 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 SHEET FLOW 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 LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(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 STORMWATER 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.

d. *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 STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN 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 STORMWATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

***NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (a) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.**

REPORTING

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;
e. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
c. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
d. THE DATE(S) ANALYSES WERE PERFORMED;
e. THE TIME(S) ANALYSES WERE INITIATED;
f. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
g. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
h. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
i. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
j. 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.

5 | YES 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT

RETENTION OF RECORDS:

F. RETENTION OF RECORDS.

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 OF THIS PERMIT;
d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A OF THIS PERMIT;
f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 OF THIS PERMIT; AND
g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2) OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) AND OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS. RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITEE'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 PERMITEE.

5 | YES 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION *

ALL SAMPLING SHOULD BE COLLECTED BY "GRAB SAMPLES." SAMPLING PROCEDURES SHALL BE IN ACCORDANCE WITH THE GUIDANCE DOCUMENT ENTITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001", NPDES PERMIT NO. GAR 100001, PART 6, AND ANY GUIDANCE DOCUMENTS DEVELOPED BY GEORGIA EPD. THE ANALYSIS OF THESE SAMPLES SHOULD BE CONDUCTED IN ACCORDANCE WITH THE METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136.

SAMPLE COLLECTION SHALL PROCEED AS FOLLOWS:

- **SAMPLE CONTAINERS SHALL BE LABELED PRIOR TO SAMPLE COLLECTION.**
- **SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.**
- **LARGE MOUTH, WELL-CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR SAMPLE COLLECTION.**
- **MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED.**
- **SAMPLES SHOULD BE ANALYZED IMMEDIATELY, BUT NO LATER THAN 48 HOURS AFTER THE SAMPLE IS COLLECTED. 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. SAMPLES ARE NOT REQUIRED TO BE COOLED.**
- **SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED MUST BE REPORTED TO EPD AS SPECIFIED BY NPDES GENERAL PERMIT NO. GAR 100001, PART IV.E.**
- **SEE SECTION IV.6.D OF THIS DOCUMENT FOR SAMPLING FREQUENCY.**

FOR COMPLIANCE WITH NPDES GENERAL PERMIT NO. GAR 100001, SAMPLES TAKEN SHOULD BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS.

THE FOLLOWING GUIDELINES SHALL BE ADHERED TO:

- **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 AN ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.**
- **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 DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND AN ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.**
- **SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE WATER(S) OUTFALL OR THE STORMWATER CHANNEL(S).**
- **CARE SHOULD BE TAKEN TO AVOID STIRRING SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.**
- **THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.**
- **THE SAMPLE SHOULD BE KEPT FREE FROM FLOATING DEBRIS.**
- **PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT.**
- **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 FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.**

5 | YES 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE *

**STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED , AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100

6, 20-28	YES

35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED *

PLEASE SEE PLAN SHEET FOR DELINEATION OF SAMPLING LOCATIONS, PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED

STORM WATER OUTFALLS SHALL BE SAMPLED. THE SAMPLING LOCATIONS SHALL BE IN THE OUTFALL FROM THE DETENTION POND/SEDIMENT BASIN. SAMPLING LOCATIONS DESIGNATED WITH "GS" ARE GRAB SAMPLES TAKEN WITH A PINT MASON JAR. EACH JAR IS LABELED WITH LOCATION, PROJECT NAME, DATE AND TIME PRIOR TO TAKING THE SAMPLE. SAMPLING LOCATIONS DESIGNATED WITH "AS" ARE AUTOMATIC SAMPLES COLLECTED BY A SS101 STORM WATER SAMPLER BY GLOBAL WATER. THE STORM WATER OUTFALLS ARE DESIGNATED AS FOLLOWS:

GS 1. WITHIN THE OUTFALL FROM DETENTION POND/SEDIMENT BASIN

RECEIVING WATERS: WETLANDS AND UNNAMED TRIBUTARY OF KNOXBORO CREEK.

6	YES

36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING:(1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL 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 *

INITIAL PHASE - THE INITIAL PHASE OF THE ES&PC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TEMPORARY MULCHING, SEEDING AND DUST CONTROL WILL BE IMPLEMENTED AS NECESSARY

INTERMEDIATE PHASE - THE INTERMEDIATE GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF CONSTRUCTION EXIT AND SILT FENCE. INLET PROTECTION WILL BE INSTALLED AT NEW STORM INLETS AND STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AT DISCHARGE LOCATIONS. RETROFIT WILL BE INSTALLED AT CONTROL STRUCTURE. DUST CONTROL, MULCHING AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY

FINAL PHASE - FINAL BMP'S WILL INCLUDE THE MAINTENANCE OF ALL INITIAL AND INTERMEDIATE BMPS. DUST CONTROL, MULCHING AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY. PERMANENT SEEDING WILL BE IMPLEMENTED FOR FINAL STABILIZATION. ALL TEMPORARY BMPS WILL BE REMOVED UPON FINAL STABILIZATION AND ACCEPTANCE

ALL	YES

37. GRAPHIC SCALE AND NORTH ARROW

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET

20 - 28	YES

38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF 1' ARE SHOWN ON EACH PLAN SHEET

MAP SCALE	GROUND SLOPE	CONTOUR INTERVALS, FT.
1 INCH = 100FT OR	FLAT 0 - 2%	0.5 OR 1
LARGER SCALE	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 GAEPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.GEORGIA.GOV

ALTERNATIVE BMPS WILL NOT BE USED AS PART OF THIS PROJECT

-	N/A

40. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION

ALTERNATIVE BMPS WILL NOT BE USED AS PART OF THIS PROJECT

-	N/A

41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT

THERE ARE NO STATE WATERS BUFFERS REQUIRED FOR THE EPHEMERAL DRAINAGE DITCH WITH NO POINT OF WRESTED VEGETATION THAT TRAVERSES THE SITE. 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

20 - 28	YES

42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE

THERE ARE STATE WATERS ON OR WITHIN 200' OF THE PROJECT LIMITS. THERE ARE WETLANDS WITHIN THE PROJECT LIMITS

ATTACHED	YES

43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED IN AN EXHIBIT AS PART OF THE ATTACHED STORM WATER MANAGEMENT PLAN

ATTACHED	YES

44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH THE PRE- AND POST-DEVELOPED CONDITIONS

PLEASE FIND ATTACHED WITH THIS PLAN A HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS ENTITLED HYDROLOGY AND HYDRAULIC CALCULATIONS

6	YES

45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED

RUN OFF COEFFICIENT: PRE-CONSTRUCTION CN = 83
POST-CONSTRUCTIONS CN = 90

25-YR PRE DEVELOPMENT STORMWATER RUNOFF: 47.07 CFS

25-YR POST DEVELOPMENT STORMWATER RUNOFF: 47.72 CFS

6	YES

46. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS

THE RIP-RAP CHARTS CONTAIN THE STORMWATER VELOCITIES. THE STORMWATER DISCHARGE POINTS ARE INDICATED ON THE PLANS

OUTLET PROTECTION SUMMARY

OUTFALL NO.	TYPE OF OUTFALL	FLOW RATE	VELOCITY	TAILWATER	LA	W1	W2	STONE DIAMETER	STONE DEPTH
1	18" RCP	4.45 CFS	2.52 FPS	Tw > 0.5 DIAMETER	7'	4.5'	4.3'	MIN. OF 6"	9"
2	24" RCP	11.57 CFS	3.68 FPS	Tw > 0.5 DIAMETER	9'	6.0'	5.6'	MIN. OF 6"	9"
3	42" RCP	19.53 CFS	2.03 FPS	Tw > 0.5 DIAMETER	14'	10.5'	9.1'	MIN. OF 6"	9"
4	18" RCP	3.57 CFS	5.01 FPS	Tw > 0.5 DIAMETER	7'	4.5'	4.3'	MIN. OF 6"	9"
5	24" RCP	9.95 CFS	3.17 FPS	Tw > 0.5 DIAMETER	9'	6.0'	5.6'	MIN. OF 6"	9"
6	36" RCP	50.17 CFS	8.24 FPS	Tw < 0.5 DIAMETER	20'	9.0'	23.0'	MIN. OF 8"	9"
7	18" RCP	0.73 CFS	1.85 FPS	Tw < 0.5 DIAMETER	11'	4.5'	12.5'	MIN. OF 6"	9"
8	10' SPILLWAY	50.17 CFS	3.20 FPS	Tw < 0.5 DIAMETER	10'	30'	30'	MIN. OF 6"	9"

20 - 28	YES

47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE: Cc - CAPE FEAR SOILS (CD); Mba - MEGGET LOAM (C/D); Oj - OCILLA COMPLEX (B/D); Pl - PELHAM LOAMY SAND (B/D); Pn - POOLER FINE SANDY LOAM (C/D); BdA BLADEN FINE SANDY LOAM (C/D); AND LeA LEEFIELD LOAMY SAND (C/D)

20 - 28	YES

48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION

PLEASE SEE THE PLAN FOR THE DELINEATION OF THE LIMITS OF DISTURBANCE. THEY ARE THE SAME FOR ALL PHASES OF CONSTRUCTION

6	YES

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

THE SEDIMENT WILL BE TRAPPED BY THE PROPOSED DETENTION POND. ANY BYPASS WILL BE CAPTURED BY THE PERIMETER SILT FENCE.

REQUIRED SEDIMENT STORAGE= 67 CY/ DISTURBED ACRE x 12.58 ACRES
REQUIRED SEDIMENT STORAGE= 843 CY

TOTAL PROVIDED STORAGE= 6,292 CY > 4,889 CY (REQ'D)

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

STORAGE CALCULATIONS

1. REQUIRED STORMWATER STORAGE = 4,046 CY
   (AS DETERMINED BY LOCAL ORDINANCE)
2. REQUIRED SEDIMENT STORAGE = 843 CY
   (67 CY/AC * 12.58 AC DISTURBED AREA)
3. TOTAL REQUIRED STORAGE = 4,046 + 843 = 4,889 CY
4. AVAILABLE STORAGE = 6,292 CY
5. IS THE AVAILABLE STORAGE (4)GREATER THAN THE TOTAL REQUIRED STORAGE (3)YES
6. IF "NO" , THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD:
   _____RAISE THE INVERT OF THE OUTLET STRUCTURE _____ INCHES.
   _____ UNDERCUT THE POND _____ FEET
   _____ OTHER _____
7. CLEAN–OUT ELEVATION = 13.25 FEET
   (ELEVATION CORRESPONDING TO 22 CY/AC * 12.58 AC DISTURBED AREA)
8. IS THE LENGTH–WIDTH RATIO 2:1 OR GREATER?
   X YES _____ NO
9. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
   _____ BAFFLES (TYPE OF BAFFLE: _____)
   _____ OTHER _____

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF–ROUND CMP RETROFIT IS TO BE USED.

DIAMETER = _____ INCHES HEIGHT = _____ FEET

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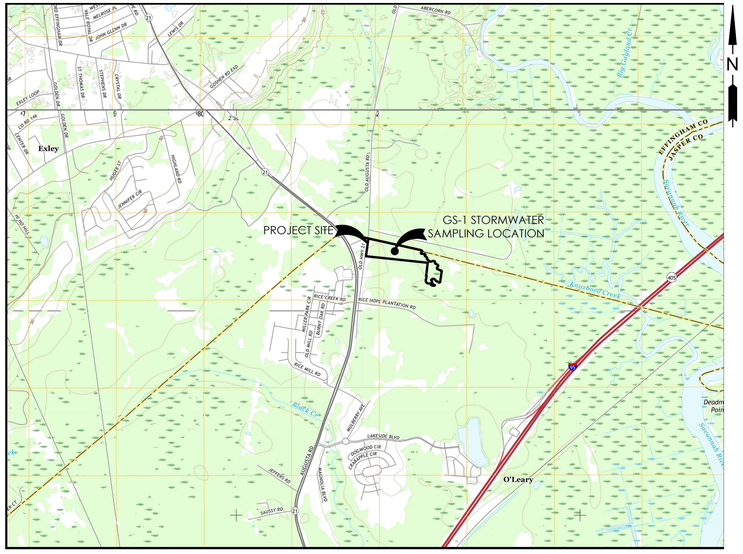
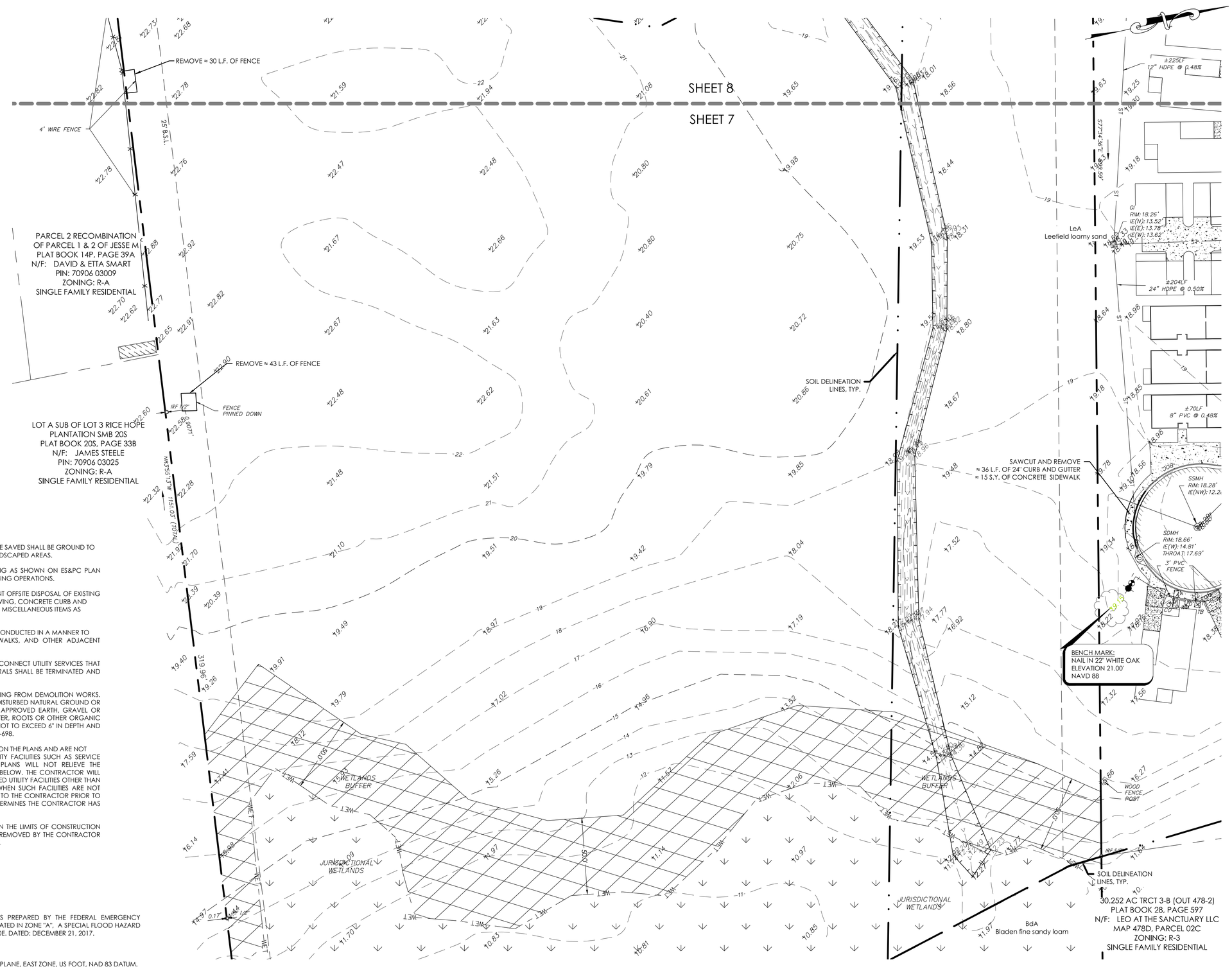

PROJECT SITE
GS-1 STORMWATER SAMPLING LOCATION
N
Exley
Rice Creek
Rice Hope Plantation
Rice Creek Rd
Rice Hill Rd
Rice Hope Plantation Rd
Lakeside Blvd
Lakeside Cir
Lakeside Dr
Jetter Rd
Lasley Rd
Abercorn Rd
Old Augusta Rd
Levenhorn Co
Harper Co
Buck Island Creek
Buck Island Creek
Buck Island Creek



DEMOLITION NOTES:

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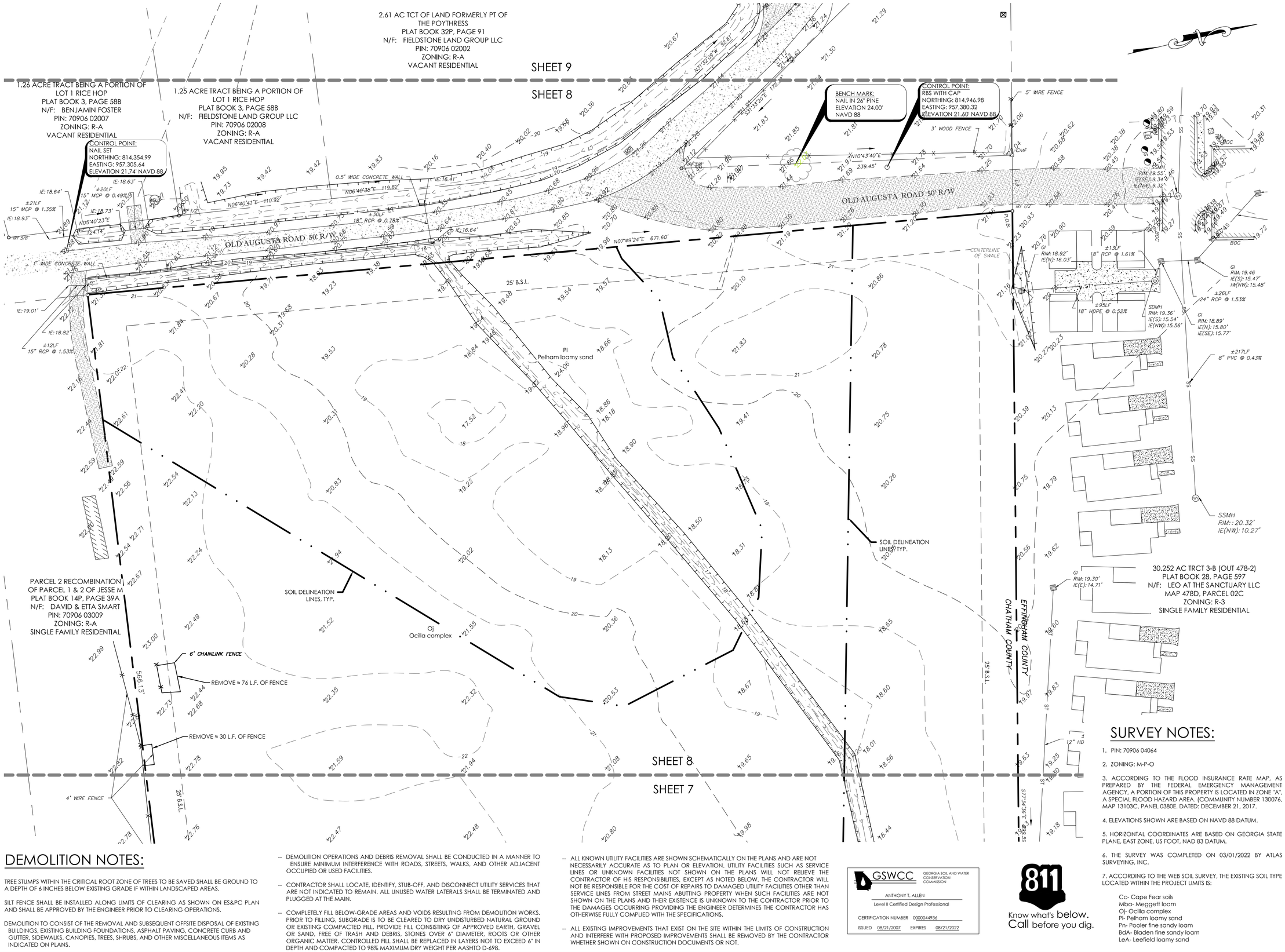
JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

SHEET NUMBER
7
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



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TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

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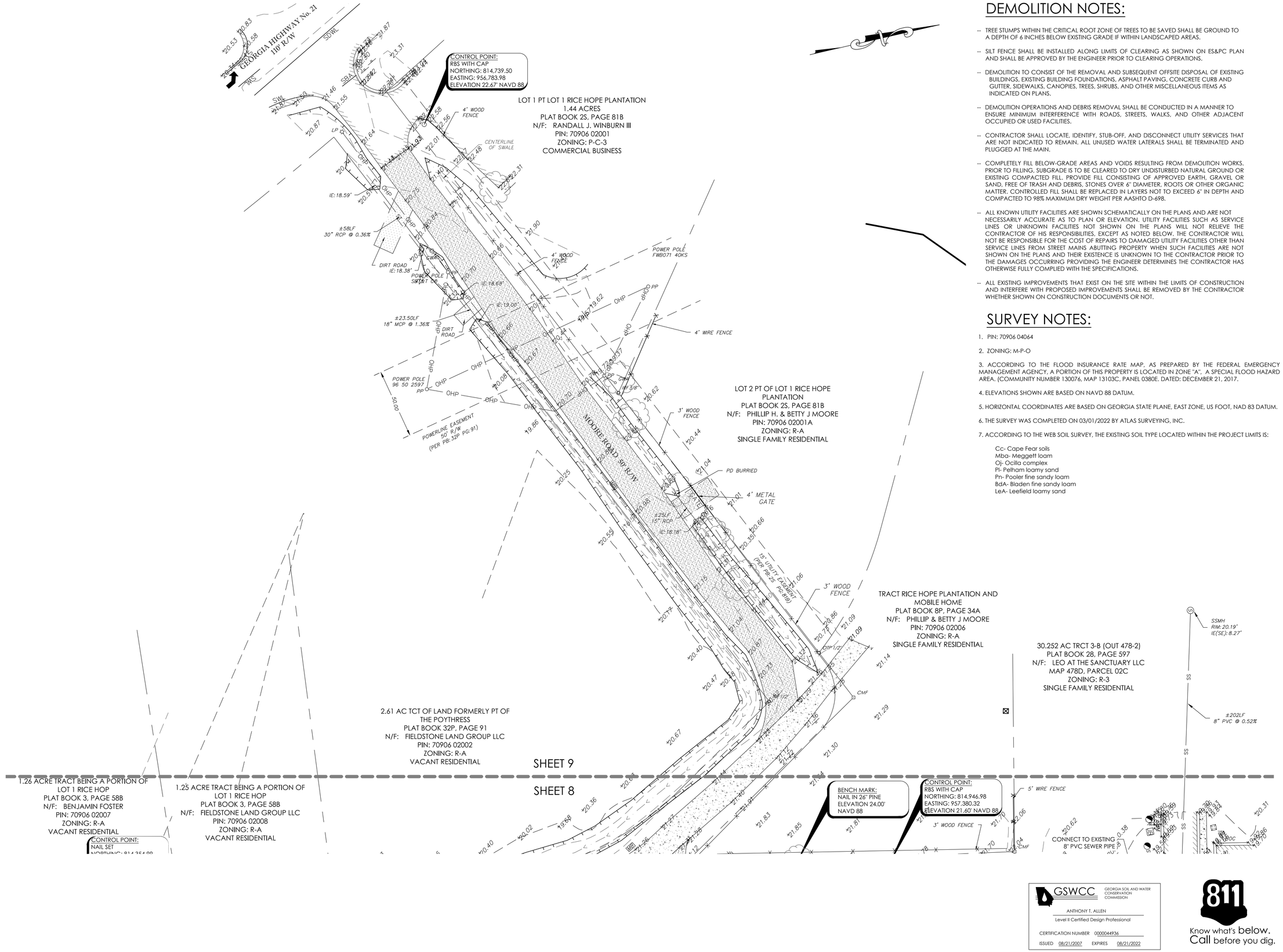

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TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

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SHEET 11

SHEET 10

PARCEL 2 RECOMBINATION
OF PARCEL 1 & 2 OF JESSE M
PLAT BOOK 14P, PAGE 39A
N/F: DAVID & ETTA SMART
PIN: 70906 03009
ZONING: R-A
SINGLE FAMILY RESIDENTIAL

LOT A SUB OF LOT 3 RICE HOPE
PLANTATION SMB 20S
PLAT BOOK 20S, PAGE 33B
N/F: JAMES STEELE
PIN: 70906 03025
ZONING: R-A
SINGLE FAMILY RESIDENTIAL

25' B.S.L.

IRF 1/2"

0.90'71"

N42°35'53"W 1151.03' (TIE/MJ)

319.96'

S77°34'36"E 899.39'

1 BEDROOM F.F. =23.01

1 BEDROOM F.F. =23.16

1 BEDROOM F.F. =23.57

12" WIDE PAINTED WHITE STOP BAR & 30" HI STOP SIGN

63.0'

9.0'

22.57

18.28'

4" PAINTED WHITE STRIPE, TYP.

27.0'

24" CURB AND GUTTER, TYP.

R3.5'

R286.5'

20.0'

PC: 20+80.73

STOP

R313.5'

21+00

22.82

CL5

JASPER CIRCLE

24" CURB AND GUTTER, TYP.

4 BEDROOM F.F. =23.79

2 BEDROOM F.F. =23.93

PC: 21+50.17

23.06

50.01'

S8° 47' 55"W

BVC: 21+74.11

2 BEDROOM F.F. =23.99

3 BEDROOM F.F. =23.96

EVC: 22+49.11

22.00

23.23

5' WIDE CONCRETE SIDEWALK

3 BEDROOM F.F. =23.92

2 BEDROOM F.F. =22.93

R86.5'

22.89

CL6

23.00

22.26

2 BEDROOM F.F. =23.70

R113.5'

APARTMENT F.F. =21.81

APARTMENT F.F. =21.49

APARTMENT F.F. =21.18

APARTMENT F.F. =20.86

108.0'

9.0'

12

PC: 23+68.63

20.0'

4" PAINTED WHITE STRIPE, TYP.

21.63

N13° 34' 54"E

24+00

21.00

JASPER CIRCLE

2 BEDROOM F.F. =23.34

4 BEDROOM F.F. =22.97

3 BEDROOM F.F. =22.11

3 BEDROOM F.F. =21.71

3 BEDROOM F.F. =21.30

H/C SIGNAGE AND STRIPING PER ADA

PRECAST CONCRETE WHEEL STOP, TYP.

2 BEDROOM F.F. =21.07

MAIL KIOSK

54.0'

25.2'

5' WIDE CONCRETE SIDEWALK

R66.5'

EXISTING N/W

EXISTING GAS METER

EXISTING N/W

EXISTING GAS METER

2 BEDROOM F.F. =20.51

EVC: 12+85.40

LP: 12+63.98

19.63

2 BEDROOM F.F. =20.45

2 BEDROOM F.F. =20.41

BVC: 12+35.40

19.93

12+00

3 BEDROOM F.F. =20.72

3 BEDROOM F.F. =20.64

27.0'

5' WIDE CONCRETE SIDEWALK

2 BEDROOM F.F. =21.01

3 BEDROOM F.F. =20.93

20.26

EVC: 11+39.37

JASPER CIRCLE

N78° 56' 27"W

3 BEDROOM F.F. =21.20

2 BEDROOM F.F. =21.19

HP: 11+14.26

20.39

11+00

PT: 11+02.66

PC: 10+97.78

R113.5'

R86.5'

BVC: 10+89.38

2 BEDROOM F.F. =21.01

97.72'

3 BEDROOM F.F. =21.02

STOP

20.08

3 BEDROOM F.F. =20.81

3 BEDROOM F.F. =20.83

12" WIDE PAINTED WHITE STOP BAR & 30" HI STOP SIGN

R3.5'

PC: 26+86.07

PT: 25+99.99

L= 26+07.30

R= 226+13.51

24" CURB AND GUTTER, TYP.

R20.5'

CL

24.00'

19.86'

N25° 44' 57"E

JASPER CIRCLE

R3.5'

R3.5'

20.0'

R3.5'

R3.5'

20.0'

6.0'

8

6

R3.5'

R66.5'

R8.5'

66.0'

R17.51'

27.98'

17.76'

R36.8'

R8.5'

30.0'

TB

BENCH MARK:
NAIL IN 22" WHITE OAK
ELEVATION 21.00'
NAVD 88

WETLANDS BUFFER

JURISDICTIONAL WETLANDS

WET

50.0'

IRF 5/8"

SITE DATA:

1. PIN: 70906 04064

2. PROPERTY ADDRESS: OLD HIGHWAY 21, PORT WENTWORTH, GA 31407

3. ZONING: M-P-O

3. BUILDING SETBACK = 25'

4. TOTAL LAND ACREAGE = 36.19 ACRES
   TOTAL DISTURBED ACREAGE = 12.58 AC
   TOTAL NUMBER OF PROPOSED UNITS = 70

5. WATER TO BE PROVIDED BY EFFINGHAM COUNTY.

6. SEWER TO BE PROVIDED BY EFFINGHAM COUNTY.

7. OWNER: NEXT CHAPTER NEIGHBORHOODS, LLC

8. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM

9. HORIZONTAL COORDINATES ARE BASED ON GEORGIA STATE PLANE, EAST ZONE, US FOOT, NAD 83 DATUM

Curve Table: Alignments

Curve #	Radius	Arc Length	Chord Direction	Chord Length	Tangent	Delta	PI Station
CL1	100.00'	4.34'	N77° 39' 44"W	4.34'	2.17'	2°29'15"	10+99.91
CL2	300.00'	18.16'	N77° 10' 17"W	18.16'	9.09'	3°28'09"	13+17.07
CL3	75.00'	126.04'	S56° 25' 16"W	111.72'	83.71'	96°17'03"	15+24.08
CL4	75.00'	126.29'	S39° 57' 35"E	111.89'	84.00'	96°28'38"	18+49.17
CL5	300.00'	69.44'	S81° 34' 02"E	69.29'	34.88'	13°15'44"	21+15.61
CL6	100.00'	159.67'	N59° 19' 22"E	143.24'	102.62'	91°28'56"	23+03.68
CL7	100.00'	21.24'	N19° 39' 56"E	21.20'	10.66'	12°10'04"	25+96.73
CL8	40.00'	57.48'	S72° 43' 33"E	52.66'	34.98'	82°20'27"	34+94.80
CL9	245.00'	163.48'	S12° 26' 21"E	160.47'	84.92'	38°13'57"	36+81.51

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

P.O. BOX 1749
RINCON, GA 31326
PH:(912) 667-2667
E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

REVISIONS					
NO.	DATE	REQ. BY			
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-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	1" = 30'

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

STAKING AND TRAFFIC CONTROL PLAN

SHEET NUMBER
10
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

2.61 AC TCT OF LAND FORMERLY PT OF
THE POYTHRESS
PLAT BOOK 32P, PAGE 91
N/F: FIELDSTONE LAND GROUP LLC
PIN: 70906 02002
ZONING: R-A
VACANT RESIDENTIAL

SHEET 12

SHEET 11

1.26 ACRE TRACT BEING A PORTION OF
LOT 1 RICE HOP
PLAT BOOK 3, PAGE 58B
N/F: BENJAMIN FOSTER
PIN: 70906 02007
ZONING: R-A
VACANT RESIDENTIAL

1.25 ACRE TRACT BEING A PORTION OF
LOT 1 RICE HOP
PLAT BOOK 3, PAGE 58B
N/F: FIELDSTONE LAND GROUP LLC
PIN: 70906 02008
ZONING: R-A
VACANT RESIDENTIAL

CONTROL POINT:
NAIL SET
NORTHING: 814,354.99
EASTING: 957,305.64
ELEVATION 21.74' NAVD 88

BENCH MARK:
NAIL IN 26" PINE
ELEVATION 24.00'
NAVD 88

CONTROL POINT:
RBS WITH CAP
NORTHING: 814,946.98
EASTING: 957,380.32
ELEVATION 21.60' NAVD 88

OLD AUGUSTA ROAD 50' R/W

JASPER CIRCLE

ELLIOT WAY

12" WIDE PAINTED WHITE STOP BAR & 30" HI STOP SIGN

24" CURB AND GUTTER, TYP.

4" PAINTED WHITE STRIPE, TYP.

5' WIDE CONCRETE SIDEWALK

25' B.S.L.

PARCEL 2 RECOMBINATION
OF PARCEL 1 & 2 OF JESSE M
PLAT BOOK 14P, PAGE 39A
N/F: DAVID & ETTA SMART
PIN: 70906 03009
ZONING: R-A
SINGLE FAMILY RESIDENTIAL

30.252 AC TRCT 3-B (OUT 478-2)
PLAT BOOK 28, PAGE 597
N/F: LEO AT THE SANCTUARY LLC
MAP 478D, PARCEL 02C
ZONING: R-3
SINGLE FAMILY RESIDENTIAL

EFFINGHAM COUNTY
CHATHAM COUNTY

SHEET 11

SHEET 10

SITE DATA:

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allen ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY
-	-	-

DESIGNED	A.T.A.	CHECKED	A.T.A.
DRAWN	A.T.A.	DTATE	04/01/2022
		JOB NO.	21-015
		SCALE	1" = 30'

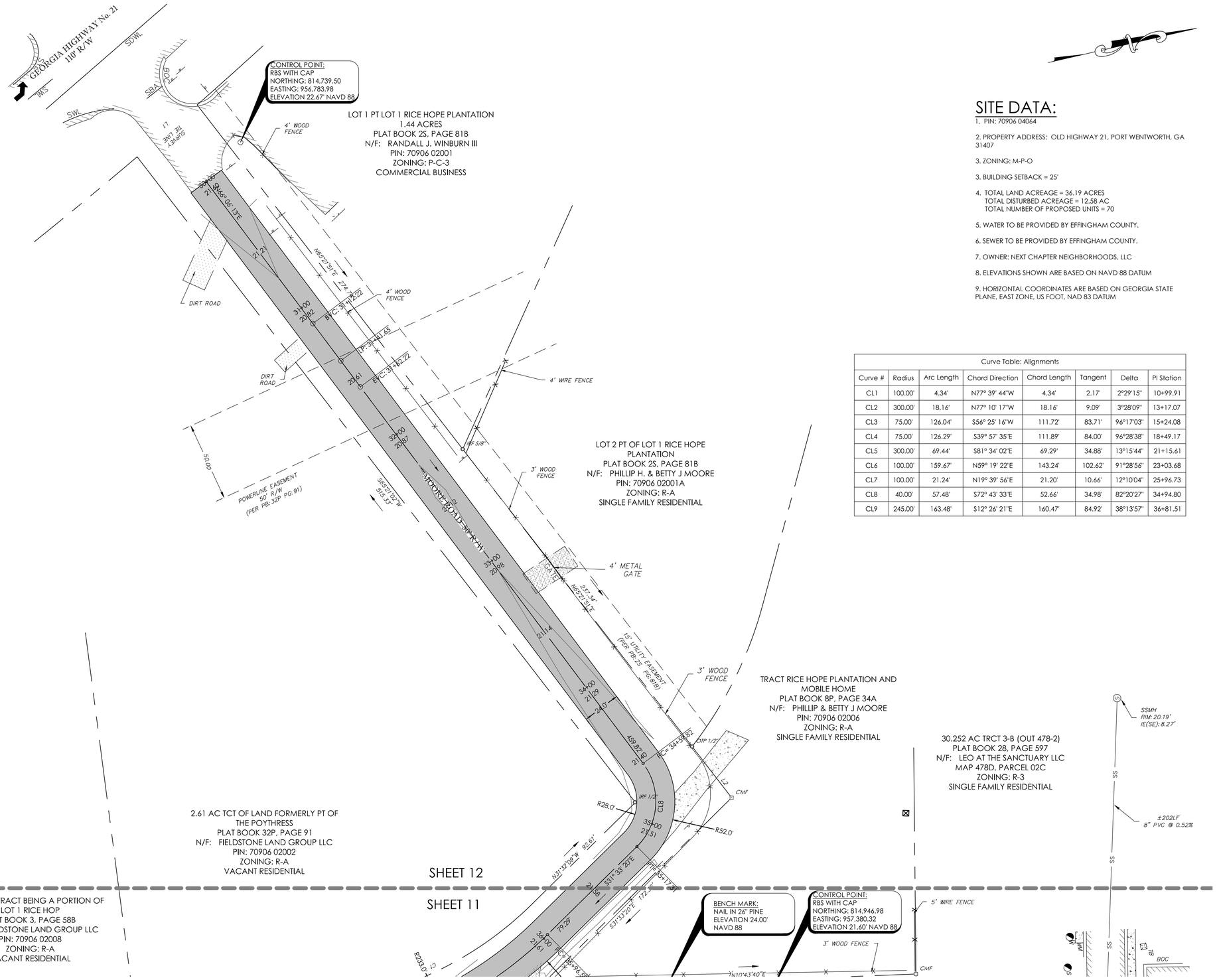
30' 15' 0' 30'
GRAPHIC SCALE: 1"=30'-0"

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

STAKING AND TRAFFIC CONTROL PLAN

SHEET NUMBER
11
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



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ALLEN ENGINEERING SERVICES

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-	-	-
-	-	-

DESIGNED	A1A
DRAWN	A1A
CHECKED	A1A
DTAIE	04/01/2022
JOB NO.	21-015
SCALE	1" = 30'

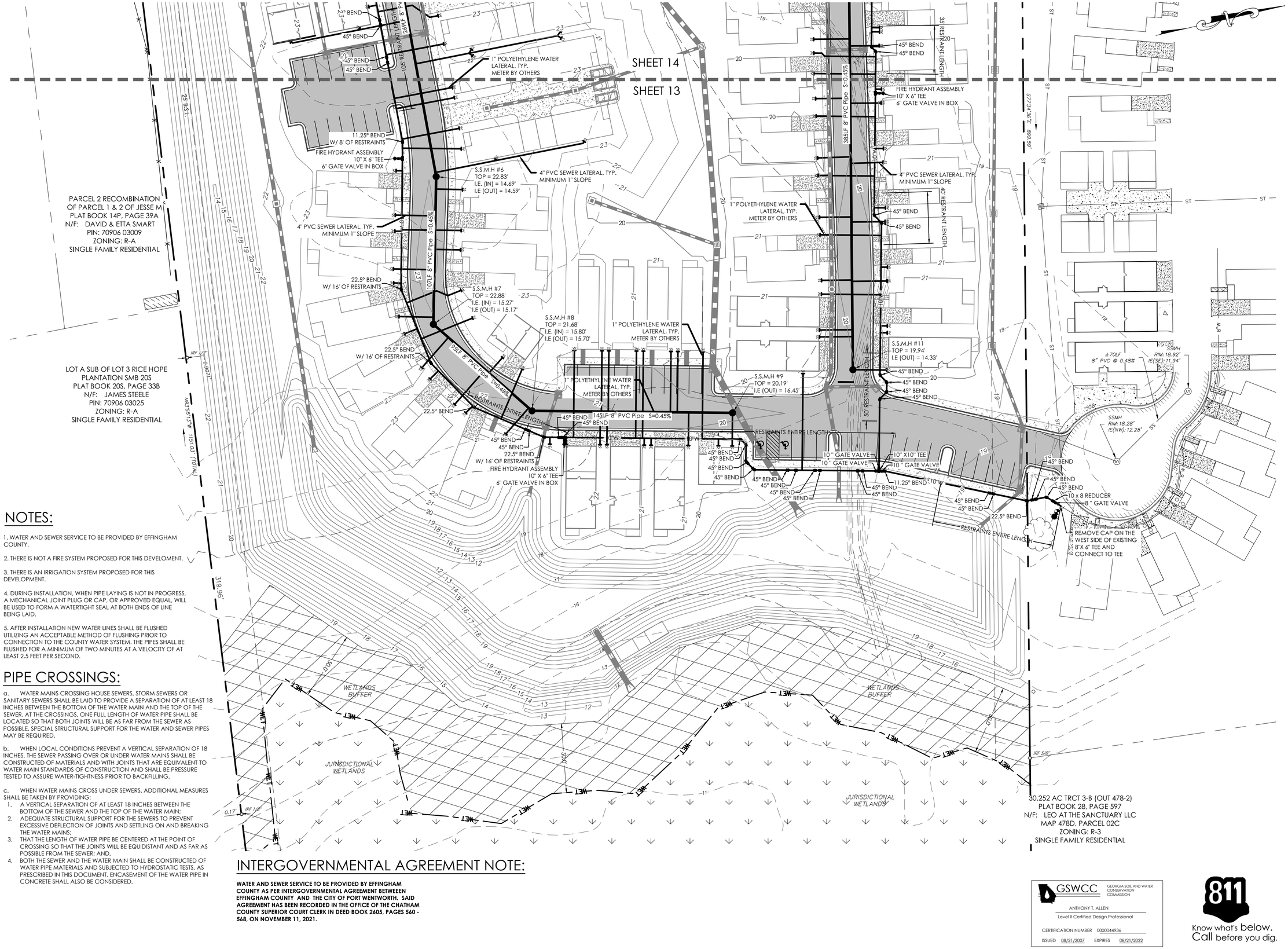
30' 15' 0' 30'
GRAPHIC SCALE: 1"=30'-0"

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

STAKING AND TRAFFIC CONTROL PLAN

SHEET NUMBER
12
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



NOTES:

1. WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.

2. THERE IS NOT A FIRE SYSTEM PROPOSED FOR THIS DEVELOMENT.

3. THERE IS AN IRRIGATION SYSTEM PROPOSED FOR THIS DEVELOPMENT.

4. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF LINE BEING LAID.

5. AFTER INSTALLATION NEW WATER LINES SHALL BE FLUSHED UTILIZING AN ACCEPTABLE METHOD OF FLUSHING PRIOR TO CONNECTION TO THE COUNTY WATER SYSTEM. THE PIPES SHALL BE FLUSHED FOR A MINIMUM OF TWO MINUTES AT A VELOCITY OF AT LEAST 2.5 FEET PER SECOND.

PIPE CROSSINGS:

a. WATER MAINS CROSSING HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER. AT THE CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.

b. WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF 18 INCHES, THE SEWER PASSING OVER OR UNDER WATER MAINS SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING.

c. WHEN WATER MAINS CROSS UNDER SEWERS, ADDITIONAL MEASURES SHALL BE TAKEN BY PROVIDING;

1. A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN;
2. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS;
3. THAT THE LENGTH OF WATER PIPE BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER; AND,
4. BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF WATER PIPE MATERIALS AND SUBJECTED TO HYDROSTATIC TESTS, AS PRESCRIBED IN THIS DOCUMENT. ENCASEMENT OF THE WATER PIPE IN CONCRETE SHALL ALSO BE CONSIDERED.

INTERGOVERNMENTAL AGREEMENT NOTE:

WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY AS PER INTERGOVERNMENTAL AGREEMENT BETWEEN EFFINGHAM COUNTY AND THE CITY OF PORT WENTWORTH. SAID AGREEMENT HAS BEEN RECORDED IN THE OFFICE OF THE CHATHAM COUNTY SUPERIOR COURT CLERK IN DEED BOOK 2605, PAGES 560 - 568, ON NOVEMBER 11, 2021.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
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-	-	-	-	-	-

DESIGNED	ATA		
DRAWN	ATA		
CHECKED	ATA		
DTATE	04/01/2022		
JOB NO.	21-015		
SCALE	1" = 30'		

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

UTILITY PLAN

SHEET NUMBER
13
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

2.61 AC TCT OF LAND FORMERLY PT OF
THE POYTHRESS
PLAT BOOK 32P, PAGE 91
N/F: FIELDSTONE LAND GROUP LLC
PIN: 70906 02002
ZONING: R-A
VACANT RESIDENTIAL

1.26 ACRE TRACT BEING A PORTION OF
LOT 1 RICE HOP
PLAT BOOK 3, PAGE 58B
N/F: BENJAMIN FOSTER
PIN: 70906 02007
ZONING: R-A
VACANT RESIDENTIAL

1.25 ACRE TRACT BEING A PORTION OF
LOT 1 RICE HOP
PLAT BOOK 3, PAGE 58B
N/F: FIELDSTONE LAND GROUP LLC
PIN: 70906 02008
ZONING: R-A
VACANT RESIDENTIAL

OLD AUGUSTA ROAD 50' R/W

N37°32'09"W 92.61'
S31°53'20"E 172.58'
N07°49'24"E 671.60'
N10°43'40"E 239.45'
N06°40'38"E 119.82'
N06°40'41"E 110.92'
N05°40'23"E 124.14'

±202LF 8" PVC @ 0.52%

±217LF 8" PVC @ 0.43%

CONNECT TO EXISTING 8" PVC SEWER PIPE

S.S.M.H #1
TOP = 20.99'
I.E. (IN) = 10.15
I.E (OUT) = 10.05

SSMH
RIM:19.55'
IE(SE): 9.34'
IE(NW): 9.32'

79LF 8" PVC Pipe S=0.40%

11.25° BEND W/ 8' OF RESTRAINTS

10 " GATE VALVE

45° BEND W/ 32' OF RESTRAINTS

CONNECT TO EXISTING 10" PVC WATER MAIN WITH 10" TAPPING SLEEVE AND 10" GATE VALVE IN BOX

131LF 8" PVC Pipe S=0.40%

10 " GATE VALVE
10 " GATE VALVE
45° BEND
W/ 16' OF RESTRAINTS

10 " GATE VALVE
45° BEND

RESTRAINTS ENTIRE LENGTH

11.25° BEND
W/ 8' OF RESTRAINTS

45° BEND
45° BEND

RESTRAINTS ENTIRE LENGTH
FIRE HYDRANT ASSEMBLY
10" X 6" TEE
6" GATE VALVE IN BOX
45° BEND

45° BEND
45° BEND

22.5° BEND
W/ 16' OF RESTRAINTS

305LF 8" PVC Pipe S=0.40%

S.S.M.H #2
TOP = 20.24'
I.E. (IN) = 10.78'
I.E (OUT) = 10.68'

106LF 8" PVC Pipe S=0.40%

45° BEND
11.25° BEND

S.S.M.H #3
TOP = 20.33'
I.E. (IN) = 11.30'
I.E. (IN) = 12.02'
I.E (OUT) = 11.20'

22.5° BEND
W/ 16' OF RESTRAINTS

79LF 8" PVC Pipe S=0.45%

S.S.M.H #4
TOP = 19.56'
I.E. (IN) = 12.93'
I.E (OUT) = 12.52'

S.S.M.H #5
TOP = 20.96'
I.E. (IN) = 13.32'
I.E (OUT) = 13.28'

22.5° BEND
W/ 16' OF RESTRAINTS

1" POLYETHYLENE WATER LATERAL, TYP. METER BY OTHERS

4" PVC SEWER LATERAL, TYP. MINIMUM 1" SLOPE

105 RESTRAINT LENGTH

280LF 8" PVC Pipe S=0.45%

23° BEND

45° BEND
45° BEND

11.25° BEND
W/ 8' OF RESTRAINTS
FIRE HYDRANT ASSEMBLY

SHEET 14

SHEET 13

S.S.M.H #10
TOP = 20.29'
I.E. (IN) = 12.60'
I.E (OUT) = 12.50'

385LF 8" PVC Pipe S=0.45%

35' RESTRAINT LENGTH

45° BEND
45° BEND

4" PVC SEWER LATERAL, TYP. MINIMUM 1" SLOPE

1" POLYETHYLENE WATER LATERAL, TYP. METER BY OTHERS

FIRE HYDRANT ASSEMBLY
10" X 6" TEE
6" GATE VALVE IN BOX

S77°34'36"E 899.95'

SSMH
RIM: : 20.32'
IE(NW): 10.27'

30.252 AC TRCT 3-B (OUT 478-2)
PLAT BOOK 28, PAGE 597
N/F: LEO AT THE SANCTUARY LLC
MAP 478D, PARCEL 02C
ZONING: R-3
SINGLE FAMILY RESIDENTIAL

EFFINGHAM COUNTY
CHATHAM COUNTY

25' B.S.L.

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

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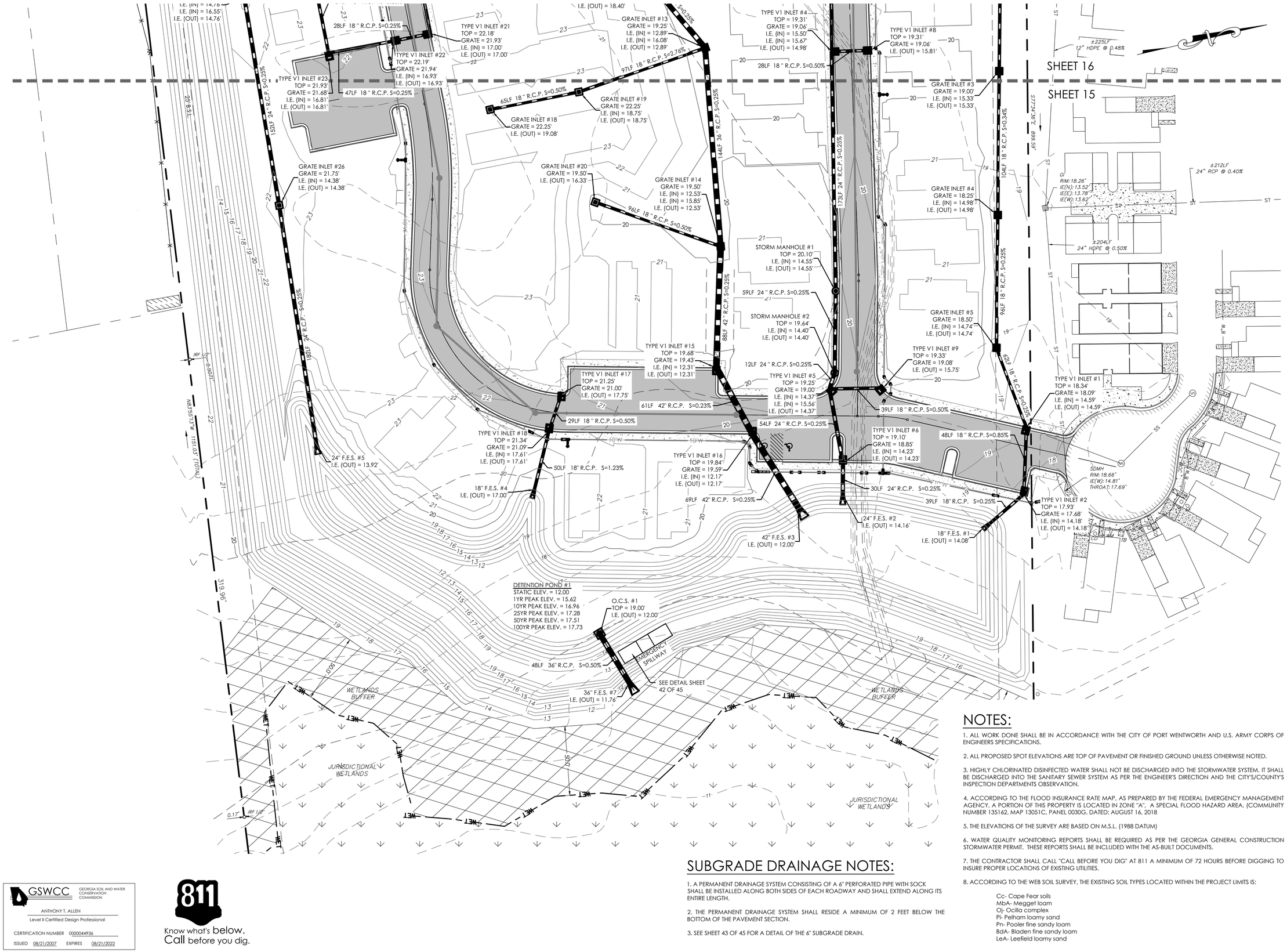
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

UTILITY PLAN

SHEET NUMBER
14
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



NOTES:

1. ALL WORK DONE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH AND U.S. ARMY CORPS OF ENGINEERS SPECIFICATIONS.

2. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.

3. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AS PER THE ENGINEER'S DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENTS OBSERVATION.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A", A SPECIAL FLOOD HAZARD AREA. (COMMUNITY NUMBER 135162, MAP 13051C, PANEL 0030G, DATED: AUGUST 16, 2018

5. THE ELEVATIONS OF THE SURVEY ARE BASED ON M.S.L. (1988 DATUM)

6. WATER QUALITY MONITORING REPORTS SHALL BE REQUIRED AS PER THE GEORGIA GENERAL CONSTRUCTION STORMWATER PERMIT. THESE REPORTS SHALL BE INCLUDED WITH THE AS-BUILT DOCUMENTS.

7. THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AT 811 A MINIMUM OF 72 HOURS BEFORE DIGGING TO INSURE PROPER LOCATIONS OF EXISTING UTILITIES.

8. ACCORDING TO THE WEB SOIL SURVEY, THE EXISTING SOIL TYPES LOCATED WITHIN THE PROJECT LIMITS IS:

Cc- Cape Fear soils
MbA- Megget loam
Oj- Ocilla complex
Pl- Pelham loamy sand
Pn- Pooler fine sandy loam
BdA- Bladen fine sandy loam
LeA- Leefield loamy sand

SUBGRADE DRAINAGE NOTES:

1. A PERMANENT DRAINAGE SYSTEM CONSISTING OF A 6" PERFORATED PIPE WITH SOCK SHALL BE INSTALLED ALONG BOTH SIDES OF EACH ROADWAY AND SHALL EXTEND ALONG ITS ENTIRE LENGTH.

2. THE PERMANENT DRAINAGE SYSTEM SHALL RESIDE A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAVEMENT SECTION.

3. SEE SHEET 43 OF 45 FOR A DETAIL OF THE 6" SUBGRADE DRAIN.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

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-	-	-

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DRAWN	ATA
CHECKED	ATA
DTAE	04/01/2022
JOB NO.	21-015
SCALE	1" = 30'

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

STORM DRAINAGE PLAN

SHEET NUMBER
15
OF 45

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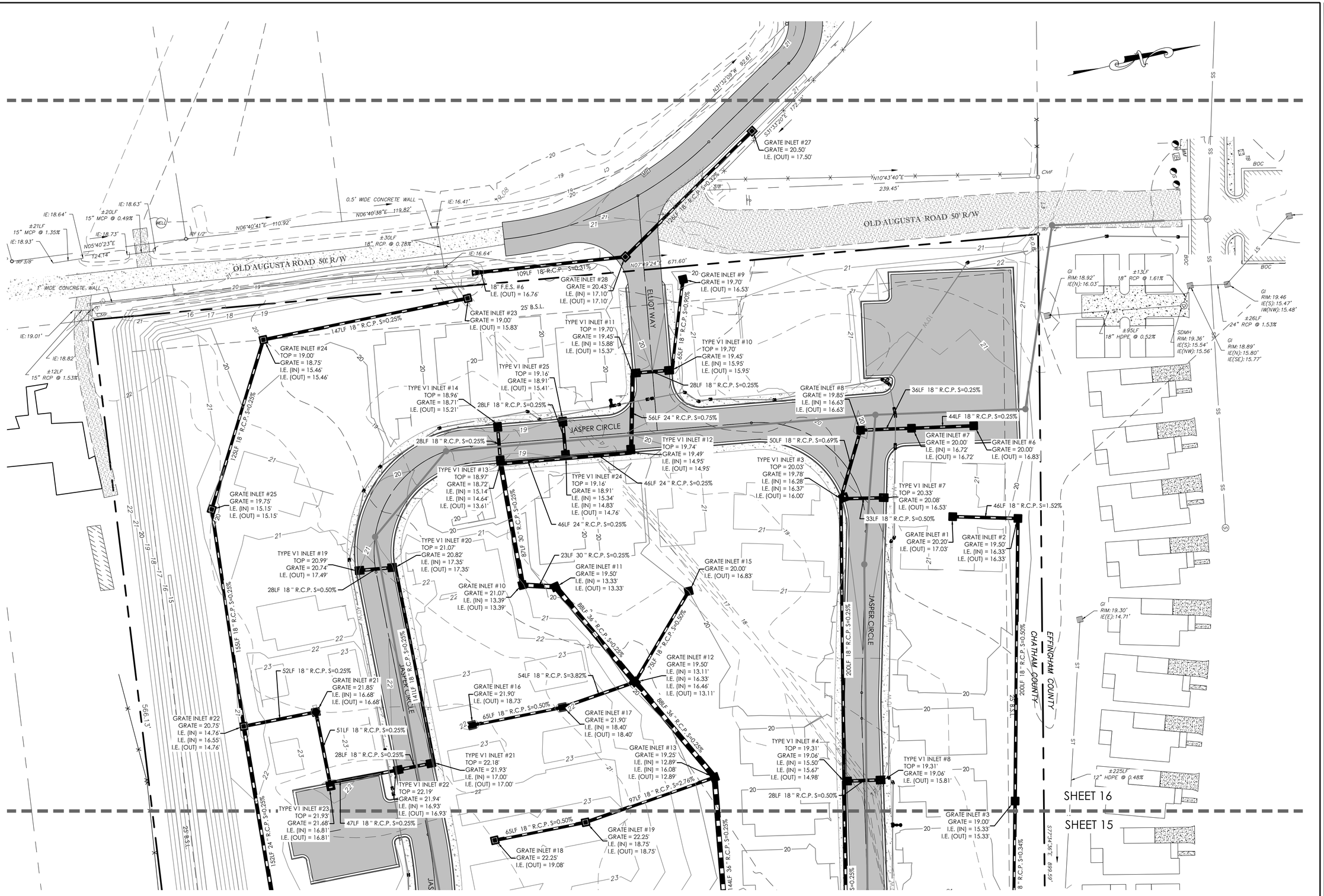

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NEXT CHAPTER NEIGHBORHOODS

STORM DRAINAGE PLAN

SHEET NUMBER
16
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SHEET 18

SHEET 17

1 BEDROOM F.F. =23.01
1 BEDROOM F.F. =23.16
1 BEDROOM F.F. =23.57
1 BEDROOM F.F. =23.57
1 BEDROOM F.F. =23.57
4 BEDROOM F.F. =23.79
2 BEDROOM F.F. =23.99
3 BEDROOM F.F. =23.92
2 BEDROOM F.F. =23.70
2 BEDROOM F.F. =23.34
4 BEDROOM F.F. =22.97
2 BEDROOM F.F. =23.93
3 BEDROOM F.F. =23.96
2 BEDROOM F.F. =22.93
APARTMENT F.F. =21.81
APARTMENT F.F. =21.49
APARTMENT F.F. =21.18
APARTMENT F.F. =20.86
3 BEDROOM F.F. =22.11
3 BEDROOM F.F. =21.71
3 BEDROOM F.F. =21.30
2 BEDROOM F.F. =21.07
2 BEDROOM F.F. =20.51
2 BEDROOM F.F. =20.45
2 BEDROOM F.F. =20.41
3 BEDROOM F.F. =20.72
3 BEDROOM F.F. =20.64
2 BEDROOM F.F. =21.01
3 BEDROOM F.F. =20.93
3 BEDROOM F.F. =21.20
2 BEDROOM F.F. =21.19
2 BEDROOM F.F. =21.01
3 BEDROOM F.F. =21.02
3 BEDROOM F.F. =20.83
3 BEDROOM F.F. =20.81

EVC: 12+85.40
LP: 12+63.92
FG: 12+35.40
EVC: 11+39.40
HP: 11+14.26
PC= 11+02.66
PT= 10+97.78
BVC: 10+82.38
PC: 20+80.73
PC: 21+50.17
BVC: 21+74.11
PC: 21+93.31
PC: 22+01.06
PC: 22+49.11
PC: 23+05.00
PC: 23+99.99
PC: 24+40.00
PT = 26+01.31

TP = 22.15' BC = 22.28'
TP = 21.85' BC = 21.98'
TP = 22.15' BC = 22.28'
TP = 22.29' BC = 22.42'
TP = 22.45' BC = 22.58'
TP = 22.55' BC = 22.68'
TP = 22.44' BC = 22.57'
TP = 22.80' BC = 22.93'
TP = 22.70' BC = 22.83'
TP = 22.60' BC = 22.73'
TP = 22.80' BC = 22.93'
TP = 23.00' BC = 23.13'
TP = 22.59' TW = 22.59'
TP = 22.85'
TP = 22.25'
TP = 22.25'
TP = 22.75
TP = 20.79' BC = 20.92'
TP = 21.09' BC = 21.22'
TP = 19.59' BC = 19.72'
TP = 19.84' BC = 19.97'
TP = 19.71' BC = 19.84'
TP = 19.58' BC = 19.56'
TP = 19.45' BC = 19.58'
TP = 19.38' BC = 19.51'
TP = 18.09' BC = 18.22'
TP = 17.91' BC = 18.04'
TP = 17.76' BC = 17.89'
TP = 19.16' BC = 19.29'
TP = 19.03' BC = 19.16'
TP = 19.14' BC = 19.27'
TP = 19.00' BC = 19.13'
TP = 17.89' BC = 18.02'
TP = 17.86' BC = 17.99'

FG = 22.50'
FG = 21.75'
FG = 22.96'
FG = 19.25'
FG = 19.80'
FG = 19.50'
FG = 20.00'
FG = 19.50'
FG = 19.00'
FG = 19.50'
FG = 18.25'
FG = 18.75'
FG = 18.50'

S77°34'36"E 899.39'
S15°25'50"W 1151.03' (TOTAL)
319.96'

WETLANDS BUFFER
JURISDICTIONAL WETLANDS
EMERGENCY SPILLWAY
SEE DETAIL SHEET 42 OF 45
IRF 1/2"
IRF 5/8"
WET
50.0'
8"W
SS
ST
W
G
TB
CO

GEORGIA REGISTERED PROFESSIONAL ENGINEERS ANTHONY TOSS ALLEN
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JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

PAVING AND GRADING PLAN

SHEET NUMBER
17
OF 45

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
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Level II Certified Design Professional
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SHEET 19

SHEET 18

OLD AUGUSTA ROAD 50' R/W

ELIOT WAY

JASPER CIRCLE

SHEET 18

SHEET 17

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
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PAVING AND GRADING PLAN

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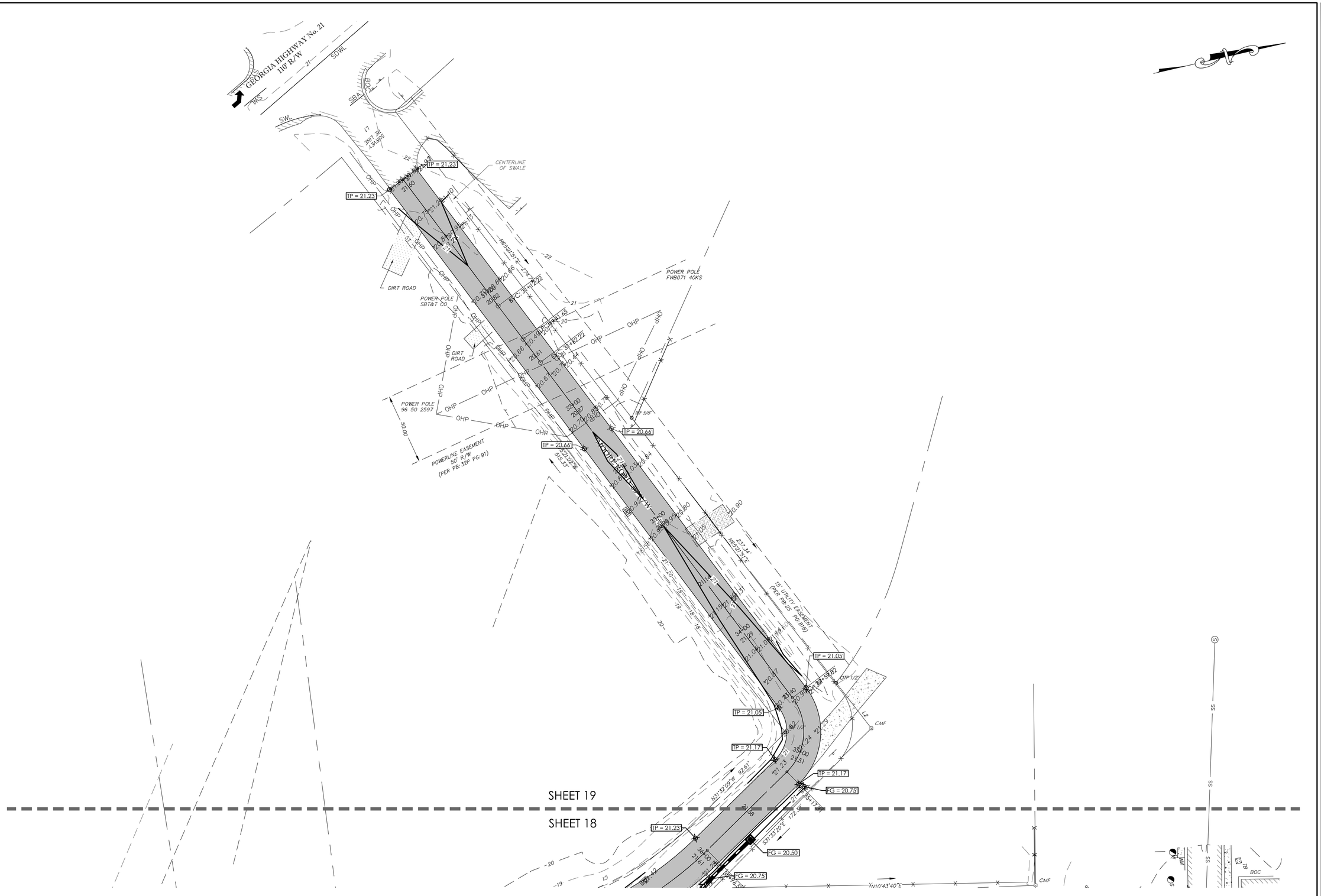

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PAVING AND GRADING PLAN

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SPECIAL NOTES:

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

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

4. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE.

5. THERE ARE WETLANDS LOCATED ON THIS SITE.

6. 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.

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

8. 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..

"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 QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE 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."

_____
OWNER/ PRIMARY PERMITEE

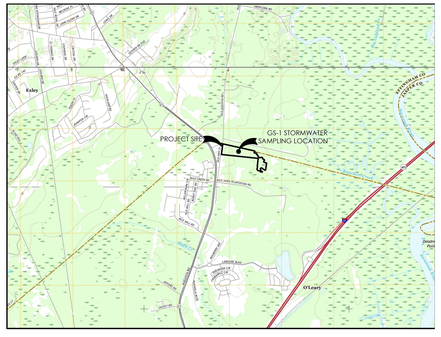
DESIGN PROFESSIONAL'S CERTIFICATION:

"I CERTIFY THAT THE PERMITEE'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 RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

"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."

Anthony Allen
ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

- ALL CLEARING SHALL CONFORM TO LOCAL CODES AND SPECIFICATIONS AND/OR SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
- LIMITS OF DISTURBANCE SHALL BE AS SHOWN IN EACH PHASE.
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE NO TROUT STREAMS LOCATED ON OR WITHIN 200 FEET OF PROJECT SITE.
- THERE ARE WETLANDS ON THIS PROJECT SITE.
- THERE ARE NO NEIGHBORING AREAS THAT MIGHT BE AFFECTED FROM THIS PROPOSED PROJECT.
- SILT FENCE SHALL BE TYPE "NS" UNLESS OTHERWISE NOTED.
- SILT FENCE SHALL BE REMOVED ONCE PROJECT SITE HAS REACHED FINAL STABILIZATION.
- STABILIZED CONSTRUCTION EXITS, TIRE WASH AREAS, ETC. SHALL BE PROVIDED AS NEEDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT.
  PAVED ROADWAYS
  SHALL BE INSPECTED DAILY FOR THE TRACKING OF MUD, DIRT, OR ROCK. TRUCKS HAULING MATERIAL FROM THE PROJECT SITE SHALL BE COVERED.


PROJECT SITE
GS-1 STORMWATER SAMPLING LOCATION
Exley
Ellenton
Ellenton Rd
Ellenton Bridge Rd
Ellenton Ave
Ellenton Cir
Ellenton Dr
Ellenton Ln
Ellenton Pl
Ellenton Rd
Ellenton Trl
Ellenton Way
Ellenton Wy

SPECIAL NOTES:

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

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

4. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE.

5. THERE ARE WETLANDS LOCATED ON THIS SITE.

6. 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.

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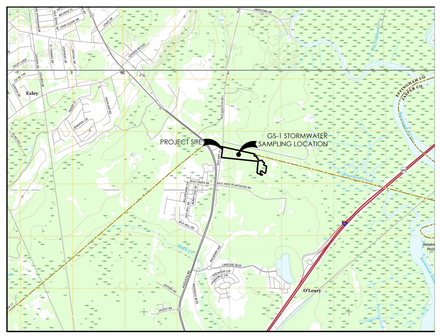

QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ANTHONY T. ALLEN
Level II Certified Design Professional

CERTIFICATION NUMBER 0000044936

ISSUED 08/21/2007 EXPIRES 08/21/2022

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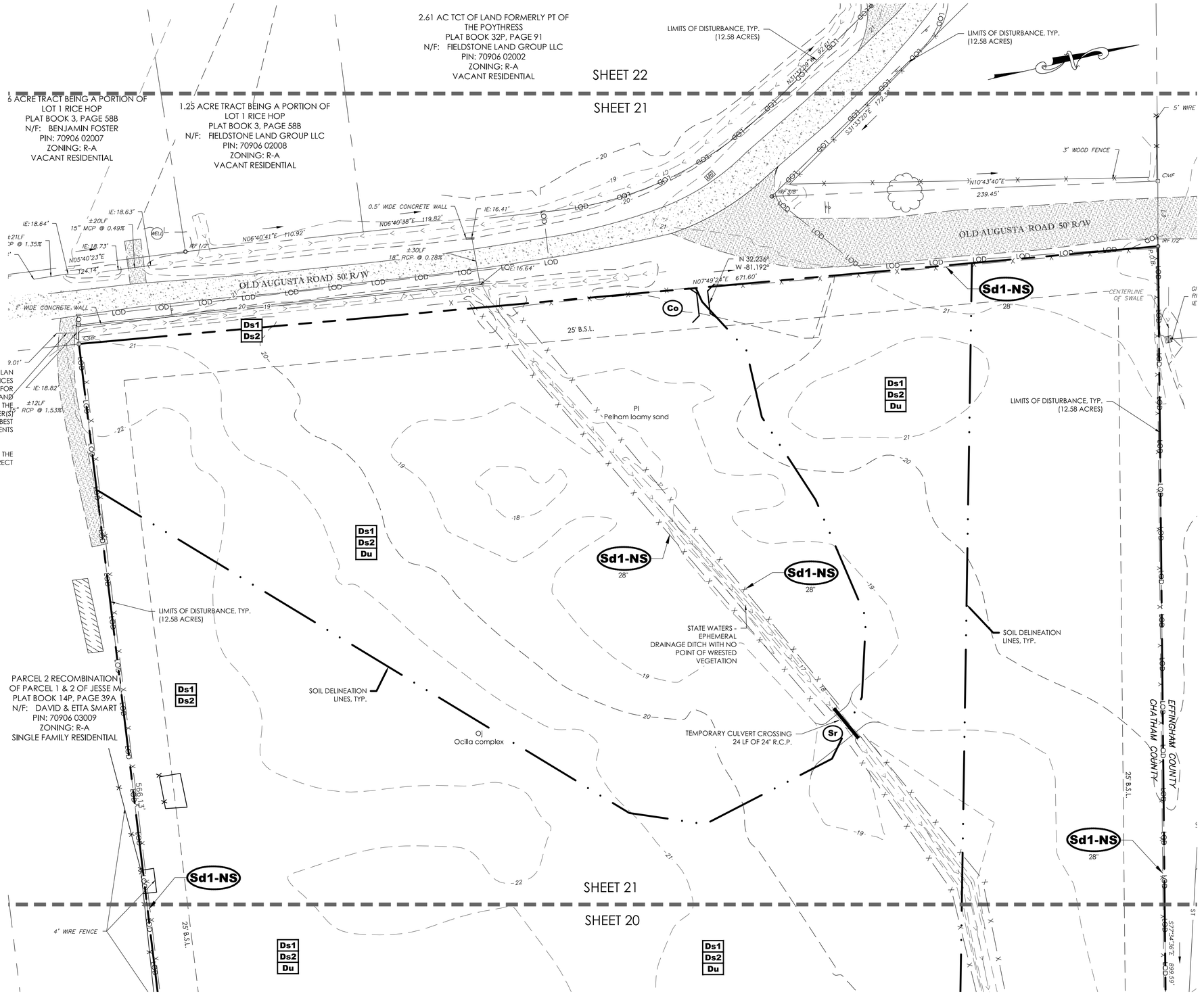

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JASPER VILLAGE PHASE 2
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INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

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

4. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE.

5. THERE ARE WETLANDS LOCATED ON THIS SITE.

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_____
OWNER/ PRIMARY PERMITEE

DESIGN PROFESSIONAL'S CERTIFICATION:

"I CERTIFY THAT THE PERMITEE'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 RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

"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."

Anthony Allen
ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

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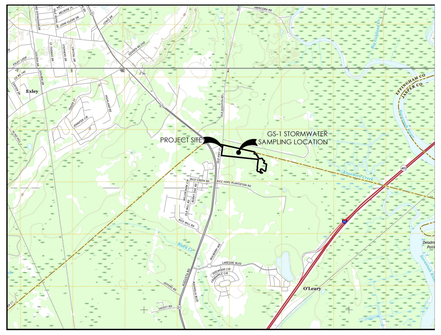
  PAVED ROADWAYS
  SHALL BE INSPECTED DAILY FOR THE TRACKING OF MUD, DIRT, OR ROCK. TRUCKS HAULING MATERIAL FROM THE PROJECT SITE SHALL BE COVERED.



QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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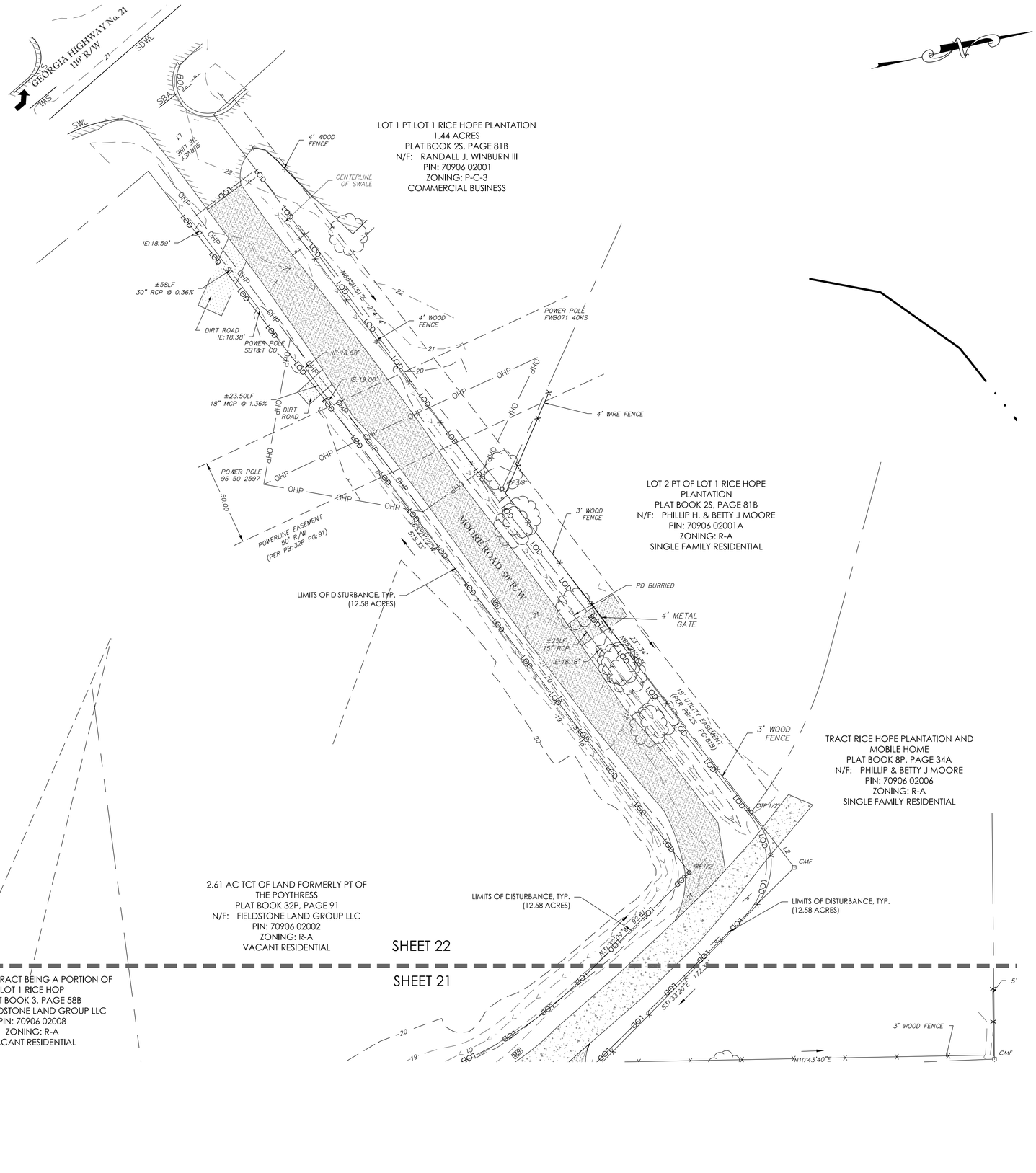

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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NO.	DATE	REQ. BY
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DESIGNED	ATA	DATE	04/01/2022
DRAWN	ATA	JOB NO.	21-015
CHECKED	ATA	SCALE	1" = 30'

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
22
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

SPECIAL NOTES:

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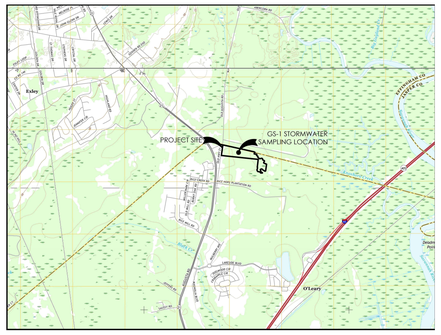

QUAD MAP

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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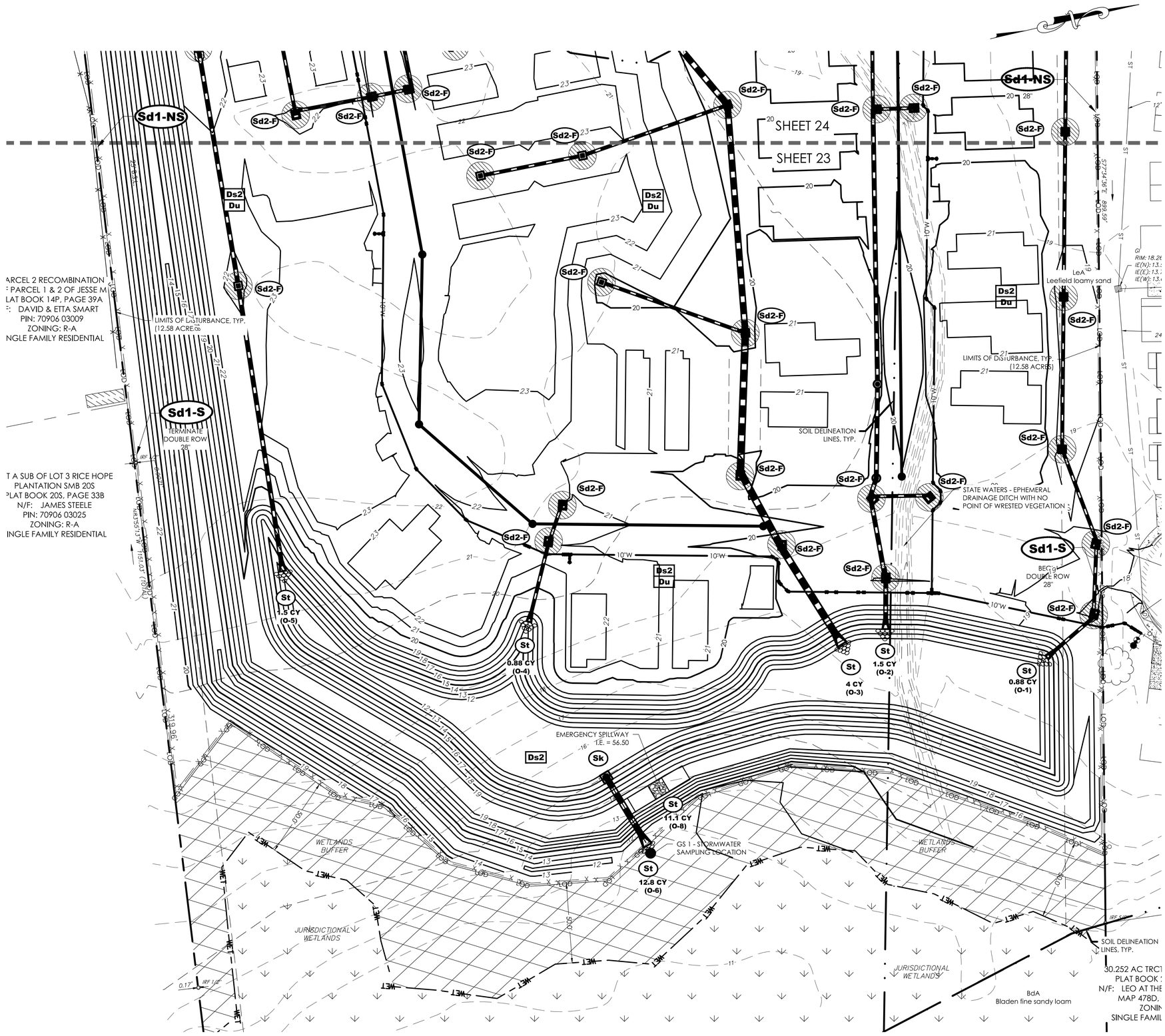

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DESIGNED	ATA	SCALE	1" = 30'
DRAWN	ATA	JOB NO.	21-015
CHECKED	ATA	DTATE	04/01/2022

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GRAPHIC SCALE: 1"=30'-0"

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
23
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Pl

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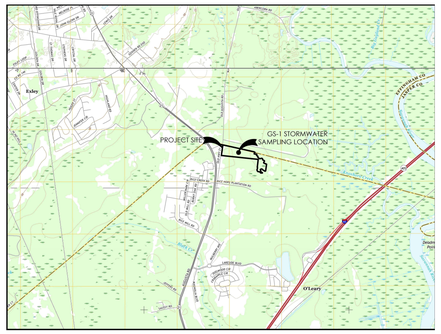

QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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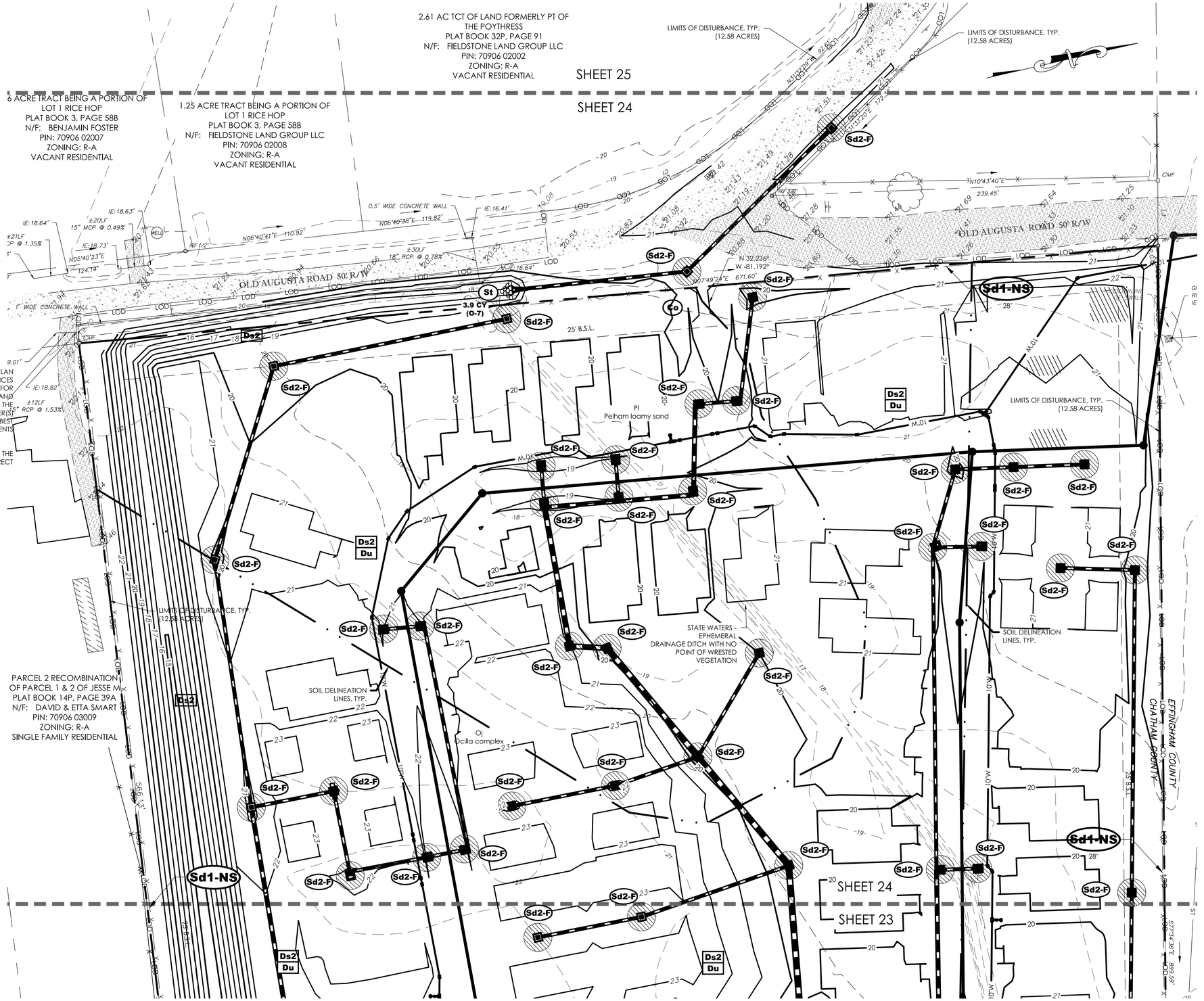

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TODD ALLEN
04/01/2022

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PH:(912) 667-2667
E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

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DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	1" = 30'

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

INTERMEDIATE EROSION AND SEDIMENTATION PLAN

SHEET NUMBER
24
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

SPECIAL NOTES:

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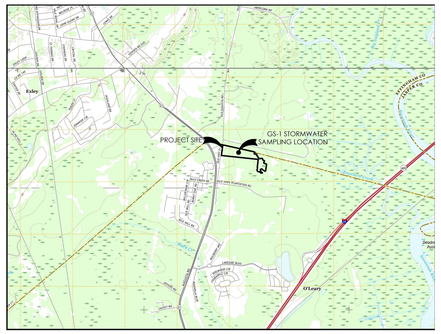

QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
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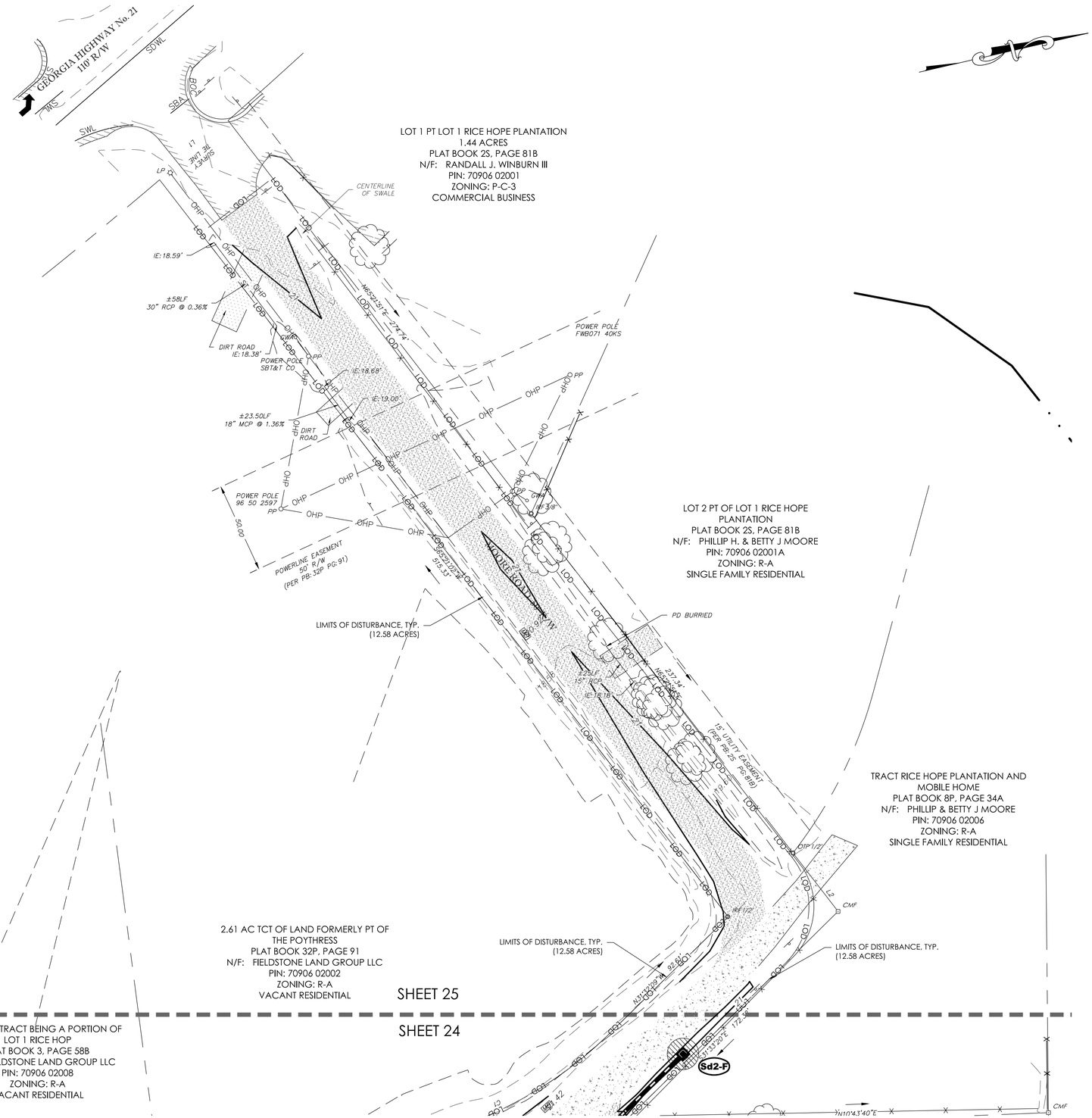

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JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
25
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

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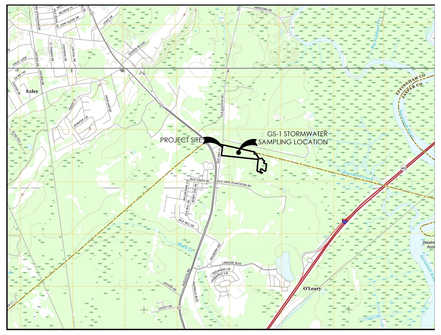
"I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED 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 RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

"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."

Anthony Allen
ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

- ALL CLEARING SHALL CONFORM TO LOCAL CODES AND SPECIFICATIONS AND/OR SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
- LIMITS OF DISTURBANCE SHALL BE AS SHOWN IN EACH PHASE.
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE NO TROUT STREAMS LOCATED ON OR WITHIN 200 FEET OF PROJECT SITE.
- THERE ARE WETLANDS ON THIS PROJECT SITE.
- THERE ARE NO NEIGHBORING AREAS THAT MIGHT BE AFFECTED FROM THIS PROPOSED PROJECT.
- SILT FENCE SHALL BE TYPE "NS" UNLESS OTHERWISE NOTED.
- SILT FENCE SHALL BE REMOVED ONCE PROJECT SITE HAS REACHED FINAL STABILIZATION.
- STABILIZED CONSTRUCTION EXITS, TIRE WASH AREAS, ETC. SHALL BE PROVIDED AS NEEDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT.
  PAVED ROADWAYS
  SHALL BE INSPECTED DAILY FOR THE TRACKING OF MUD, DIRT, OR ROCK. TRUCKS HAULING MATERIAL FROM THE PROJECT SITE SHALL BE COVERED.



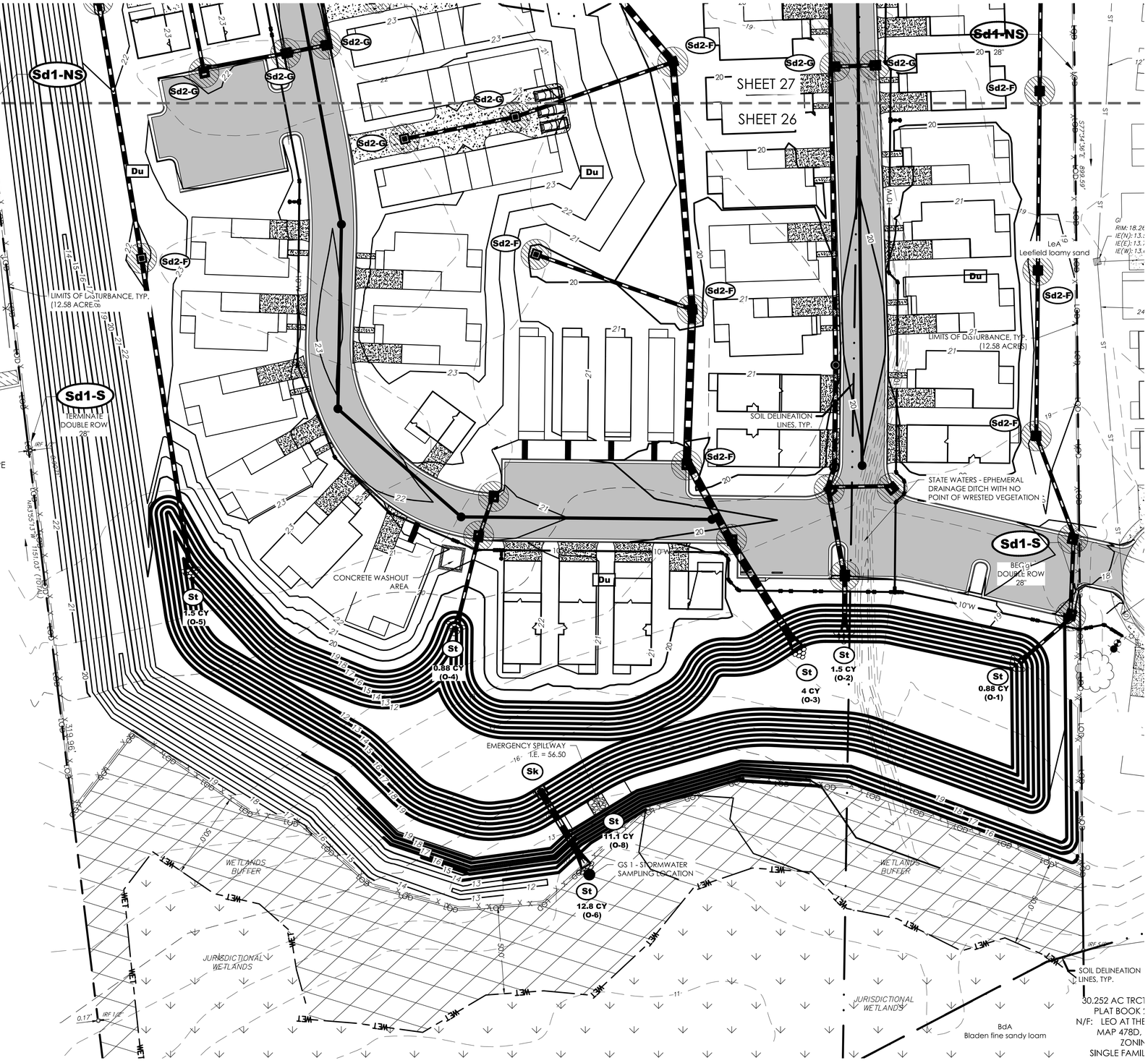
QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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

PARCEL 2 RECOMBINATION OF PARCEL 1 & 2 OF JESSE M PLAT BOOK 14P, PAGE 39A
N/F: DAVID & ETTA SMART
PIN: 70906 03009
ZONING: R-A
SINGLE FAMILY RESIDENTIAL

LOT A SUB OF LOT 3 RICE HOPE PLANTATION SMB 20S PLAT BOOK 20S, PAGE 33B
N/F: JAMES STEELE
PIN: 70906 03025
ZONING: R-A
SINGLE FAMILY RESIDENTIAL



GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
Anthony Allen 04/01/2022

P.O. BOX 1749
RINCON, GA 31326
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E-MAIL: tallen@allenengineering.org

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DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	1" = 30'

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

FINAL EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
26
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

SPECIAL NOTES:

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

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

4. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE.

5. THERE ARE WETLANDS LOCATED ON THIS SITE.

6. 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.

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

8. 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..

"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 QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE 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."

Anthony Allen
OWNER/ PRIMARY PERMITEE

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Anthony Allen
ANTHONY T. ALLEN, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000044936

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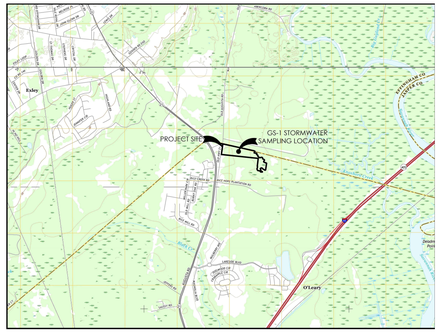

QUAD MAP

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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04/01/2022

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

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS
INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
27
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

SPECIAL NOTES:

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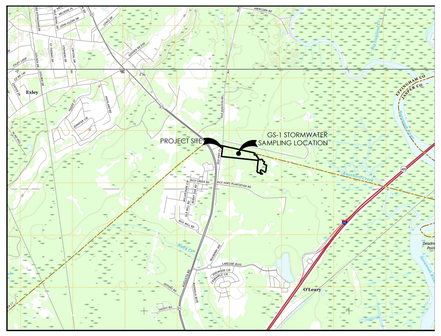
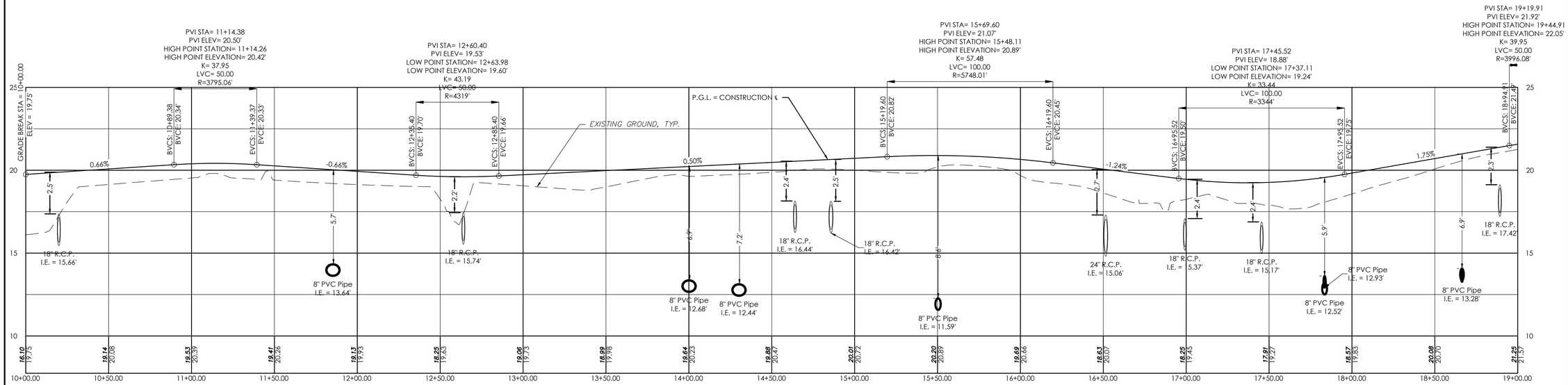
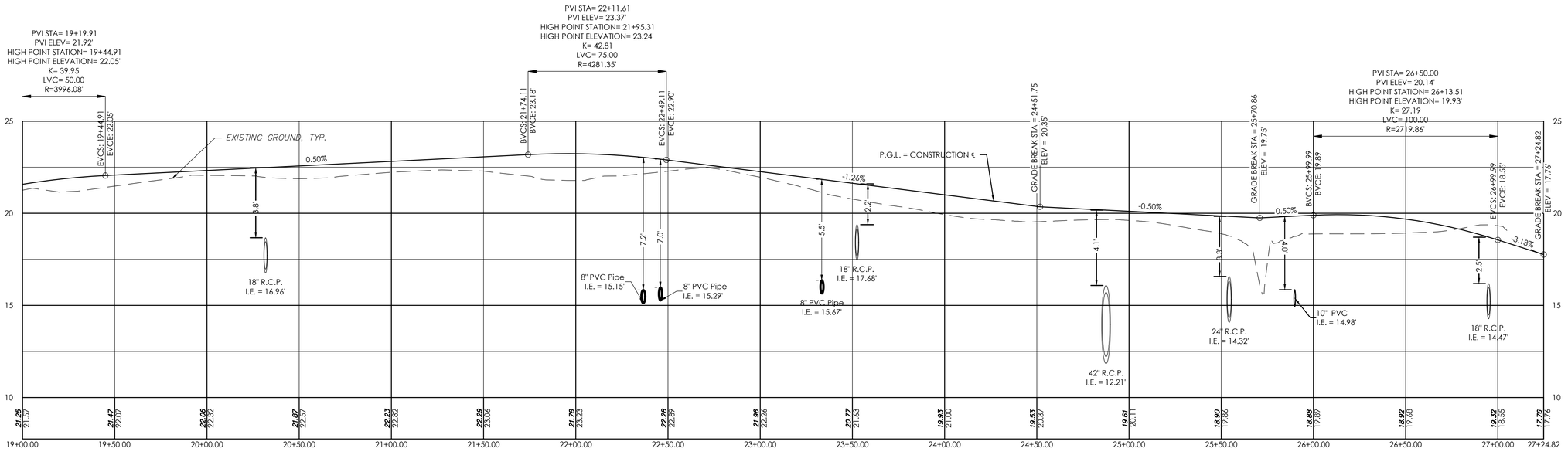
  TRUCKS HAULING MATERIAL FROM THE PROJECT SITE SHALL BE COVERED.


PROJECT SITE
GS-1 STORMWATER SAMPLING LOCATION
Exley
Ellaville
Ellaville Bypass
Ellaville Elementary School
Schley County Middle School
Schley County High School
Schley County Primary School
Schley County Intermediate School
Schley County Fire Department
Schley County Courthouse
Schley County Jail
Schley County Sheriff's Office
Schley County Public Library
Schley County Board of Education
Schley County Extension Office
Schley County Recreation Department
Schley County Senior Center
Schley County Transfer Station
Schley County Landfill
Schley County Water Tank
Schley County Water Tank
Schley County Water Tank



JASPER CIRCLE PROFILE
STATIONS 10+00.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



JASPER CIRCLE PROFILE
STATIONS 19+00.00 TO 27+24.82
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

P.O. BOX 1749
RINCON, GA 31326

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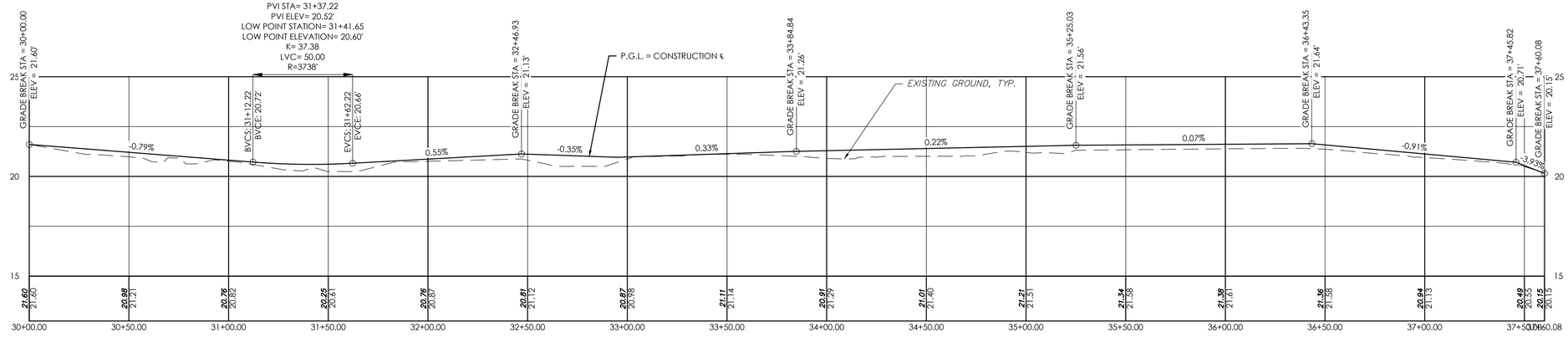
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	AS SHOWN

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

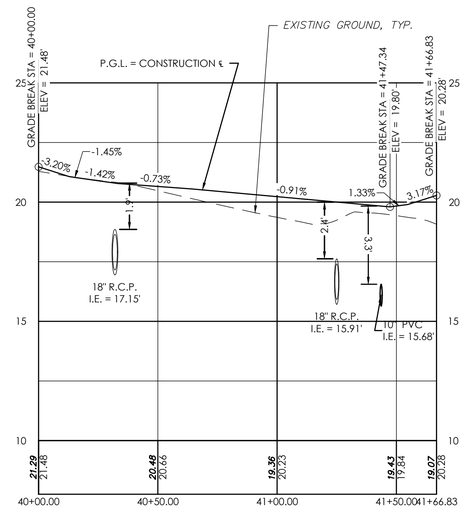
ROADWAY PROFILES

SHEET NUMBER
29
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



MOORE ROAD PROFILE
STATIONS 30+00.00 TO 37+60.08
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



ELLIOT WAY PROFILE
STATIONS 40+00.00 TO 41+66.83
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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JOB NO.	21-015
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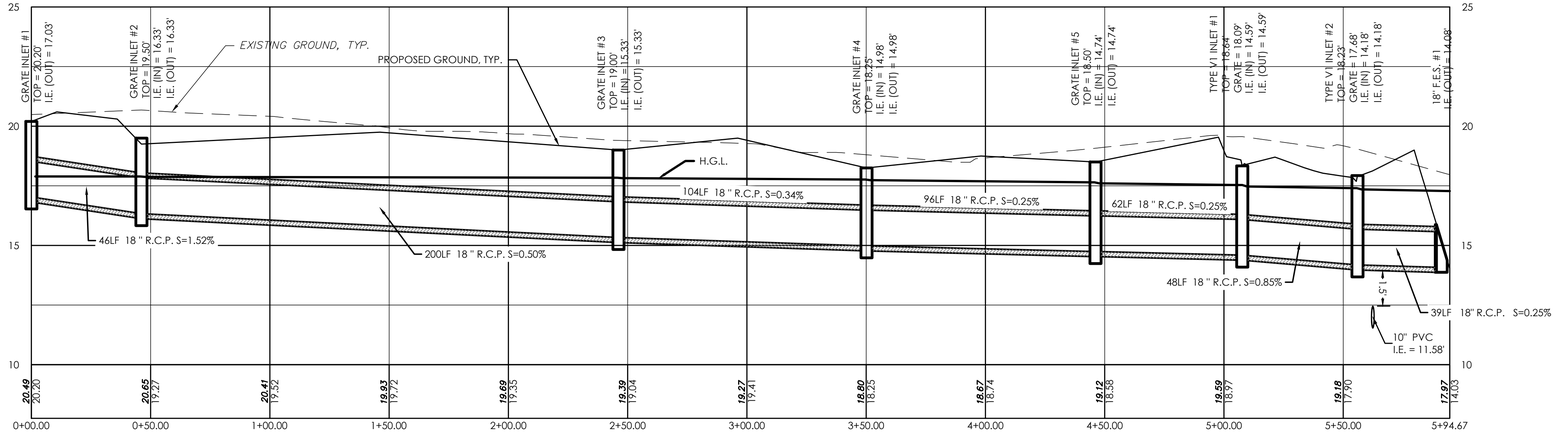
JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

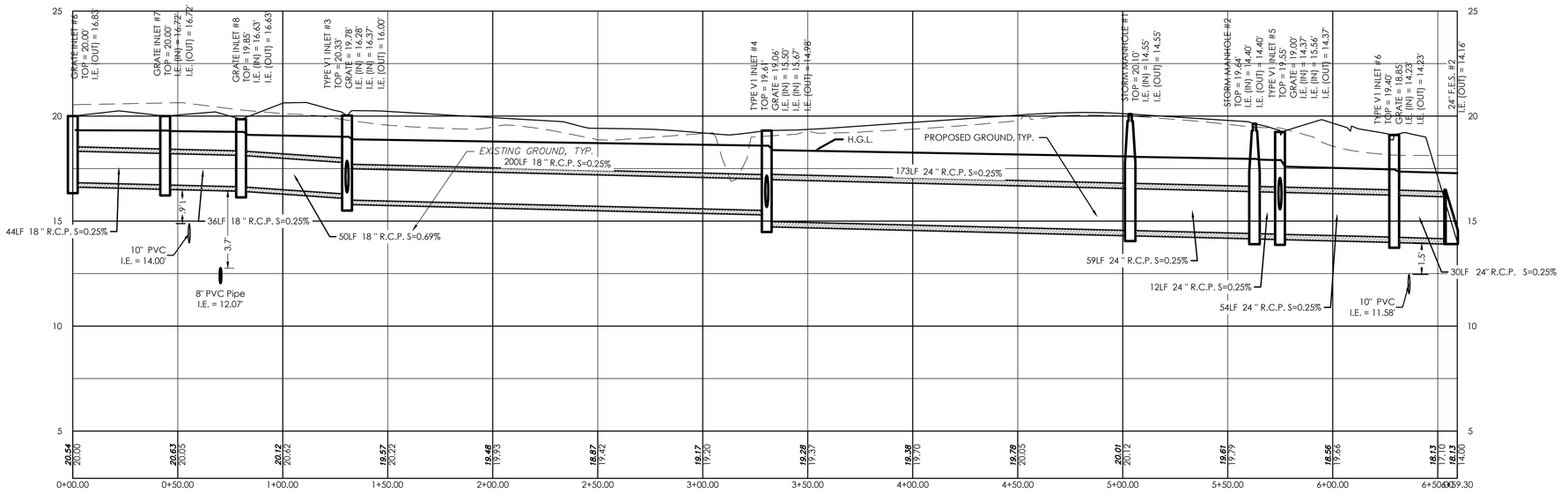
ROADWAY PROFILES

SHEET NUMBER
30
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



GRATE INLET #1 TO F.E.S. #1 PROFILE
STATIONS 0+00.00 TO 5+94.67
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



GRATE INLET #6 TO F.E.S. #2 PROFILE
STATIONS 0+00.00 TO 6+59.30
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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DTATE	04/01/2022
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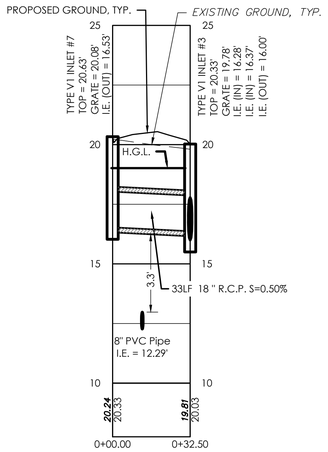
SCALE	AS SHOWN

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

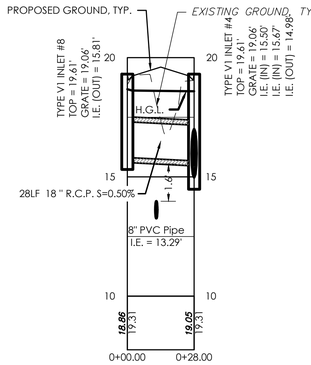
STORM DRAINAGE PROFILES

SHEET NUMBER
31
OF 45

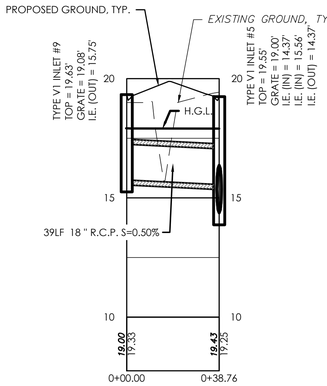
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



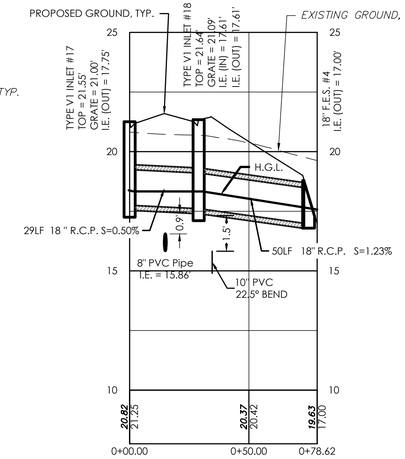
TYPE V1 INLET #7 TO TYPE V1 INLET #3 PROFILE
STATIONS 0+00.00 TO 0+32.50
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



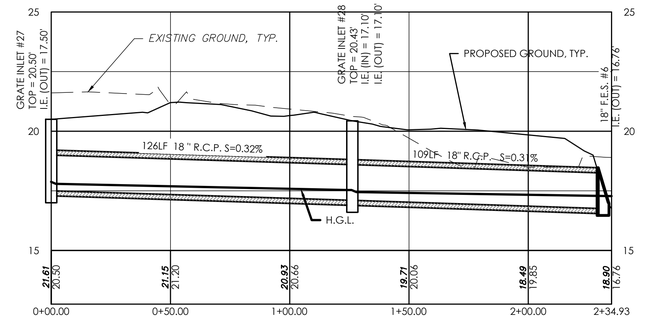
TYPE V1 INLET #8 TO TYPE V1 INLET #4 PROFILE
STATIONS 0+00.00 TO 0+28.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



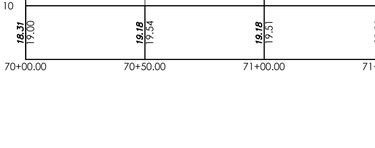
TYPE V1 INLET #9 TO TYPE V1 INLET #5 PROFILE
STATIONS 0+00.00 TO 0+38.76
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



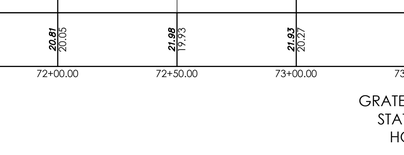
TYPE V1 INLET #17 TO F.E.S. #4 PROFILE
STATIONS 0+00.00 TO 0+78.62
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



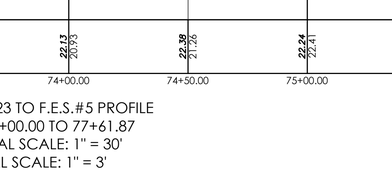
GRATE INLET #27 TO F.E.S. #6 PROFILE
STATIONS 0+00.00 TO 2+34.93
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



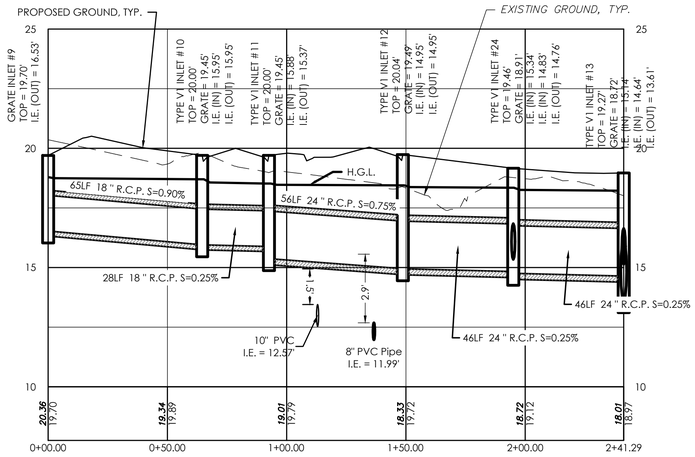
GRATE INLET #15 TO GRATE INLET #12 PROFILE
STATIONS 0+00.00 TO 0+74.71
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



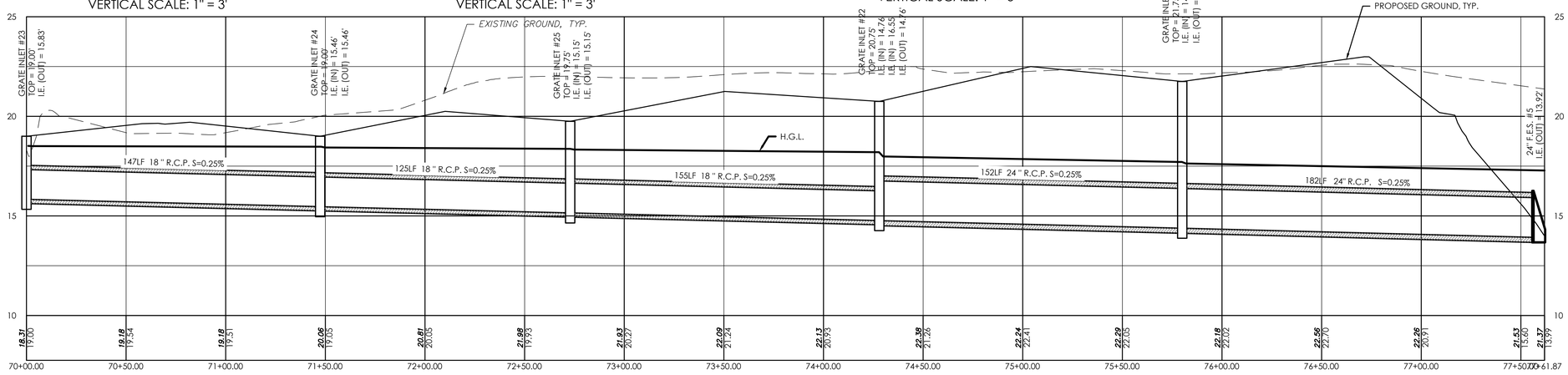
GRATE INLET #20 TO GRATE INLET #14 PROFILE
STATIONS 0+00.00 TO 0+96.03
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



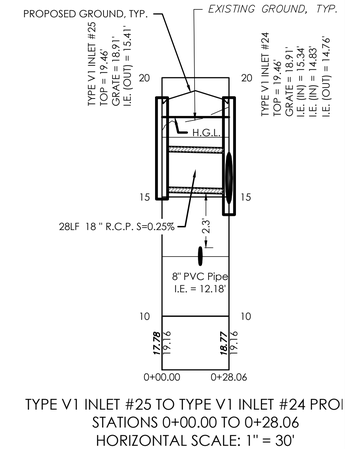
GRATE INLET #16 TO GRATE INLET #12 PROFILE
STATIONS 0+00.00 TO 1+19.56
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



GRATE INLET #9 TO TYPE V1 INLET #13 PROFILE
STATIONS 0+00.00 TO 2+41.29
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



GRATE INLET #23 TO F.E.S.#5 PROFILE
STATIONS 70+00.00 TO 77+61.87
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



TYPE V1 INLET #25 TO TYPE V1 INLET #24 PROFI
STATIONS 0+00.00 TO 0+28.06
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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JASPER VILLAGE PHASE 2
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STORM DRAINAGE PROFILES

SHEET NUMBER
32
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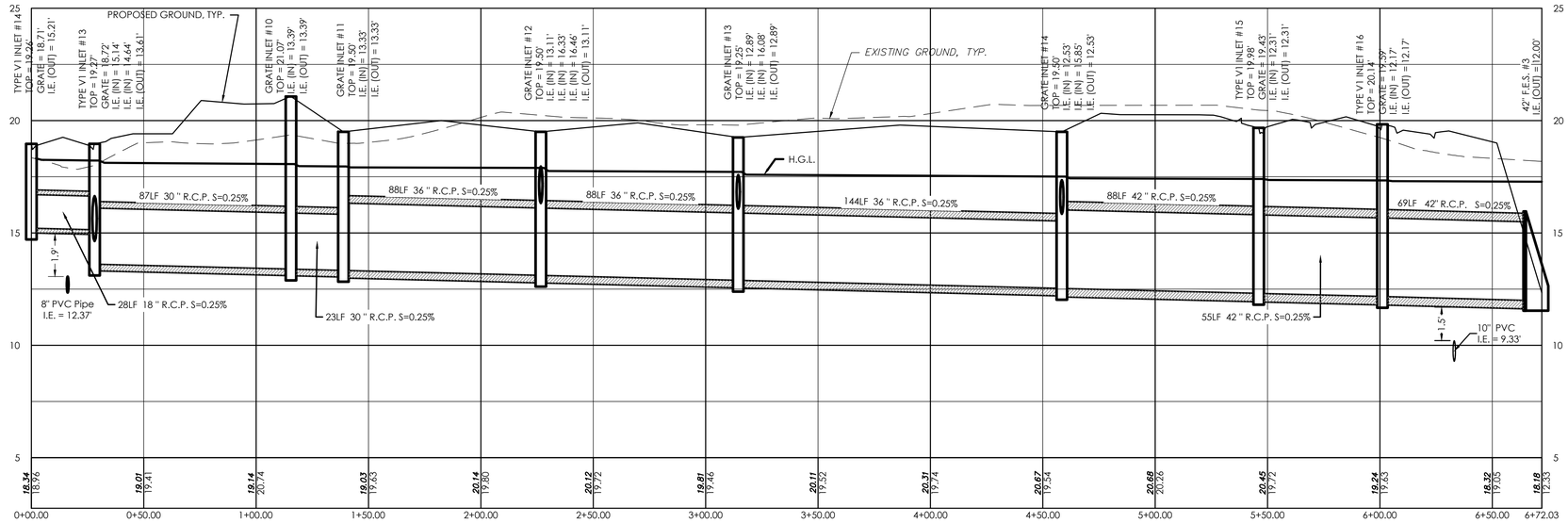
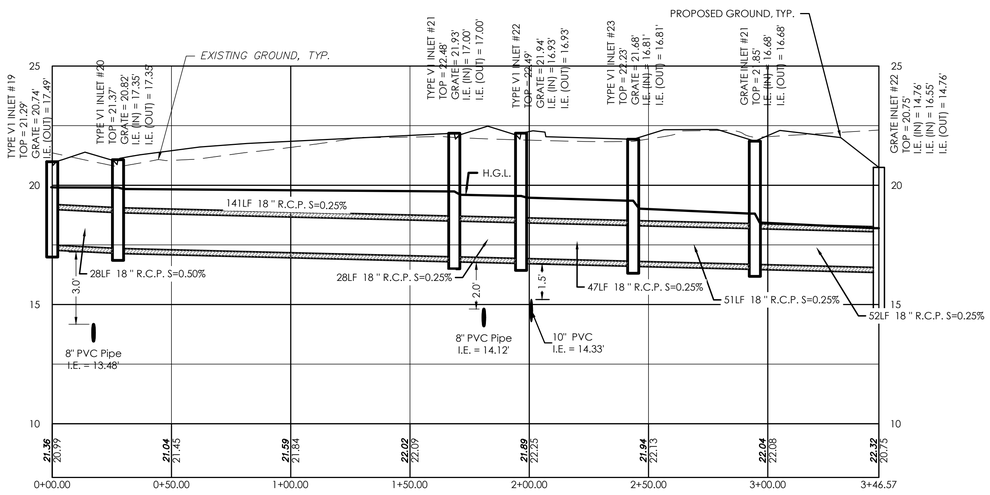
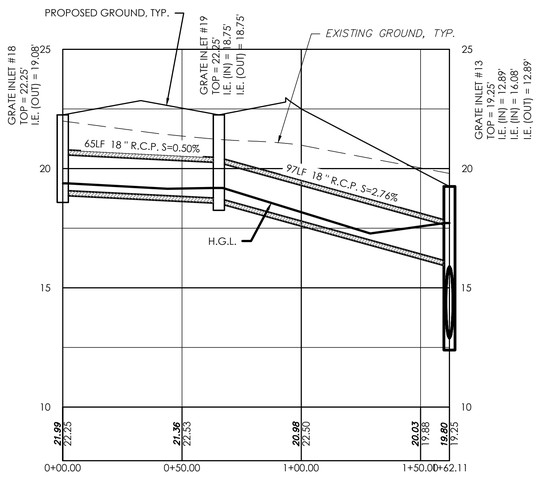
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



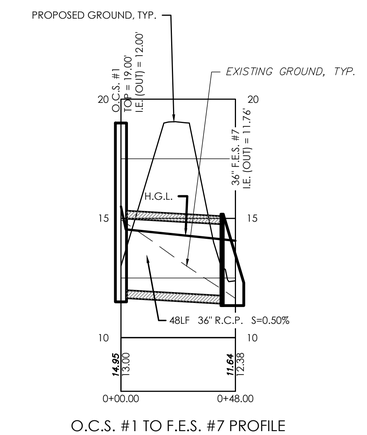
TYPE V1 INLET #14 TO F.E.S. #3 PROFILE
STATIONS 0+00.00 TO 6+72.03
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



TYPE V1 INLET #19 TO GRATE INLET #22 PROFILE
STATIONS 0+00.00 TO 3+46.57
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



GRATE INLET #18 TO GRATE INLET #13 PROFILE
STATIONS 0+00.00 TO 1+62.11
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



O.C.S. #1 TO F.E.S. #7 PROFILE
STATIONS 0+00.00 TO 0+48.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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STORM DRAINAGE PROFILES

SHEET NUMBER
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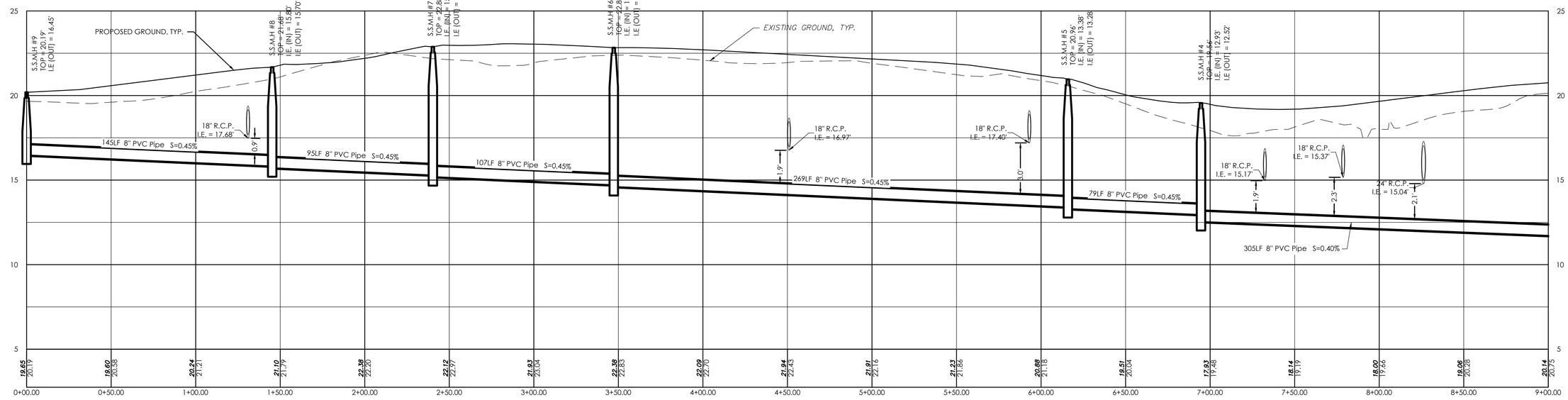
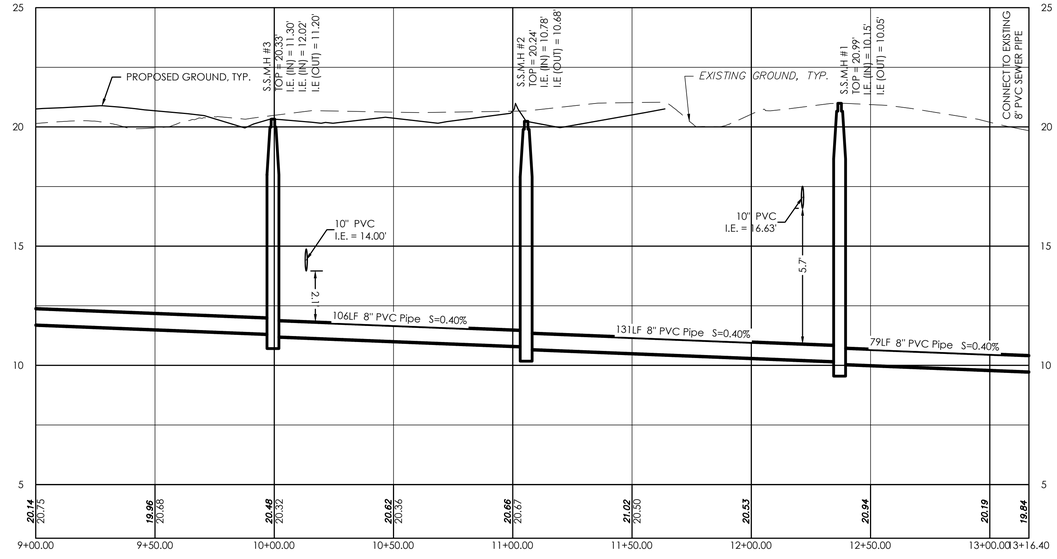


S.S.M.H. #9 TO S.S.M.H. #1 PROFILE
STATIONS 0+00.00 TO 9+00.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



S.S.M.H. #9 TO S.S.M.H. #1 PROFILE
STATIONS 9+00.00 TO 13+16.40
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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SANITARY SEWER PROFILES

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34
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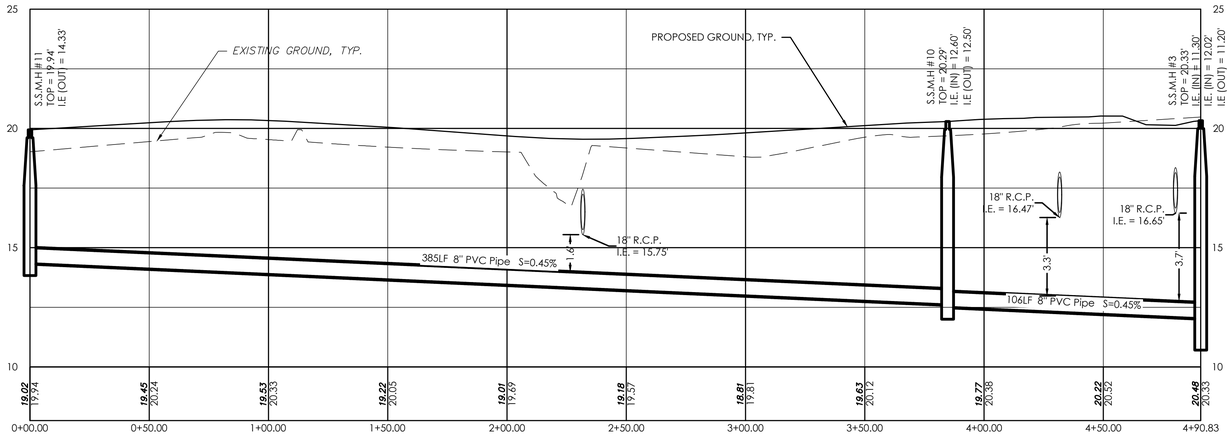

S.S.M.H #11 TO S.S.M.H. #3 PROFILE
STATIONS 0+00.00 TO 4+90.83
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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JASPER VILLAGE PHASE 2
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SANITARY SEWER PROFILES

SHEET NUMBER
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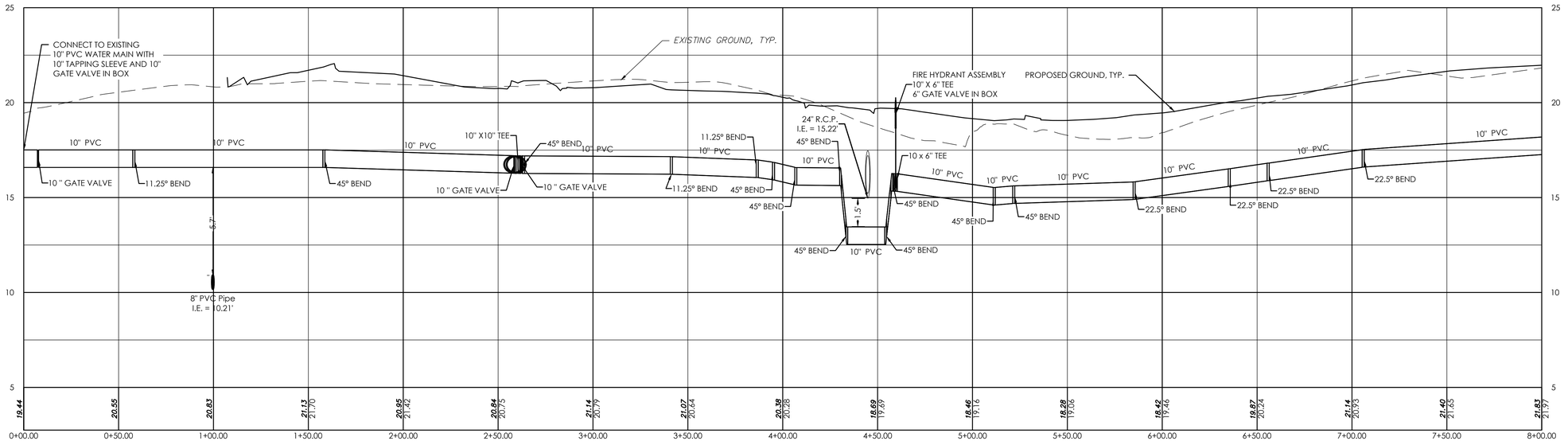
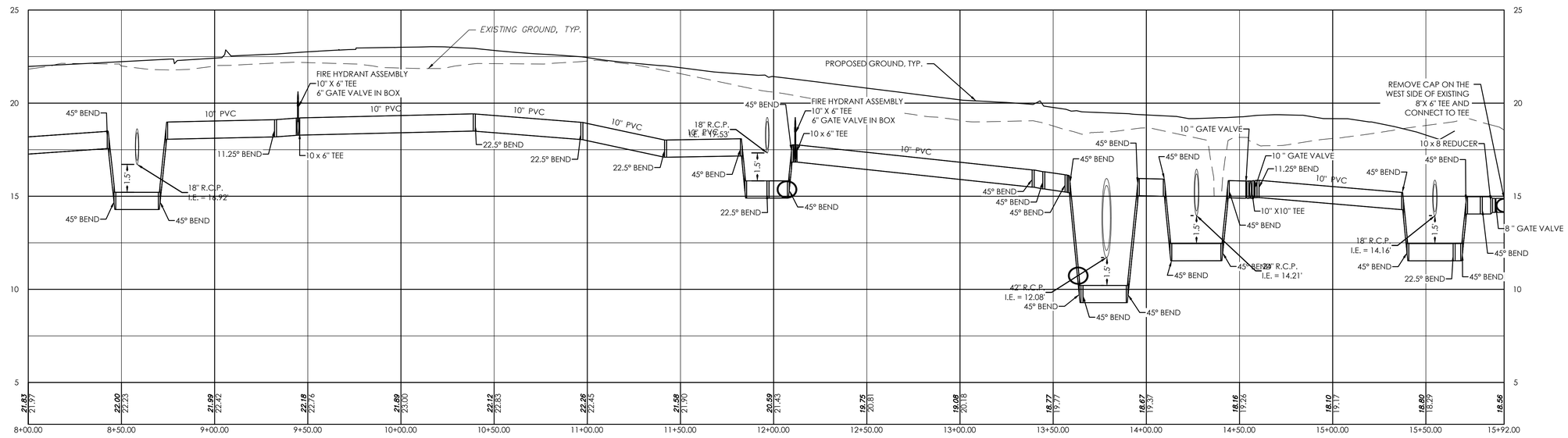


WATERMAIN PROFILE
STATIONS 0+00.00 TO 8+00.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



WATERMAIN PROFILE
STATIONS 8+00.00 TO 15+92.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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JASPER VILLAGE PHASE 2
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WATER PROFILES

SHEET NUMBER
36
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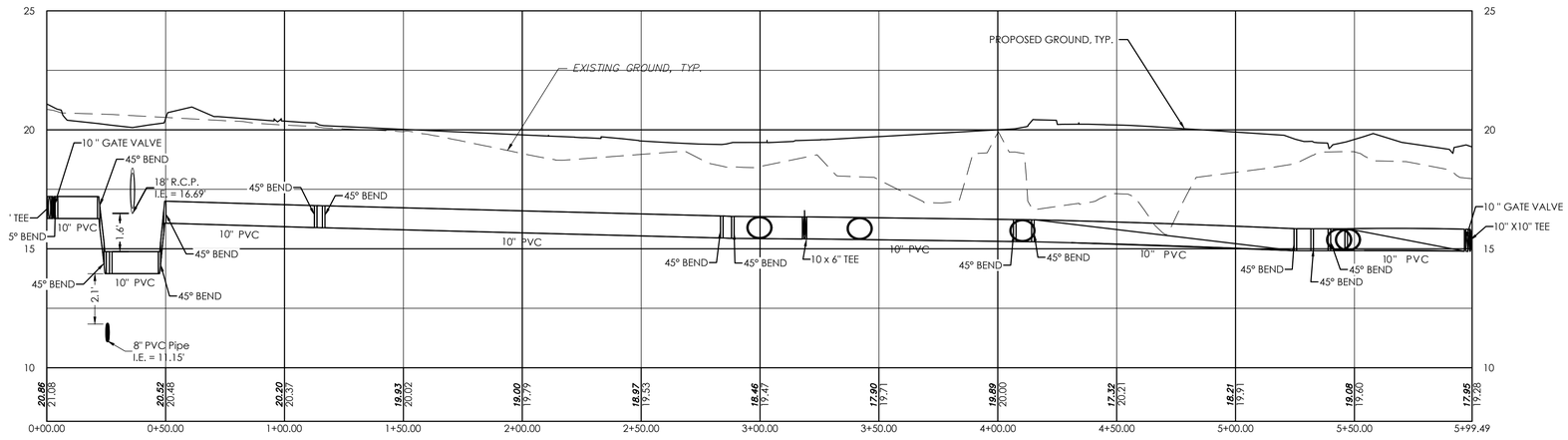

10" WATERMAIN LOOP PROFILE
STATIONS 0+00.00 TO 5+99.49
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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JASPER VILLAGE PHASE 2
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WATER PROFILES

SHEET NUMBER
37
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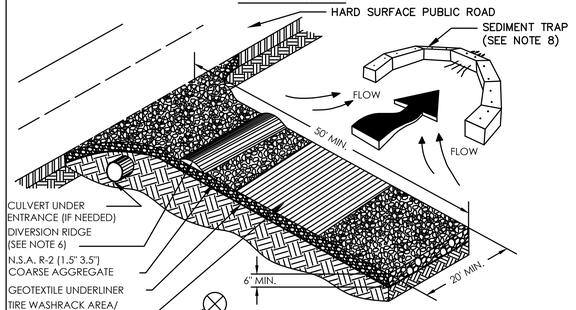
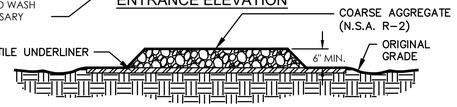
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

MAINTENANCE

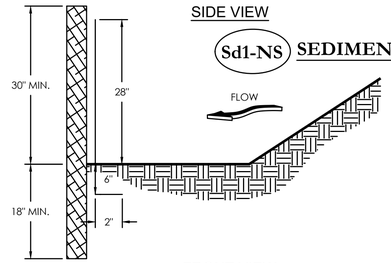
THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5 - 3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED,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

Co **CONSTRUCTION EXIT**

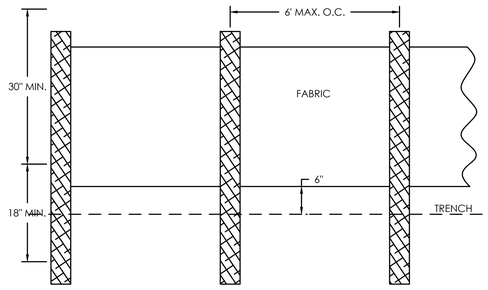
SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW

Sd1-NS **SEDIMENT BARRIER**



FRONT VIEW

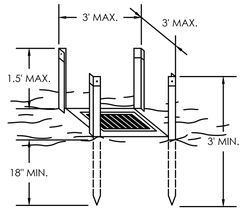


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

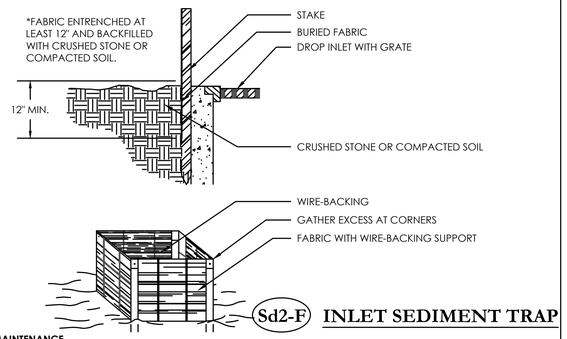
MAINTENANCE
- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
- 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.

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.



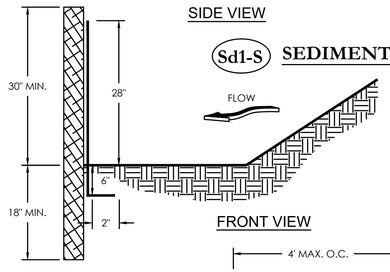
Sd2-F **INLET SEDIMENT TRAP**

MAINTENANCE
- 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. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN DS4- DISTURBED AREA STABILIZATION (WITH SODDING).
- SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP, DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN.
- WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT BACK TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AROUND THE INLET.

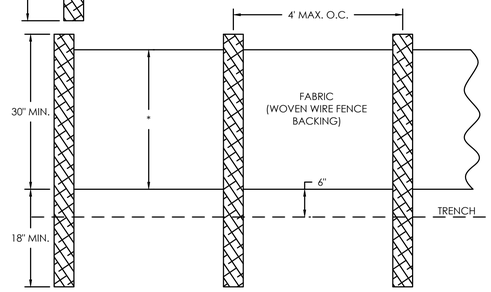
SILT FENCE - TYPE SENSITIVE

SIDE VIEW

Sd1-S **SEDIMENT BARRIER**



FRONT VIEW



NOTES:
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2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

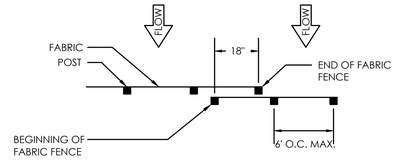
MAINTENANCE
- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
- 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.

FASTENERS FOR SILT FENCES

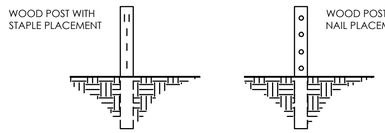
OVERLAP AT FABRIC ENDS

TABLE 6-27.2 POST SIZE			
TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	SOFT WOOD OAK STEEL	3" DIA OR 2X4 1.5" X 1.5" 1.15LB./FT. MIN.
S	4'	STEEL OAK	1.15-1.25 LB./FT. MIN. 2"X2"

TABLE 6-27.3 FASTENERS FOR WOOD POSTS				
	GAUGE	CROWN	LEGS	STAPLES / POST
WIRE STAPLES	17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.
	GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
NAILS	14 MIN.	1"	3/4"	4 MIN.
NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POLE BY WIRE, CORD, AND POCKETS.				



TOP VEIW - NOT TO SCALE



FRONT VIEWS - NOT TO SCALE

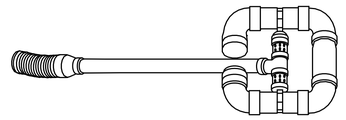
NOTES
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1 **SEDIMENT BARRIER**

TEMPORARY SEDIMENT POND

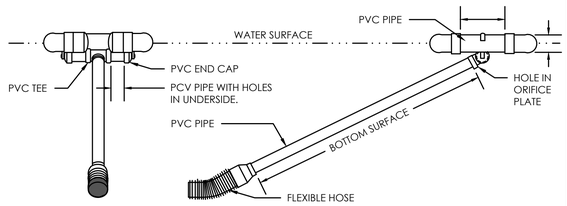
NOTE:
SKIMMER CONFIGURATION SHOWN IS TYPICAL. THE DESIGNER/ENGINEER MAY SUBMIT AN ALTERNATE SKIMMER DETAIL FOR REVIEW.

SKIMMER PERSPECTIVE



SKIMMER FRONTAL SECTION VIEW

SKIMMER SIDE SECTION VIEW



MAINTENANCE
- INSPECT FLOATING SKIMMERS TOGETHER WITH THE SEDIMENT BASIN INSPECTIONS. INSPECT THE FLOATING SURFACE SKIMMER FOR ANY STRUCTURAL DAMAGE, CLOGGING, OR EXCESSIVE SEDIMENT ACCUMULATION.
- WHILE DRAINING THE BASIN, THE TRASH GUARD OF THE SKIMMER MAY CLOG WITH DEBRIS. TYPICALLY, A FEW JERKS ON THE MAINTENANCE ROPE WILL CLEAR THE SKIMMER OF DEBRIS AND RESTORE FLOW. IF JERKING THE MAINTENANCE ROPE DOES NOT WORK, PULL THE SKIMMER TO THE EMBANKMENT WITH THE MAINTENANCE ROPE AND MANUALLY REMOVE ALL DEBRIS FROM THE TRASH GUARD. AN INTERNAL CLOG OR BLOCKAGE MAY REQUIRE THE DEVICE TO BE DISASSEMBLED AND REPAIRED.
- IF THE SKIMMER BECOMES STUCK IN THE MUD AT THE BOTTOM OF THE BASIN IT MUST BE FREED TO ALLOW FOR NORMAL OPERATION. THIS CAN TYPICALLY BE DONE BY USE OF THE MAINTENANCE ROPE.
- REMOVE SEDIMENT DEPOSITS FROM THE BASIN WHEN APPROXIMATELY ONE-THIRD OF THE STORAGE VOLUME HAS BEEN LOST TO SEDIMENT ACCUMULATION OR WHEN THE FLOATING SKIMMER CANNOT SETTLE LOW ENOUGH TO DRAIN THE ENTIRE BASIN. REMOVE OR PULL THE SKIMMER TO A SIDE EMBANKMENT USING THE MAINTENANCE ROPE AND REMOVE SEDIMENT FROM THE SKIMMER PIT.

Sk **FLOATING SURFACE SKIMER**

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

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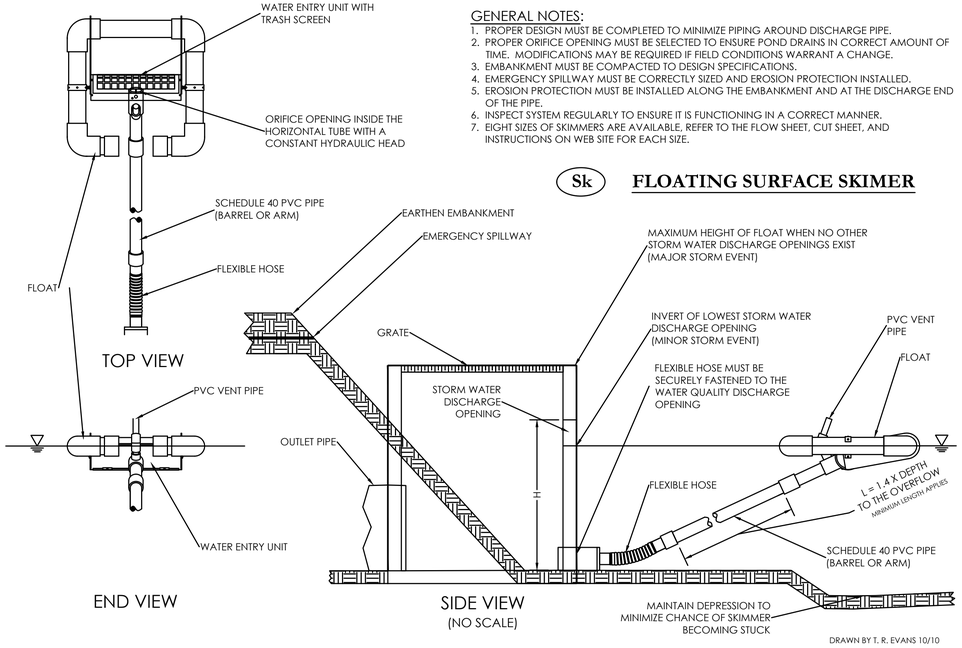
CHECKED	A.T.A.
DTAIE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
38
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

Sk **FLOATING SURFACE SKIMMER**

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

TO BE SHOWN ON THE EROSION, SEDIMENT AND POLLUTION CONTROL PLAN

WHEN A FLOATING SURFACE SKIMMER IS USED, SHOW THE FOLLOWING INFORMATION ALONG WITH SEDIMENT POND, TRAP OR BASIN BEING USED ON SITE

1. POND, TRAP OR BASIN SIZE, LENGTH* (TOP AND BOTTOM) AND DEPTH = BASIN SIZE = 169,910 CF (HYDRAFLOW HYDROGRAPHS REPORT) POND #1
2. TIME TO DRAIN (HRS) = 72 HRS.
3. SKIMMER DIMENSIONS (ORFICE AND HEAD SIZE)** = 6.0" ORIFICE - 8" HEAD
4. MANUFACTURER'S NAME: FAIRCLOTH OR APPROVED EQUAL

* FEET, **INCHES

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

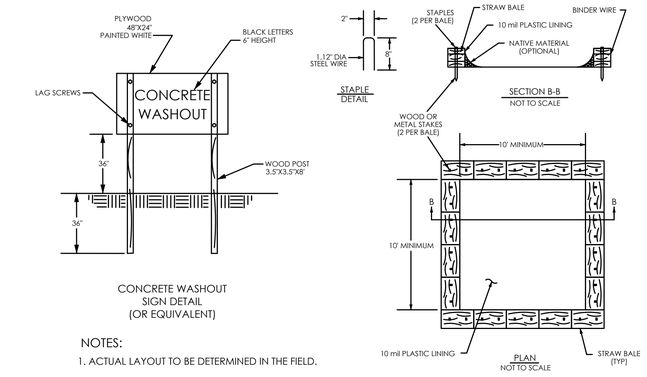
Site Preparation
1. Grade to permit the use of equipment for applying andanchoring mulch.
2. Install needed erosion control measures as requiredsuch as dikes, diversions, berms, terraces and sedimentbarriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depthindicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at adepth of 2 to 3 inches. Organic material from the clearingstage of development should remain on site, be chipped,and applied as mulch. This method of mulching can greatlyreduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applieduniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of "tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special"packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart.The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb-Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES:

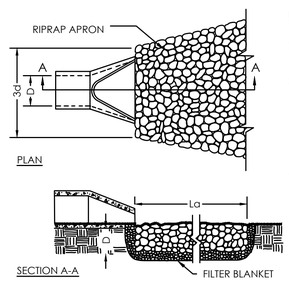
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
5. MUST BE LOCATED >50 FT AWAY FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE WASHOUT

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

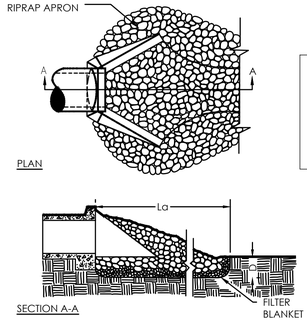


NOTES:

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
INSPECT RIPRAP OUTLET STRUCTURES 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.

PIPE OUTLET TO WELL DEFINED CHANNEL



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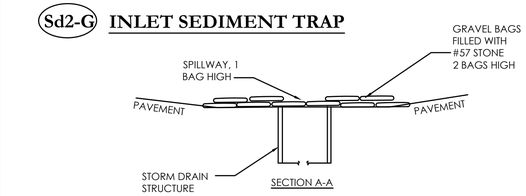
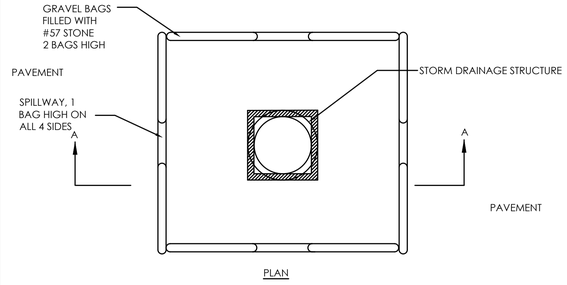
Sd2-G **INLET SEDIMENT TRAP**





TEMPORARY SEDIMENT TRAP Sd2-GRAVEL BAG
NOT TO SCALE

MAINTENANCE

- 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. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN DS4- DISTURBED AREA STABILIZATION (WITH SODDING).
- SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP, DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN.
- WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT BACK TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AROUND THE INLET.

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2021

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allen ENGINEERING SERVICES

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JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
39
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES**
RYE	3.9 pounds	3 bu.	9/1-3/1
RYEGRASS	0.9 pounds	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 pounds	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 pound	4 lbs.	2/15-6/15
SUDANGRASS	1.4 pounds	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 pound	40 lbs.	4/1-7/15
PEARL MILLET	1.1 pounds	50 lbs.	4/1-9/1
WHEAT	4.1 pounds	3 bu.	9/15-2/1
OATS	2.9 pounds	4 bu.	9/1-12/1
BARLEY	3.3 pounds	3 bu.	9/1-11/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

DEFINITION

A permanent vegetation using sods on highly erodible or critic cally eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently

treated with herbicides or soil sterilants.

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

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

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

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	First	6-12-12	1500	50-100
Season	Second	6-12-12	1000	-
Grasses	Maintenance	10-10-10	400	30
Warm	First	6-12-12	1500	50-100
Season	Second	6-12-12	800	50-100
Grasses	Maintenance	10-10-10	400	30

DEFINITION

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

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 standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard 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 standard Tb-Tackifiers and Binders.

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, snow fences, 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 standard 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 standard Tp - Topsoiling.

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

Du DUST CONTROL ON DISTURBED AREAS

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone" spanning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Dolomitic limestone shall be used for all limestone applications.

Lime and Fertilizer Application

When *hydraulic seeding* equipment is used, the initial fertilizer shall be mixed with seed, innoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied in a slurry. The innoculant, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeder. The slurry mixture will be agitated during application to keep the ingredients thoroughly mixed. The mixture will be spread uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone can be applied in the mulch slurry or in combination with the top dressing.

When *conventional planting* is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distribute in furrows.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth in the closing hole beside each pine tree seedling.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.

2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk"' or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES**
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
UNSCARIFIED LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	40 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species.

Table 6-5.1. Fertilizer Requirements

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool	First	6-12-12	1500	50-100
Season	Second	6-12-12	1000	-
Grasses	Maintenance	10-10-10	400	30
Warm	First	6-12-12	1500	50-100
Season	Second	6-12-12	800	50-100
Grasses	Maintenance	10-10-10	400	30

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
Level II Certified Design Professional
CERTIFICATION NUMBER 0000044936
ISSUED 08/21/2007 EXPIRES 08/21/2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

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-	-	-

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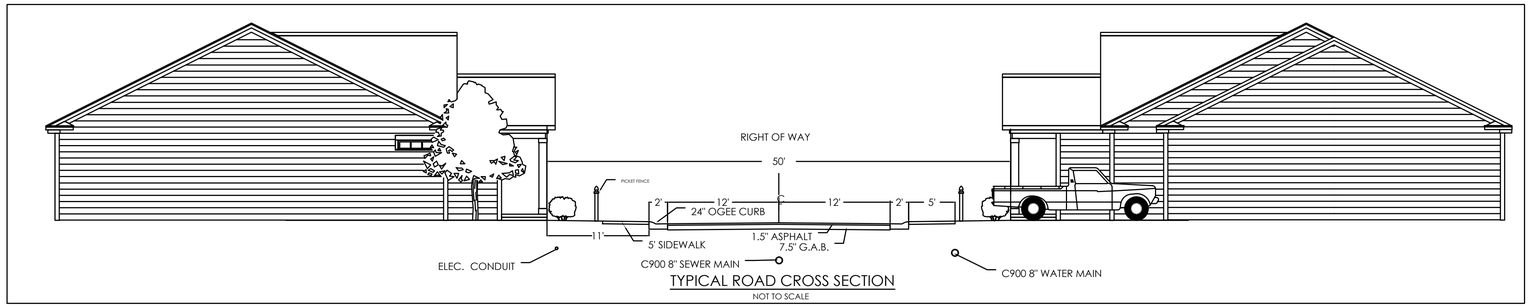
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

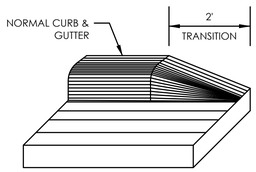
EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
40
OF 45

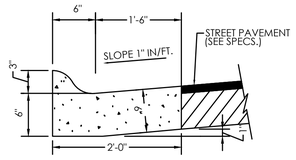
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



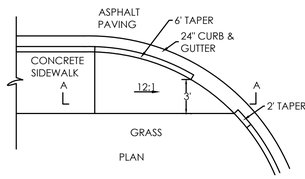
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



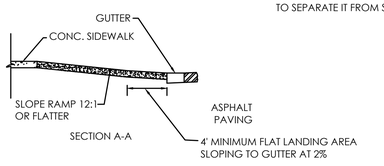
CURB AND GUTTER TRANSITION
NOT TO SCALE



24" CURB AND GUTTER
NOT TO SCALE

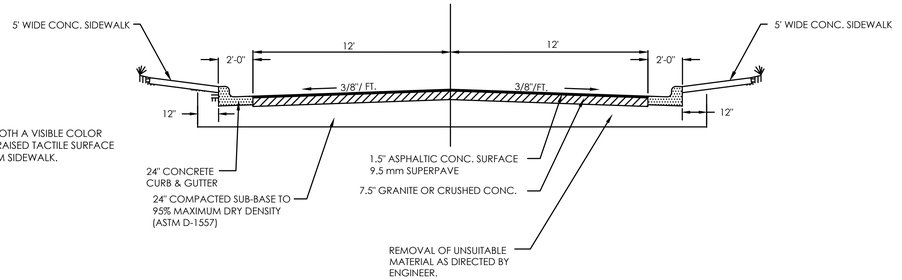


NOTE:
RAMP SHALL HAVE BOTH A VISIBLE COLOR DIFFERENCE AND A RAISED TACTILE SURFACE TO SEPARATE IT FROM SIDEWALK.

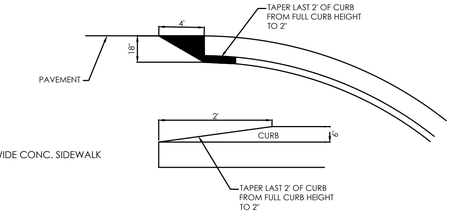


HANDICAP RAMP
NOT TO SCALE

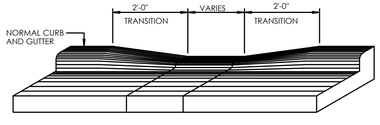
NOTE:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW:
A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.



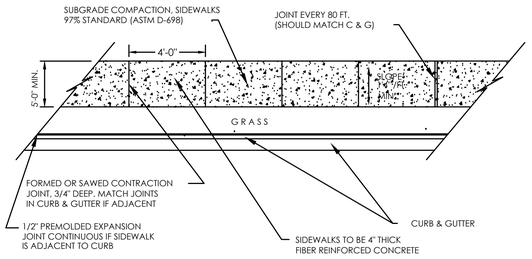
TYPICAL SECTION THROUGH ROADWAY
NOT TO SCALE



PAVEMENT / CURB TERMINATION
NOT TO SCALE

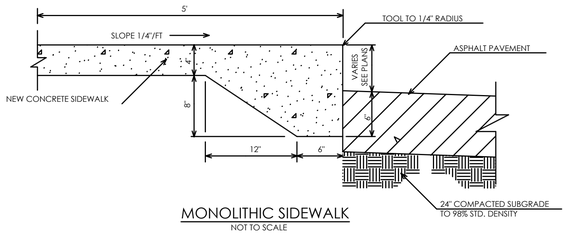


DEPRESSED CURB
NOT TO SCALE



NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

SIDEWALK AND WALKWAY DETAILS
NOT TO SCALE



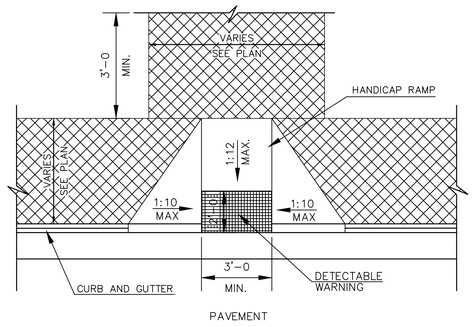
MONOLITHIC SIDEWALK
NOT TO SCALE

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm). A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth
TECHNICAL DETAILS

P-4

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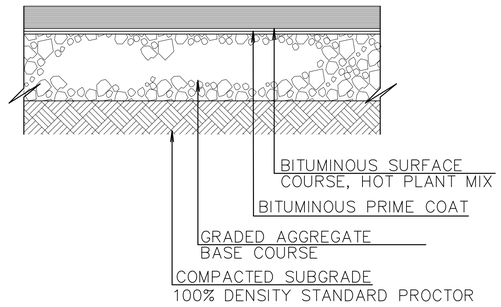
SCALE: N.T.S.
DATED: FEBRUARY 2007



TYPICAL BITUMINOUS PAVING SECTION

City of Port Wentworth
TECHNICAL DETAILS

P-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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

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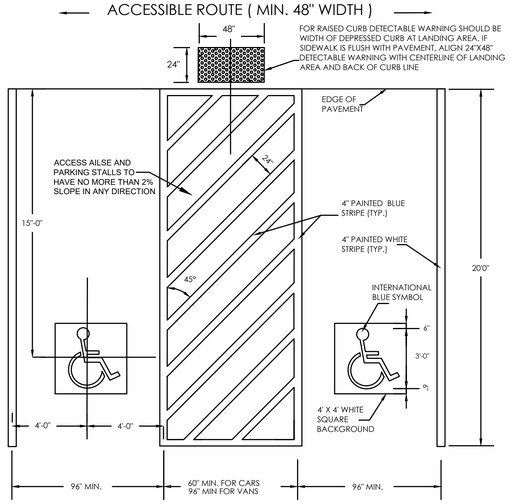
DTAIE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

CONSTRUCTION DETAILS

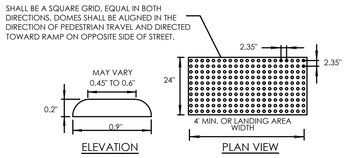
SHEET NUMBER
41
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



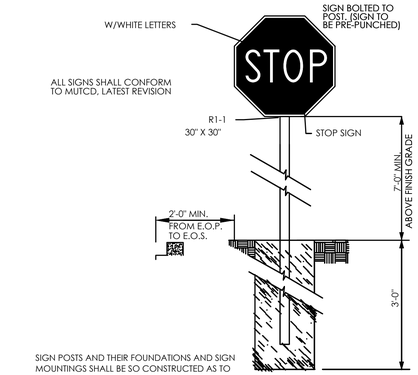
NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND SPECIFICATIONS.

HANDICAP PARKING SPACE STRIPING
NOT TO SCALE

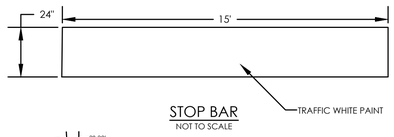


DETECTABLE WARNING DETAIL
NOT TO SCALE

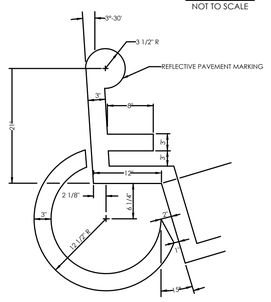
NOTES:
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING ARE SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF FOUR INCHES THICK.



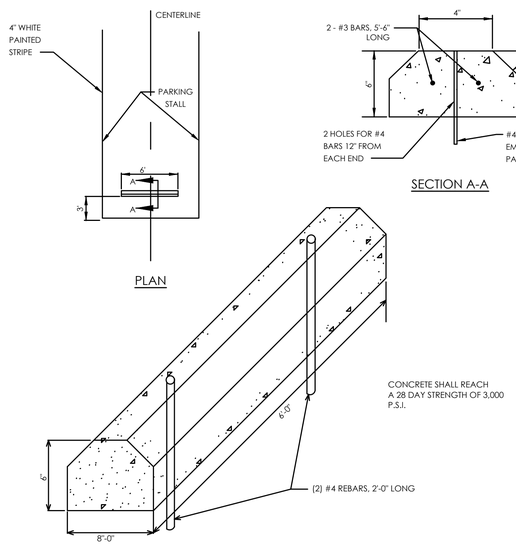
STOP SIGN
NOT TO SCALE



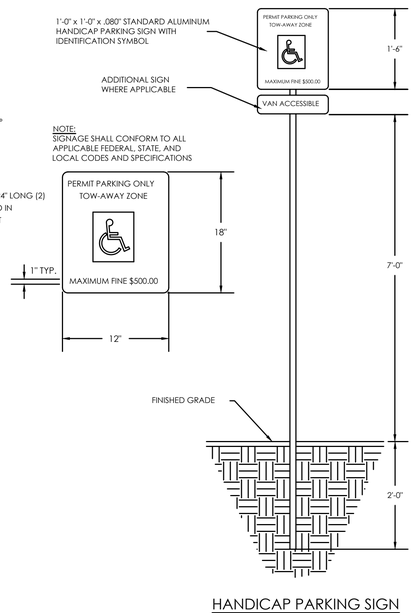
STOP BAR
NOT TO SCALE



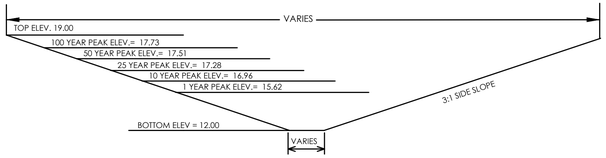
WHEELCHAIR SYMBOL
NOT TO SCALE



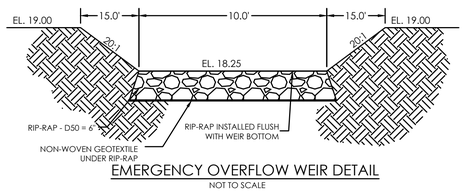
PRECAST CONCRETE WHEELSTOP
NOT TO SCALE



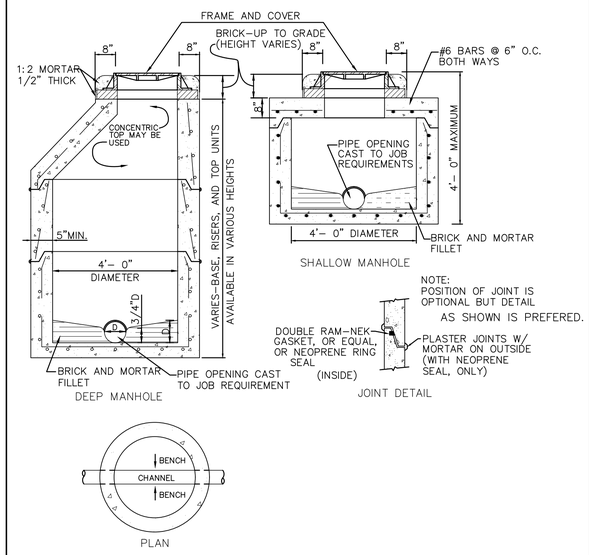
HANDICAP PARKING SIGN
NOT TO SCALE



POND #1 CROSS SECTION
NOT TO SCALE



EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



PRECAST STORM MANHOLE

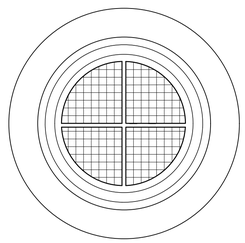
City of Port Wentworth

TECHNICAL DETAILS

SD-12

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

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'	'	'
'	'	'

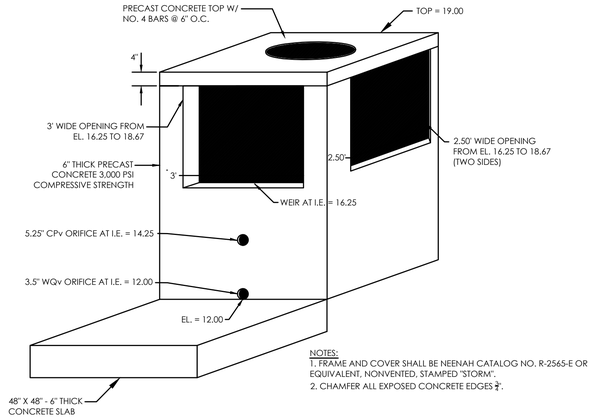
DESIGNED	A/A		
DRAWN	A/A	CHECKED	A/A
DTAIE	04/01/2022	JOB NO.	21-015
SCALE	N.T.S.		

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

CONSTRUCTION DETAILS

SHEET NUMBER
42
OF 45

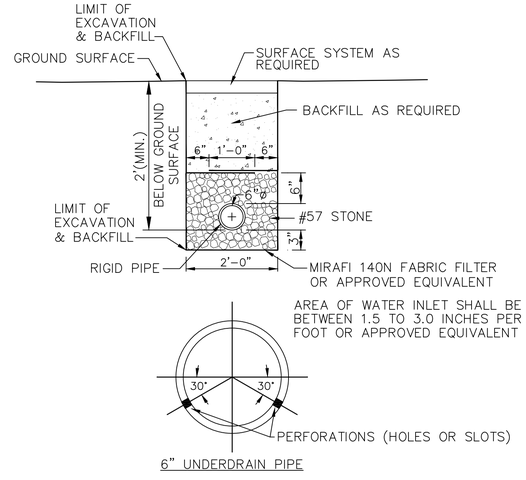
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



NOTES:
1. FRAME AND COVER SHALL BE NEENAH CATALOG NO. R-2565-E OR EQUIVALENT, NONVENTED, STAMPED "STORM".
2. CHAMFER ALL EXPOSED CONCRETE EDGES ¾".

OUTFALL STRUCTURE POND #1
MODIFIED ROOF INLET W/ RECTANGULAR WEIR

NOT TO SCALE



6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE

City of Port Wentworth

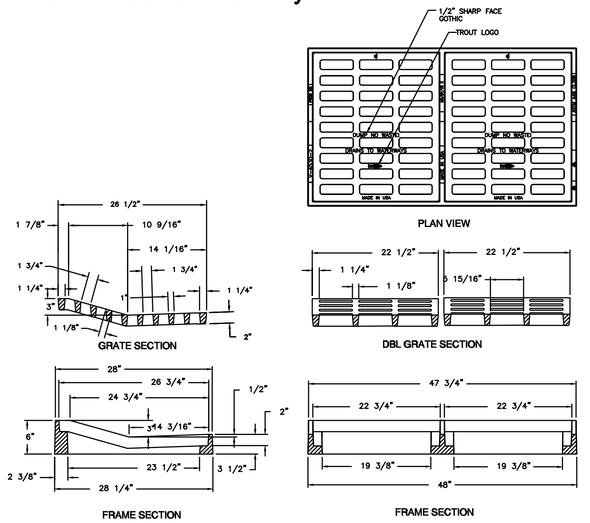
TECHNICAL DETAILS

SD–10

PREPARED BY SAUSSY ENGINEERING, LLC.

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

V4530 V4530-2 Assembly



Product Number
44530201

Design Features
-Materials
Grate
Gray Iron (CL35B)
Curb Inlet Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
544 Sq. Inches
-Coating
Undipped
-√Designates Machined Surface

Certification
- ASTM A48
-
-Country of Origin:USA

Major Components
44530030
44530210

Drawing Revision
8/25/2004 Designer: DEW
10/16/2018 Revised By: MAH

Disclaimer
Weights/line list/dimensions (inches/mm) are drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc., and embodies confidential information, registered designs, patents, trade secrets and/or know-how that is the property of EJ GROUP, Inc. Copyright © 2019 EJ GROUP, Inc.
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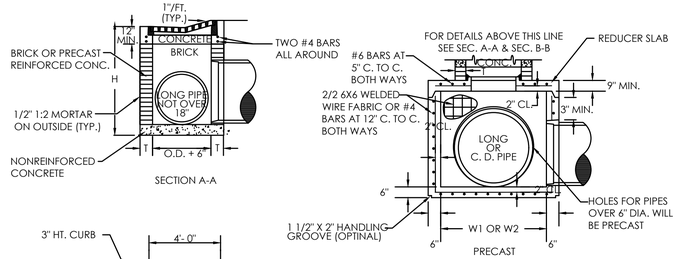
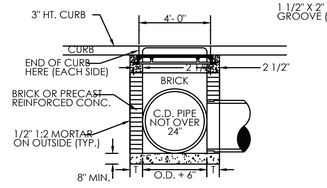
Contact
800 626 4653
ejco.com

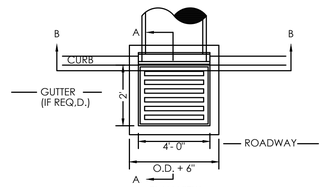
DROP INLET TYPE V-1

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



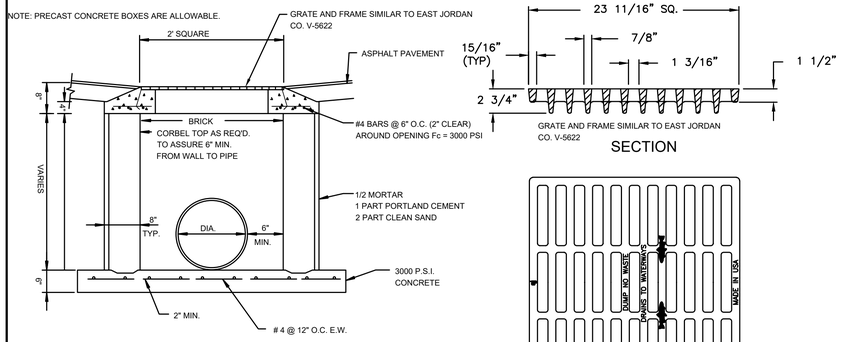


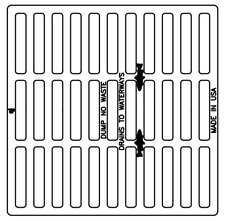
BRICK WALL THICKNESS	
H	T (MIN.)
TO 10'	8"
10' TO 20'	12"
20' TO 30'	16"



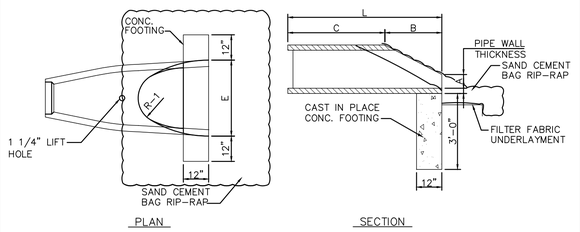
NOTE: .
CURB INLET FRAME AND GRATE SHALL BE EAST JORDAN V-4530-2 ASSEMBLY OR APPROVED EQUIVALENT.

DROP INLET TYPE V-1 OR V-2
NOT TO SCALE





GRATE INLET WITH FRAME
NOT TO SCALE



FLARE DIMENSIONS						
PIPE DIA.	A	B	C	L	E	R–1
15"	6"	2'–3"	3'–10"	6'–1"	2'–6"	1'–0"
18"	9"	2'–3"	3'–10"	6'–1"	3'–0"	1'–4"
24"	10"	3'–8"	2'–6"	6'–2"	4'–0"	1'–5"
30"	12"	4'–6"	1'–8"	6'–2"	5'–0"	1'–6"
36"	16"	5'–3"	2'–11"	8'–2"	6'–0"	2'–0"
42"	21"	5'–3"	2'–11"	8'–2"	6'–6"	2'–4"
REINFORCEMENT CONFORMS TO ASTM A–82						

FLARED END SECTION

City of Port Wentworth

TECHNICAL DETAILS

SD–11

PREPARED BY SAUSSY ENGINEERING, LLC.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

P.O. BOX 1749
RINCON, GA 31326

PH:(912) 447-2447
E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

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-	-	-
-	-	-

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

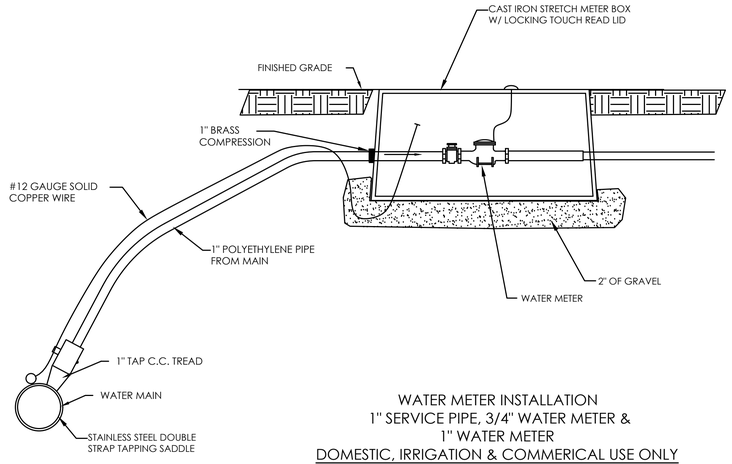
30' 15' 0' 30'
GRAPHIC SCALE: 1"=30'-0"

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

CONSTRUCTION DETAILS

SHEET NUMBER
43
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

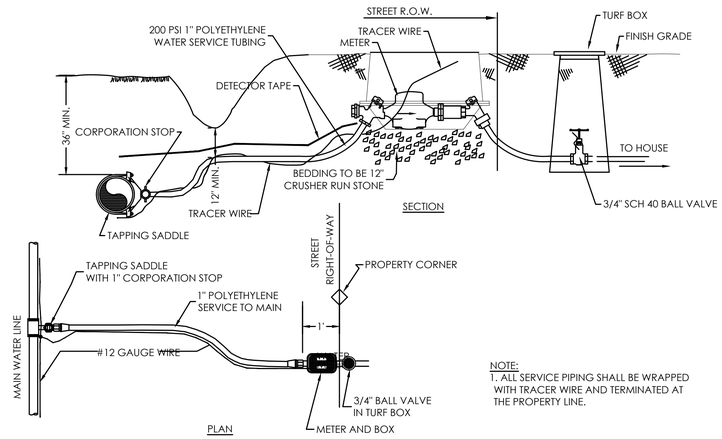


GENERAL NOTES:

1. WATER METER AND STRETCH BOX FOR THE 3/4" & 1" WATER METERS SHALL BE PURCHASED FROM EFFINGHAM COUNTY.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN, EFFINGHAM COUNTY SHALL TAP THE WATER MAIN ONLY.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREAS.

WATER METER INSTALLATION
1" SERVICE PIPE, 3/4" WATER METER & 1" WATER METER
DOMESTIC, IRRIGATION & COMMERICAL USE ONLY

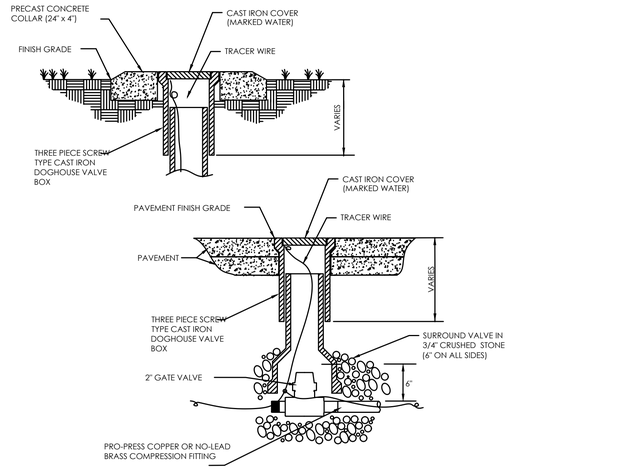
NOT TO SCALE



NOTE:
1. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED AT THE PROPERTY LINE.

SERVICE CONNECTION

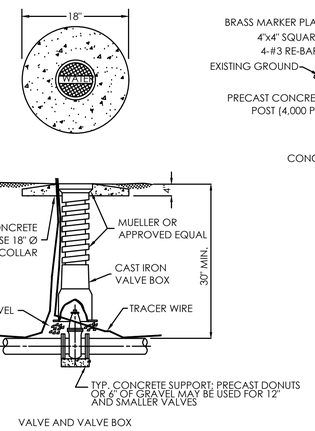
NOT TO SCALE



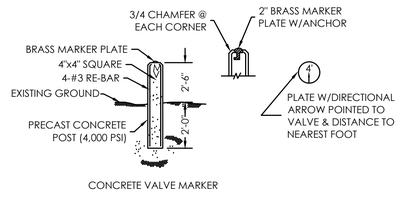
NOTES:
1. THIS DETAIL APPLIES TO 2" VALVES IN WATER MAINS AND LATERALS.
2. IN UNPAVED AREAS, PROPERLY BED AND SET EDGE OF PRECAST CONCRETE COLLAR FLUSH WITH FINISHED GRADE. NO COLLAR REQUIRED IN PAVED AREAS, SET VALVE BOX FLUSH WITH PAVEMENT.
3. VALVE BOX SHALL NOT REST ON THE VALVE OR ON THE LINE.
4. CONNECT THE TRACER WIRE ON THE VALVE TO THE TRACER WIRE ON THE LINE WITH SPLICE CONNECTOR.

2" WATER VALVE AND VALVE BOX

NOT TO SCALE



VALVE AND VALVE BOX



CONCRETE VALVE MARKER

NOTE 1:
WATER MAIN LINE VALVE MARKERS SHALL BE PAINTED FEDERAL SAFETY BLUE AND MARKED AS FOLLOWS:

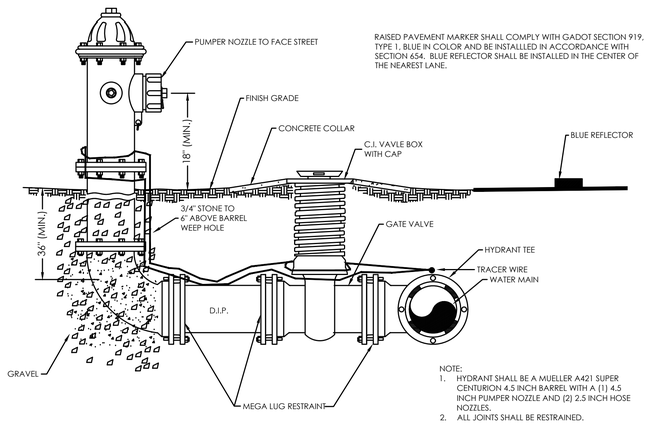
MV - MAIN VALVE
AV - AIR RELEASE VALVE
PIPELINE - PIPELINE MARKER

NOTE 2:

DO NOT WRAP WIRE AROUND VALVE NUT.

WATER VALVE

NOT TO SCALE

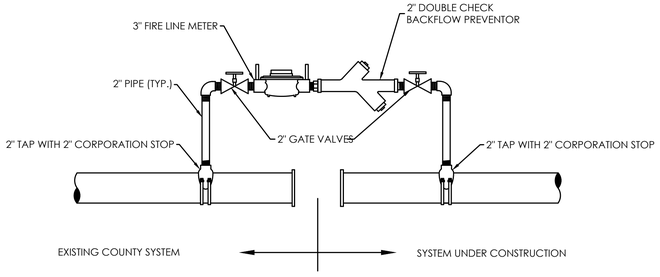


RAISED PAVEMENT MARKER SHALL COMPLY WITH GADOT SECTION 919, TYPE 1, BLUE IN COLOR AND BE INSTALLLED IN ACCORDANCE WITH SECTION 654. BLUE REFLECTOR SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE.

NOTE:
1. HYDRANT SHALL BE A MUELLER A421 SUPER CENTURION 4.5 INCH BARREL WITH A (1) 4.5 INCH PUMPER NOZZLE AND (2) 2.5 INCH HOSE NOZZLES.
2. ALL JOINTS SHALL BE RESTRAINED.

FIRE HYDRANT DETAIL

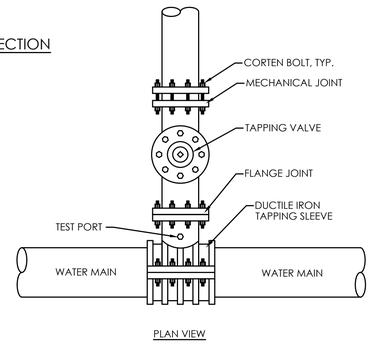
NOT TO SCALE



NOTES:
1. ALL WATERLINE EXTENSIONS MUST CONTAIN A MINIMUM OF 1 JUMPER CONNECTION FOR FILLING/FLUSHING REQUIREMENTS.
2. FIRE LINE METER SHALL BE OBTAINED FROM EFFINGHAM COUNTY UPON PAYMENT OF APPROPRIATE DEPOSIT.
3. TAPPING SADDLES AND CORPORATION STOPS SHALL COMPLY WITH EFFINGHAM COUNTY SPECIFICATIONS.
4. CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH A BRASS PLUG AFTER REMOVAL OF JUMPER PIPING.

JUMPER CONNECTION

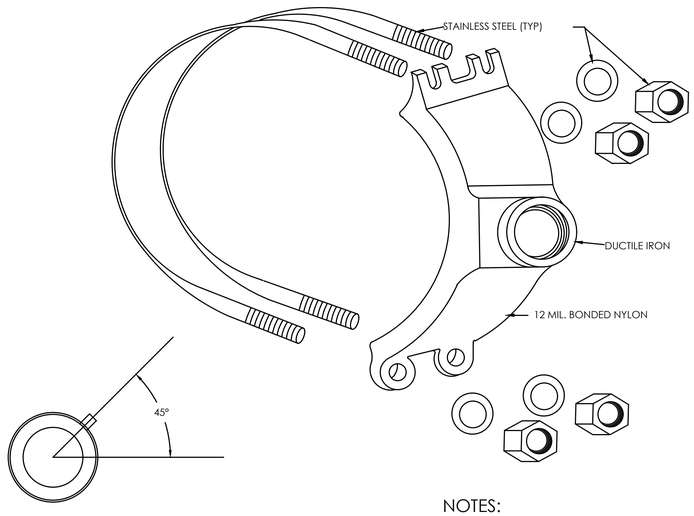
NOT TO SCALE



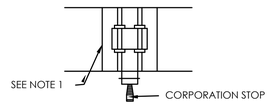
PLAN VIEW

TAPPING SLEEVE & TAPPING VALVE

NOT TO SCALE



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 12MILS.
2. ALL TAPS ON WATER LINES WILL REQUIRE A TAPPING SADDLE.



1" & 2" TAPPING SADDLE

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEERS ANTHONY TOSS ALLEN
04/01/2022
P.O. BOX 1749
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-	-	-

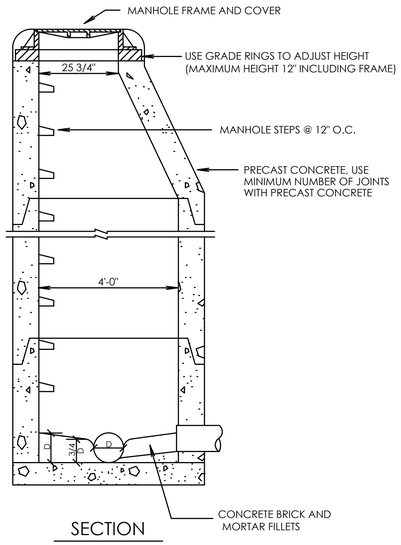
DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DTATE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

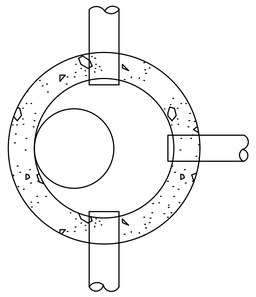
CONSTRUCTION DETAILS

SHEET NUMBER
44
OF 45

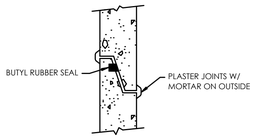
Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)



SECTION

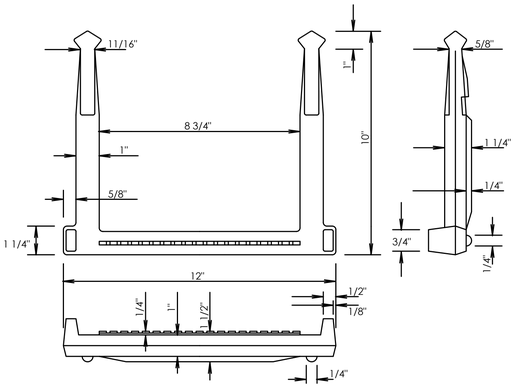


PLAN

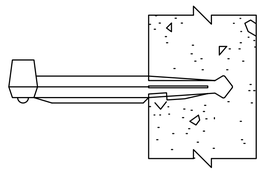


JOINT DETAIL

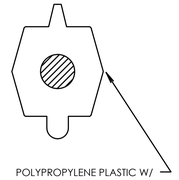
STANDARD MANHOLE
NOT TO SCALE



MANHOLE STEPS SHALL BE M.A. IND.,INC. MODEL NO. PS1 OR AN APPROVED EQUAL



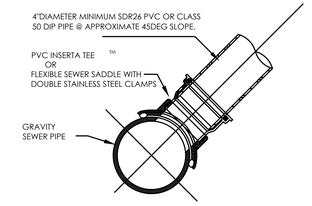
STEPS SHALL BE PLACED INTO WET CONCRETE WALL DURING MANUFACTURE, OR HAND DRIVEN INTO PREFORMED HOLES AFTER CONCRETE HAS CURED.



POLYPROPYLENE PLASTIC W/ NO. 3 DEFORMED STEEL ROD

MANHOLE STEP DETAIL
NOT TO SCALE

NEW GRAVITY SEWER

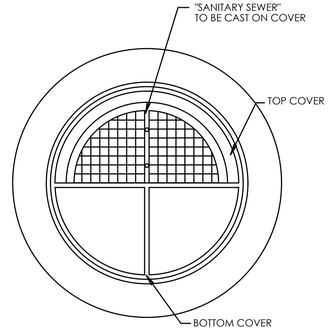


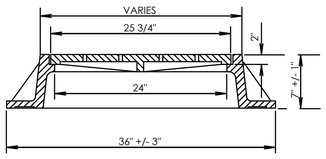
EXISTING GRAVITY SEWER

NOTES:

1. THE TEE-WYE SHALL BE SET AT THE PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING LATERAL.
2. CONNECT TRACER WIRE ON LATERAL TO TRACER WIRE ON MAIN WITH SPLICE CONNECTOR.

SANITARY SERVICE LATERAL CONNECTION
NOT TO SCALE





NOTES:

1: CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD. CASTING SHALL NOT BE PAINTED.

2: MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO AASHO M105/ASTM A48, CLASS 35B OR ASTM A48, CLASS 30, FOR GRAY IRON.

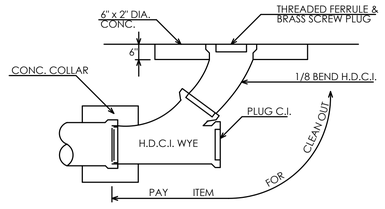
3: ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN; COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC. FRAME SHALL BE SUITABLE FOR CAST IRON OR STEEL RISER RING FOR UPWARD ADJUSTMENT OF COVER. CLEAR OPENING SHALL BE 24".

4: MANHOLE COVER SHALL BE 25-3/4" IN DIAMETER AND SHALL BE 2-INCHES THICK AT THE BEARING SURFACE.

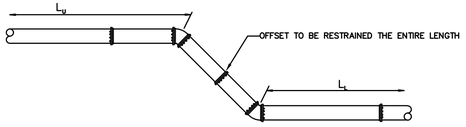
5: CASTINGS SHALL BE PROVIDED WITH THE INSCRIPTION "SANITARY SEWER" CAST INTO THE COVER IN LETTERING AT LEST 2-INCHES HIGH. MANUFACTURER'S NAME , IF IT APPEARS ON THE COVER, SHALL BE CONFINED TO THE PERIPHERY.

6: MANHOLE COVERS AND FRAMES SHALL BE USF 227, OR EQUAL AND SHALL BE THE TYPE SHOWN ON THIS DETAIL.

MANHOLE COVER & FRAME DETAIL
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE



PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4°		22 1/2°		45°	
	L_U	L_L	L_U	L_L	L_U	L_L
4	4	1	8	2	17	3
6	6	1	11	2	23	4
8	8	2	15	3	30	6
10	9	2	18	4	36	7
12	11	2	21	4	43	8
16	10	3	21	5	42	10
20	13	3	25	6	51	12
24	15	4	29	7	60	15

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHELYNE WRAPPED DUCTILE IRON LINE

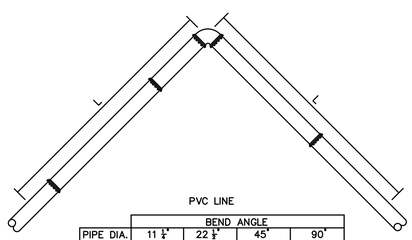
PIPE DIA.	BEND ANGLE 11 1/4°		22 1/2°		45°	
	L_U	L_L	L_U	L_L	L_U	L_L
4	6	1	12	2	24	4
6	9	2	17	3	34	5
8	11	2	22	3	45	7
10	13	2	26	4	53	8
12	15	3	30	5	63	9
16	19	3	39	6	80	12
20	23	4	47	7	97	15
24	27	4	55	8	113	17

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIA. IS IN INCHES
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

VERTICAL BEND RESTRAINT



PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	2	4	8	18
6	3	5	11	25
8	4	7	14	33
10	4	8	16	39
12	5	9	19	45
16	5	9	19	45
20	6	11	23	54
24	8	16	26	62

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHYLENE WRAPPED DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	3	5	9	20
6	3	6	12	28
8	4	8	16	36
10	5	9	19	43
12	6	11	22	51
16	7	14	28	65
20	8	16	33	79
24	9	19	38	92

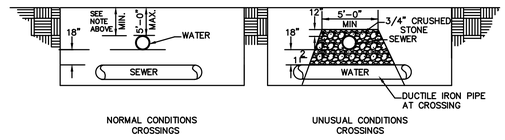
PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

HORIZONTAL BEND RESTRAIN



NORMAL CONDITIONS CROSSINGS

UNUSUAL CONDITIONS CROSSINGS

MINIMUM WATER AND SEWER PIPE SEPARATION REQUIREMENTS FOR CROSSINGS

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
04/01/2022

P.O. BOX 1749
RINCON, GA 31326
PH:(912) 667-2667
E-MAIL: tallen@allenengineering.org

allen ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNED	A.T.A.
DRAWN	A.T.A.
CHECKED	A.T.A.
DTAIE	04/01/2022
JOB NO.	21-015
SCALE	N.T.S.

JASPER VILLAGE PHASE 2
PREPARED FOR:
NEXT CHAPTER NEIGHBORHOODS

CONSTRUCTION DETAILS

SHEET NUMBER
45
OF 45

Attachment: JASPER VILLAGE PH 2 7-0906-04-064 S-SITE PLAN MAY 2022 - Site Plan 4.1.22 (2658 : Site Plan Review Application (Specific) Jasper Village Ph II MAY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/09/22 06:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2659)

DOC ID: 2659

Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) 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. The general development site plan for this project was approved during the March 8, 2022 City Council Meeting.

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. The applicant provided a Traffic Impact Analysis with the general development plan. The site plan is currently under review by City Engineer's T. R. Long Engineering. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, May 9, 2022 at 6:30 PM.

ATTACHMENTS:

- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Comment Letter TR Long 4.19.22 (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (PDF)

220175

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

RECEIVED
MAR 16 2022
BY: KS

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: CROSSGATE RD, PORT WENTWORTH, GA 31407

PIN #(s): 7003501007

Zoning: ~~E-D-Z~~ P-I-2 Estimated Cost of Construction: $

Type of Construction: Two Warehouses (Building A ±106,250 - Building B ±332,450)

Project Name: NFI Crossgate Industrial Park

Applicant's Name: Felipe Toledo, P.E

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

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

Owner's Name (If Different form Applicant): LRE Crossgate North LLC (c/o Brian Werrell)

Mailing Address: Triad1828 Centre, 2 Copper Street, Camden, NJ, 08102

Phone #: Brian Werrell Email: Brian.werrell@nfiindustries.com

---

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

Felipe Toledo — 3/14/2022

Applicant's Signature — Date

Brian Werrell, Development Manager — 3/11/2022

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

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2659 : Site Plan Review Application (Specific) PIN # 7-

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 on a flash drive or download link ONLY (NO CD'S)
- ☐ 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

Felipe Toledo
Applicant's Signature

3/14/2022
Date

Updated 10/19/2021

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2659 : Site Plan Review Application (Specific) PIN # 7-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00349071 3/28/2022 2:12 PM
OPER: ME TERM: 011
REF#: CK 113563

TRAN: 112.0000 BLDG PERMIT
220175 886.00CR
LRE CROSSGATE NORTH, LLC
7-0035-01-007
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

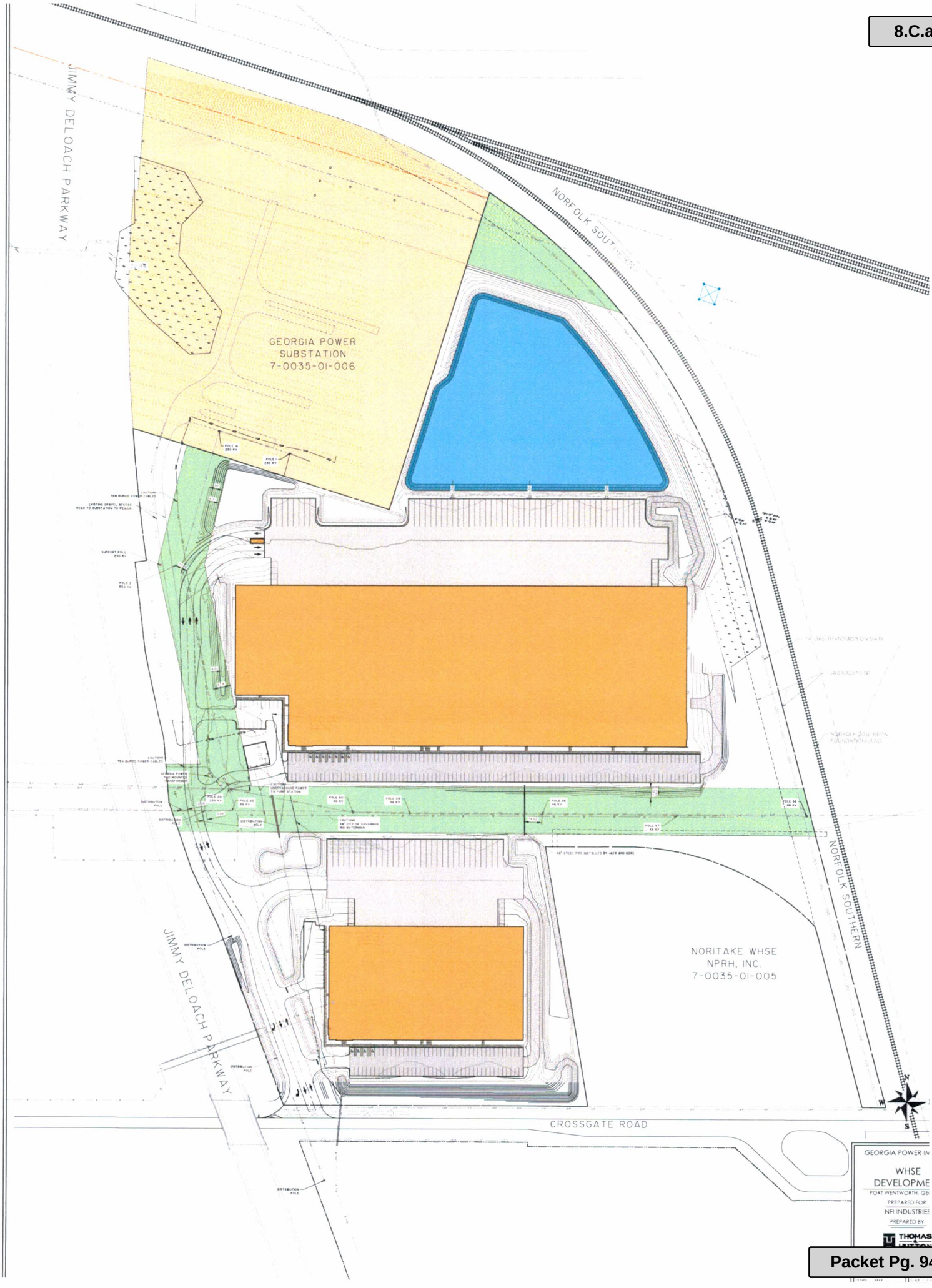
CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2659 : Site Plan Review Application (Specific) PIN # 7-

Owner Name	Parcel Number	Property Address	Owner Address	County	State
LRE CROSSGATE SOUTH LLC	7003301004	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
GEORGIA POWER COMPANY	7003501006	HIGHWAY 21, PORT WENTWORTH, GA 31407	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308-3374	Chatham	GA
MCCASKLE, JULIA & HARRIS, SARAH	7001018008	101 GORDON ST, PORT WENTWORTH, GA 31407	101 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
PORT WENTWORTH CITY OF	7000803039	WARREN DR, PORT WENTWORTH, GA 31407	PO BOX 4086, SAVANNAH, GA 31407-4086	Chatham	GA
CRESCENT INVESTMENTS INC	7003501002	6232 HIGHWAY 21 RD, PORT WENTWORTH, GA 31407	6232 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9796	Chatham	GA
MCINTOSH, OWEN E & MCINTOSH, ERMA J	7001018001	115 GORDON ST, PORT WENTWORTH, GA 31407	115 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
CROSSGATE INDL INVTRS LLC	7003501008	1500 CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
BROWNFIELD, PAMELA	7001018002	113 GORDON ST, PORT WENTWORTH, GA 31407	113 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
WATSON, JACQUELINE & WATSON, MARCUS	7001018003	111 GORDON ST, PORT WENTWORTH, GA 31407	111 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SAVANNAH ECONOMIC DEV AUTHORIT	7003301005	1501 CROSSGATE RD, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
GUNN, KELLY LAPERAL	7000803037	60 WARREN DR, PORT WENTWORTH, GA 31407	117 WREN CT, SAVANNAH, GA 31419-8340	Chatham	GA
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	7000902002	1 BIRKENHEAD ST, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
LRE CROSSGATE NORTH LLC	7003501007	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
PARTAIN, KAREN D EDITH F	7001018005	107 GORDON RD, PORT WENTWORTH, GA 31407	107 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORTON, GARY WILSON & NORTON, DONNA	7001018006	105 GORDON ST, PORT WENTWORTH, GA 31407	105 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SOUTHERN REGION INDUSTRIAL REALTY INC	7001001001	DORSET RD, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL Unit 209, NORFOLK, VA 23510-2108	Chatham	GA
NRPH INC	7003501005	1000 CROSSGATE RD, PORT WENTWORTH, GA 31407	15 FAIR LAWN AVE Unit 2A, FAIR LAWN, NJ 07410-2322	Chatham	GA
L-A SAVANNAH-CROSSGATE LLC	7000501004	BONNYBRIDGE RD, PORT WENTWORTH, GA 31407	1960 SATELLITE BLVD Unit 3000, DULUTH, GA 30097-4129	Chatham	GA
PERRY, JULIE STALLINGS	7001018004	109 GORDON ST, PORT WENTWORTH, GA 31407	109 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORFOLK SOUTHERN COPR TAXATION DEPT BOX 209	7000901001	BIRKENHEAD ST, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL, NORFOLK, VA 23510-2108	Chatham	GA
HENDRICK, ROBERT EWING	7001018007	103 GORDON ST, PORT WENTWORTH, GA 31407	103 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2659 : Site Plan



Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2659 : Site Plan Review Application (Specific) PIN # 7-

Project Timeline

Project Number: 220175

Project Name: NFI Crossgate Industrial Park Specific Site Plan 7-0035-01-007

Applicant / Engineer: Felipe Toledo, Thomas & Hutton

Owner: LRE Crossgate North LLC

City Review Engineer: TR Long

- 3/16/2022 – application received; complete
- 3/25/2022 – sent files to TR Long for review.
- 4/20/2022 – received 1st comment letter from TR Long. Forwarded letter to T&H.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Timeline (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-

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

T R LONG ENGINEERING, P.C.

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

April 19, 2022

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

Re: NFI Industries Buildings A & B – Crossgate Industrial Park
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "NFI Industries Buildings A & B – Crossgate Industrial Park" prepared by Thomas and Hutton Engineering Company dated February 14, 2022. T. R. Long Engineering, P.C. offers the following comments with regards to this submittal:

1. The plans do not include any benchmark or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane.
2. Please revise car parking to show standard parking stalls. The city standard parking stall is 9' x 20' with a 24' travel isle.
3. Please provide documentation that the local fire department is acceptable with a gravel fire lane (gravel access road).
4. Please provide documentation that the local fire department is acceptable with gravel fire lane with a dead end shown at building B.
5. The new driveway connecting to Crossgate Road is not shown intersecting at 90 degrees. Please revise driveway to connect at 90 degrees.
6. The plans show a new onsite driveway that replaces and/or relocates the access easement road for the Georgia Power substation. Please provide documentation that Georgia Power agrees with the new driveway location.
7. On the grading and Drainage sheets several of the proposed contours do not tie to existing grades. Please revise the proposed contours or add existing contours to the grading and drainage sheets so the grading is shown properly.
8. Please provide sanitary manhole #1 & #2 information along Building B on sheet C2.1.
9. Please provide a master water meter and backflow on water system. Coordinate location of master meter and backflow with the City of Port Wentworth Water and Sewer Department.
10. Please remove random dimensions on plan sheet C1.4.
11. Please note vertical separations between water and sewer on sanitary sewer profiles.

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

Sincerely,

Trent R. Long, P.E.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Comment Letter TR Long 4.19.22 (2659 : Site Plan Review

Z:\26327\26327.0002\Engineering\Drawings\Construction Plans\COVER SHEET.dwg - Feb 24, 2020 - 3:45:57 PM

SITE DEVELOPMENT FOR BUILDINGS A & B
AT
CROSSGATE INDUSTRIAL PARK
PORT WENTWORTH, GEORGIA

PREPARED FOR:

NFI INDUSTRIES

TRIAD 1828 CENTER

2 COOPER STREET

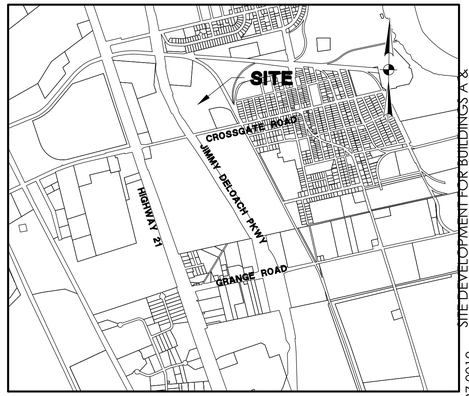
CAMDEN, NJ 08102

FEBRUARY 14, 2022

J-26327.0010

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

J-26327.0010
2/14/22
SITE DEVELOPMENT FOR BUILDINGS A & B

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
GN	GENERAL NOTES
C1.1	SITE LAYOUT - SHEET 1
C1.2	SITE LAYOUT - SHEET 2
C1.3	ENLARGED PLAN AT BUILDING A
C1.4	ENLARGED PLAN AT BUILDING B
C2.1	WATER & SEWER PLAN - SHEET 1
C2.2	WATER & SEWER PLAN- SHEET 2
C2.3	SANITARY SEWER PROFILES
C2.4	SANITARY SEWER DETAILS
C2.5	WATER SYSTEM DETAILS
C2.6	WATER SYSTEM DETAILS
C2.7	WATER SYSTEM DETAILS
C3.1	PAVING GRADING & DRAINAGE - SHEET 1
C3.2	PAVING GRADING & DRAINAGE - SHEET 2
C3.3	DRAINAGE PROFILES
C3.4	DRAINAGE PROFILES
C3.5	DETAILS
C3.6	DETAILS
EC0.1	EROSION CONTROL NOTES
EC0.2	EROSION CONTROL NOTES
EC0.3	EROSION CONTROL NOTES
EC1.1	INITIAL ESPC PLAN
EC1.2	INITIAL ESPC PLAN
EC1.3	INTERMEDIATE ESPC PLAN
EC1.4	INTERMEDIATE ESPC PLAN
EC1.5	FINAL ESPC PLAN
EC1.6	FINAL ESPC PLAN
EC2.1	EROSION CONTROL DETAILS
EC2.2	EROSION CONTROL DETAILS
EC2.3	EROSION CONTROL DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE SPECIFICATIONS
L2.3	GRASSING SPECIFICATIONS

GEORGIA REGISTERED 3/9/22 No. 033172 PROFESSIONAL ENGINEER JASON ORNE CHAMBLESS

SUBMITTAL HISTORY

----	----
SUBMITTED TO	DATE

REVISION HISTORY

----		----	----
REV. NO.	REVISION	BY	DATE

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

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

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

21-26327-26327-DOCS/DRAWINGS/DRAWINGS/CONSTRUCTION PLANS/SITE DEVELOPMENT/GENERAL NOTES.DWG - Feb 14, 2022 - 8:53 AM

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

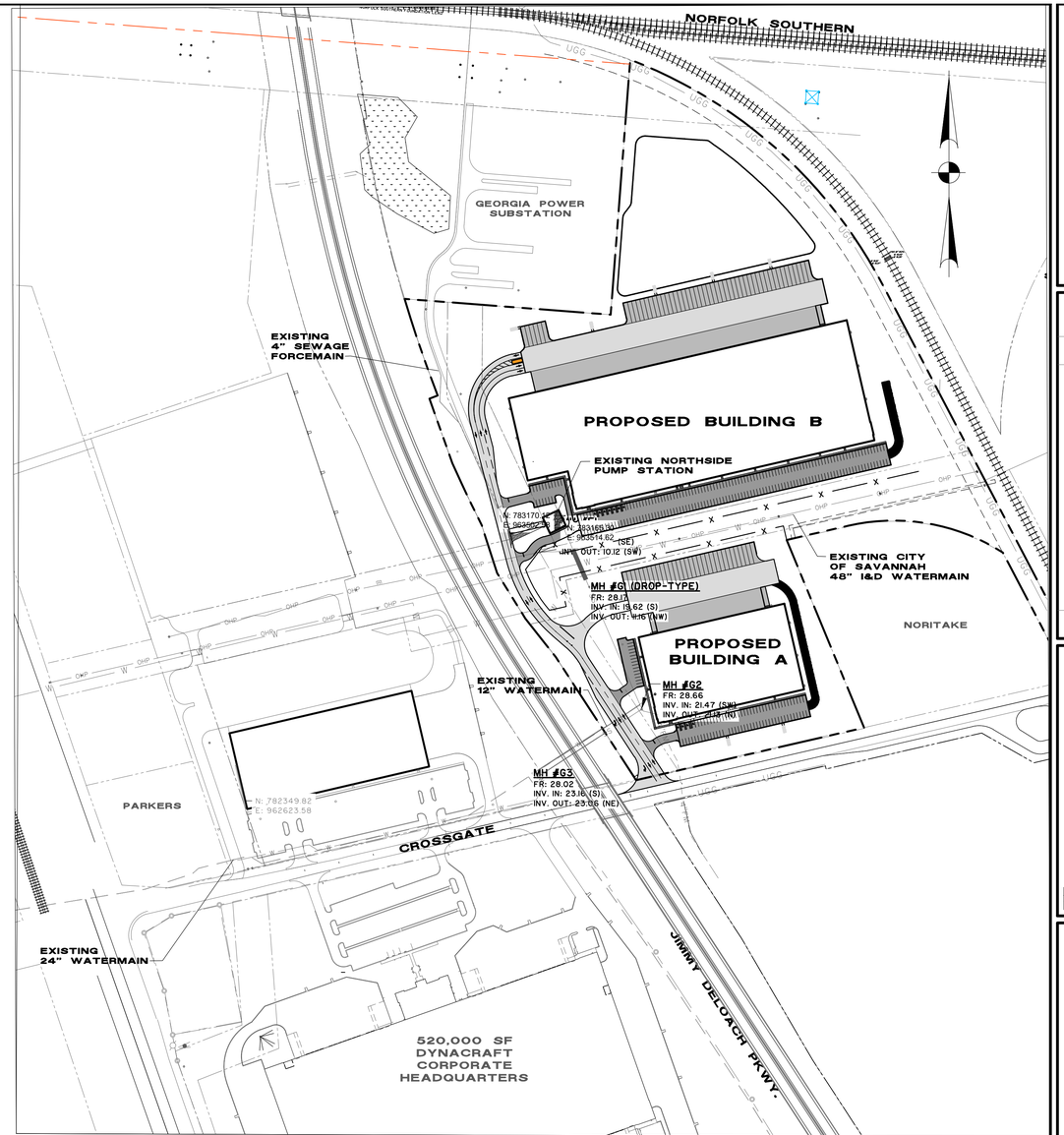
HDPE	HIGH DENSITY POLYETHELENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG		

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES TO CITY OF PORT WENTWORTH SYSTEM. ALL WORK ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH CITY OF PORT WENTWORTH SPECIFICATIONS AND DETAILS.
2. EXISTING NORTHSIDE PUMP STATION AS WELL AS FORCEMAIN, GRAVITY SEWER AND WATER MAINS EXIST ON THE PROJECT SITE THAT ARE OWNED AND MAINTAINED BY THE CITY OF PORT WENTWORTH. CONSTRUCTION OF IMPROVEMENTS WILL REQUIRE MODIFICATIONS, RELOCATIONS AND CONNECTION TO PORT WENTWORTH UTILITIES AND ALL OUTAGES MUST BE SCHEDULED WITH CITY PERSONNEL (OMAR SENATI-MARTINEZ 912-999-2084)
3. SITEWORK FOR THE DISTRIBUTION CENTER PROJECT WILL BE CONSTRUCTED IN CLOSE PROXIMITY TO EXISTING GA POWER TRANSMISSION LINE POLES. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LOCATION OF ORANGE SAFETY BARRIER AROUND THE POLES AND GUY WIRES AND MEETING WITH REPRESENTATIVE FROM GA POWER (STEVE KENARD - 912- 547-1494) PRIOR TO INSTALLATION. ALL WORK SHALL BE PERFORMED SO AS TO CAUSE NO DAMAGE TO EXTING POLES, GUYS OR POWERLINES. THERE IS AN EXISTING GRAVEL DRIVEWAY THAT PROVIDES ACCESS FOR GEORGIA POWER FROM CROSSGATE ROAD TO THE SUBSTATION. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12' WIDE ACCESS TO THE SUBSTAION AT ALL TIMES.
4. A CITY OF SAVANNAH 48" DIAMETER INDUSTRIAL AND DOMESTIC WATER LINE BISECTS THE PROPERTY THAT IS BEING DEVELOPED. PRIOR TO START OF ANY WORK AT THE PROJECT SITE, THE CONTRACTOR SHALL INSTALL ORANGE SAFETY BARRIER AS SHOWN ON DRAWING C1 AND C2 AND NO EQUIPMENT , MATERIAL OR PERSONNEL SHALL BE ALLOWED IN FENCED OFF AREA.
5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAT SHOWN.
6. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
8. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
9. ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC C900) UNLESS OTHERWISE INDICATED.
10. ALL GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC SDR26) UNLESS OTHERWISE INDICATED.
11. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON
12. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
13. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
14. CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
15. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION / DEPTH OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
16. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
18. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY CITY OF PORT WENTWORTH PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
19. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
20. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.



PROJECT MAP

SCALE: 1" = 200'

GENERAL INFORMATION

GENERAL CONTRACTOR

COUNTY CHATHAM
CITY PORT WENTWORTH
ZONING P-I-I

OWNER OF PROPERTY
NFI INDUSTRIES
TRIAD 1828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
856-470-2078

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234-5300

PREPARED FOR:
NFI INDUSTRIES
TRIAD 1828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
856-470-2078

SURVEYOR: THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234-5300

UTILITY: CITY OF PORT WENTWORTH
ATTN: BRIAN HARVEY
DIRECTOR OF DEVELOPMENT SERVICES
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407
912-964-4379 EXT 108

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 33172 JASON DRAKE CHAMBERS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
GENERAL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS LISTED

GN

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

BUILDING B

332,450 SF

FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C1.2

PC N: 783449.36 E: 963272.43

EDGE OF PVMT N: 783457.87 E: 963301.22

EDGE OF PVMT N: 783377.35 E: 963322.35

BUILDING CORNER N: 783517.11 E: 963366.78

BUILDING CORNER E: 963442.78

BUILDING CORNER N: 783738.92 E: 964327.51

EDGE OF PVMT N: 783562.18 E: 964426.81

EDGE OF PVMT N: 783567.13 E: 964448.25

GRAVEL ACCESS ROAD

EDGE OF PVMT N: 783277.91 E: 963332.93

EDGE OF PVMT N: 783267.53 E: 963425.95

BUILDING CORNER N: 783283.26 E: 963420.77

BUILDING CORNER N: 783309.59 E: 963534.77

EDGE OF PVMT N: 783289.80 E: 963522.41

BUILDING CORNER N: 783202.40 E: 963559.52

SEE DWG. C4 FOR ENLARGED PLAN

5' WIDE SIDEWALK

COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS. INSTALL 5' X 5' LANDING AT EACH DOOR WITH A 5' X 5' TRANSITION SLOPED AT 5% TO MATCH GRADE OF SIDEWALK.

18" CURB & GUTTER

BUILDING CORNER N: 783397.89 E: 964406.25

EDGE OF PVMT N: 783388.45 E: 964438.70

EDGE OF PVMT N: 783328.04 E: 964452.65

EDGE OF PVMT N: 783207.11 E: 963439.89

PT N: 783054.71 E: 963375.99

(100) 9' WIDE X 19' LONG PARKING SPACES = 900'

PRIOR TO START OF CONSTRUCTION INSTALL ORANGE SAFETY FENCE AS SHOWN. MATERIAL, PERSONNEL OR EQUIPMENT SHALL NOT BE ALLOWED TO CROSS OVER THE SAFETY FENCE.

EDGE OF PVMT N: 783021.75 E: 963688.34

EDGE OF PVMT N: 783108.36 E: 964063.47

(32) 12' WIDE X 60' LONG TRUCK SPACES = 384'

EDGE OF PVMT N: 783059.91 E: 964120.33

EDGE OF PVMT N: 782943.80 E: 963706.34

EDGE OF PVMT N: 782895.09 E: 963717.59

EDGE OF PVMT N: 782991.69 E: 964136.34

EDGE OF PVMT N: 782832.09 E: 963720.33

PC N: 782854.74 E: 963500.02

PT N: 782819.24 E: 963540.74

EDGE OF PVMT N: 782831.18 E: 963676.41

(15) 9' WIDE X 19' LONG SPACES

BUILDING CORNER N: 782837.75 E: 963735.96

BUILDING CORNER N: 782933.36 E: 964150.06

PC N: 782778.05 E: 963576.62

EDGE OF PVMT N: 782761.10 E: 963569.79

EDGE OF PVMT N: 782665.62 E: 963614.38

EDGE OF PVMT N: 782700.55 E: 963750.70

BUILDING A

106,250 SF

FF ELEV. 32.0

GRAVEL ACCESS ROAD

BUILDING CORNER N: 782594.16 E: 963792.20

SEE DWG. C3 FOR ENLARGED PLAN

BUILDING CORNER N: 782689.76 E: 964206.30

STOP

R1-1 (30)30

EDGE OF PVMT N: 782613.28 E: 964223.96

(42) 9' WIDE x 19' LONG PARKING SPACES = 378'

EDGE OF PVMT N: 782528.24 E: 963855.65

R3-2 (24)24

N: 782421.44 E: 963810.11

PARKING SUMMARY - BUILDING A	
EMPLOYEE/VISTORS PARKING SPACES (INCLUDING FOUR STANDARD AND THREE VAN ACCESSIBLE HANDICAP SPACES)	233
TRUCK SPACES	51

PARKING SUMMARY - BUILDING A	
EMPLOYEE/VISTORS PARKING SPACES (INCLUDING ONE STANDARD AND FOUR VAN ACCESSIBLE HANDICAP SPACES)	94
TRUCK SPACES	32

1. ALL SIGNS TO BE MOUNTED ON U-CHANNEL POSTS 14' IN LENGTH UNLESS OTHERWISE NOTED IN DETAILS. SEE DETAIL SHEET C16.
2. ALL SIGNS SHALL BE PLACED WITH A MINIMUM OF 2' BETWEEN BACK OF CURB OR EDGE OF PAVEMENT AND 7' VERTICALLY BETWEEN PAVEMENT AND BOTTOM OF SIGN.
3. ALL SIGNS SHALL MEET THE REQUIREMENTS OF MUTCD.
4. PEDESTRIAN / HANDICAP SIGNS TO BE MOUNTED BEHIND SIDEWALK. PROVIDE ONE 6' LONG PRECAST WHEEL STOPS FOR EACH SPACE.
5. STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF GADOT STD. SPEC.
6. AT HANDICAP PARKING SPACE PROVIDE A 3' HT-UNIVERSAL HANDICAP SYMBOL PAINTED BLUE PER DETAIL ON DRAWING C16.
7. BLUE METAL REFLECTIVE SIGN @ LEAST 12" IN WIDTH & 18" IN LENGTH & ERECTED AT SUCH HEIGHT OR IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES & CENTERED. THE FOLLOWING WORDS: "PERMIT PARKING ONLY". "TOW-AWAY ZONE". & "MAXIMUM FINE $500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND & THIRD LINES VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH FOLLOWING: " VAN ACCESSIBLE".
8. CONTRACTOR SHALL STAKE LOCATION OF PROPOSED FENCE IN THE FIELD FOR OWNER'S REVIEW PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 18" TO GET DIMENSION TO BACK OF CURB.
10. ALL PARKING SPACES ON ASPHALT OR CONCRETE SHALL BE DELINEATED BY 4" WIDE SOLID WHITE LINES.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER 033172 JASON DRANE

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

SITE LAYOUT - SHEET I

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C1.1

Attachment: NFI CROSSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\26327\26327-0000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327-0000 SITE LAYOUT.DWG - Feb 16, 2022 - 8:53 AM

(6) 12' WIDE X 60 ' LONG TRUCK SPACES = 72'

(45) 12' WIDE X 60 ' LONG TRUCK SPACES = 540'

EDGE OF PVMT N: 783719.79 E: 963400.04

EDGE OF PVMT N: 783735.99 E: 963470.20

EDGE OF PVMT N: 783787.28 E: 963692.35

CONCRETE FLUME

EDGE OF PVMT N: 783908.76 E: 964218.51

18" CURB & GUTTER

EDGE OF PVMT N: 783648.21 E: 963401.17

EDGE OF PVMT N: 783642.53 E: 963376.57

PT N: 783609.92 E: 963368.70

EDGE OF PVMT N: 783856.14 E: 964257.34

EDGE OF PVMT N: 783787.94 E: 964273.09

EDGE OF PVMT N: 783593.12 E: 963429.29

EXISTING GRAVEL ROADWAY TO REMAIN. INSTALL ADDITIONAL GRAVEL WHERE THE EXISTING ROAD WILL CONNECT TO NEW TO PROVIDE A SMOOTH TRANSITION

EDGE OF PVMT N: 783446.62 E: 963257.65

PC N: 783449.36 E: 963272.43

EDGE OF PVMT N: 783457.87 E: 963301.22

EDGE OF PVMT N: 783377.35 E: 963322.35

BUILDING CORNER N: 783517.11 E: 963366.78

EDGE OF PVMT N: 783534.66 E: 963442.78

EDGE OF PVMT N: 783721.51 E: 964252.08

BUILDING CORNER N: 783738.92 E: 964327.51

BUILDING B

332,450 SF

FF ELEV. 30.0

BUILDING CORNER N: 783283.26 E: 963420.77

BUILDING CORNER N: 783309.59 E: 963534.77

EDGE OF PVMT N: 783562.18 E: 964426.81

EDGE OF PVMT N: 783567.13 E: 964446.25

MATCH LINE - SEE SHEET NO. C1.1

EDGE OF PVMT N: 783277.91 E: 963332.93

EDGE OF PVMT N: 783267.53 E: 963425.95

EDGE OF PVMT N: 783289.80 E: 963522.41

GRAVEL ACCESS ROAD

BUILDING CORNER N: 783202.40 E: 963559.52

SEE DWG. C4 FOR ENLARGED PLAN

5' WIDE SIDEWALK

COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS. INSTALL 5' X 5' LANDING AT EACH DOOR WITH A 5' X 5' TRANSITION SLOPED AT 5% TO MATCH GRADE OF SIDEWALK.

18" CURB & GUTTER

BUILDING CORNER N: 783397.89 E: 964406.25

EDGE OF PVMT N: 783207.11 E: 963439.89

EDGE OF PVMT N: 783388.45 E: 964438.70

PT

TWO 18" RCP'S IE 19.40' IE 19.39'

IE 19.61' IE 19.37'

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL JASON ORNE WHITE No. 33372 PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

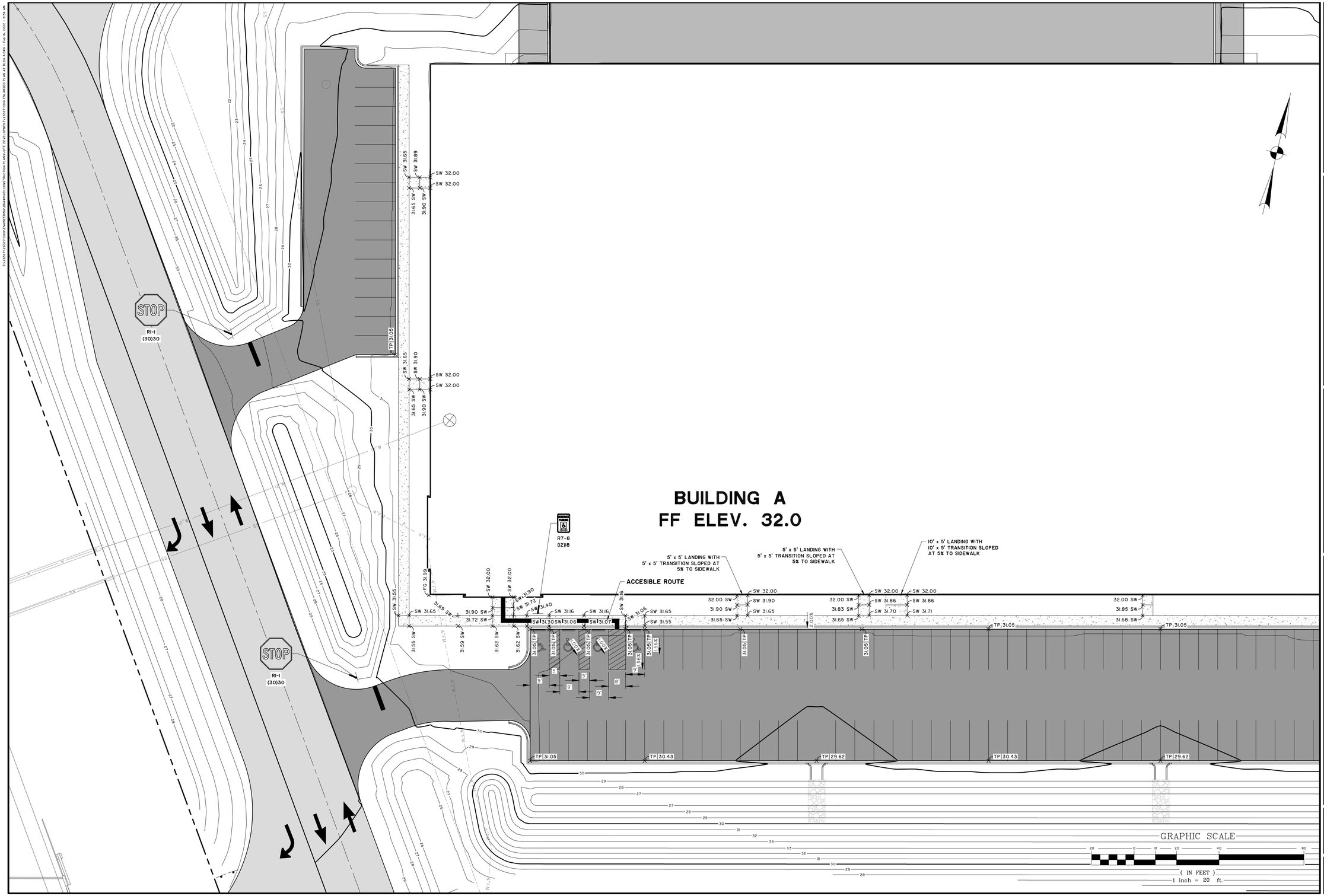
SITE DEVELOPMENT FOR BUILDINGS A & B

SITE LAYOUT - SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C1.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2669 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



GEORGIA REGISTERED PROFESSIONAL No. 033172 JASON DRAKE CHAMBERS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

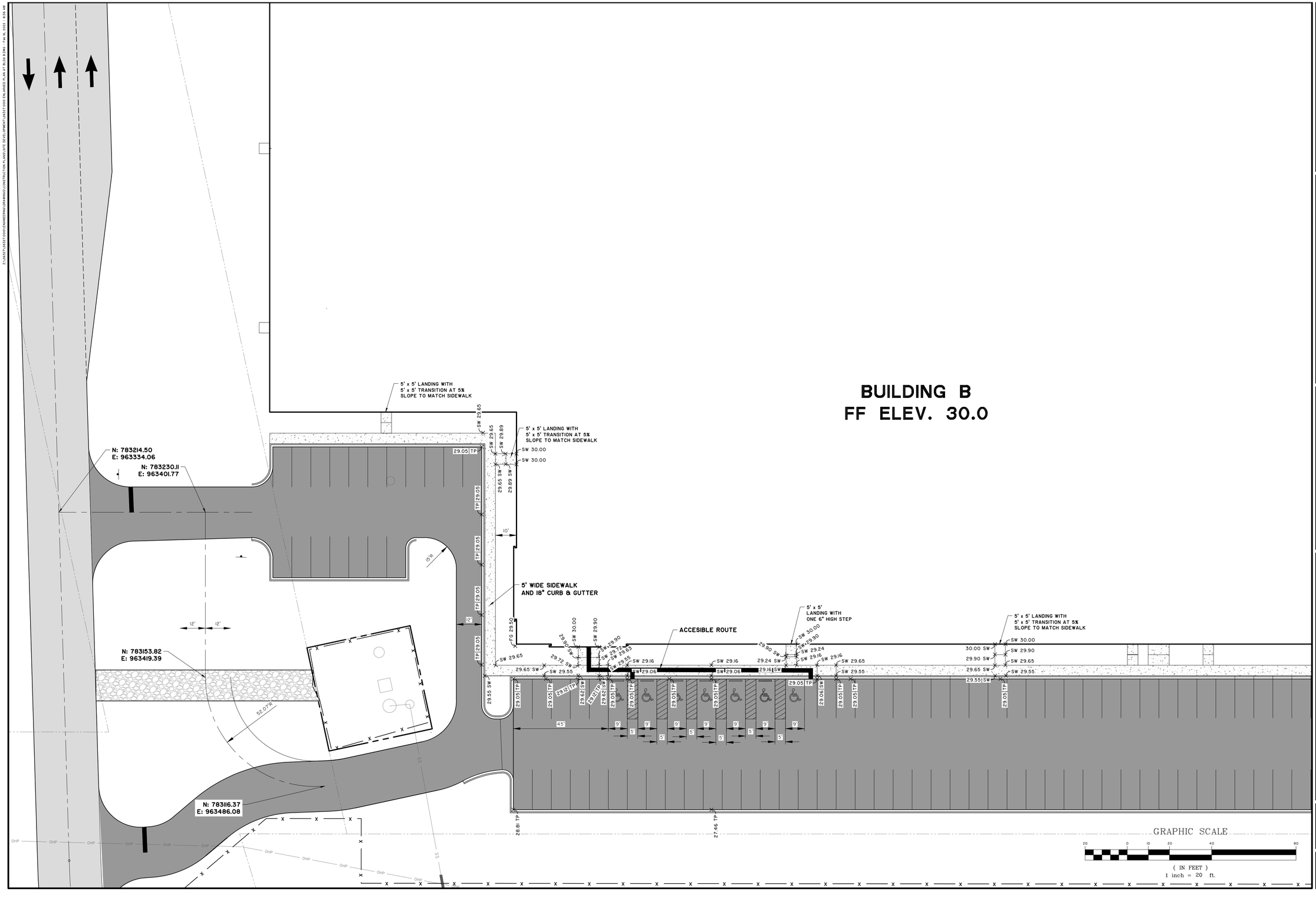
ENLARGED PLAN AT BUILDING A

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 20'

C1.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\26327\26327-0000\ENGINEERING\GRAPHICS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327-0000 ENLARGED PLAN AT BLDG B.DWG - Feb 14, 2022 - 8:56 AM



GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
No. 33172
JASON DRAKE CHAMBLESS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

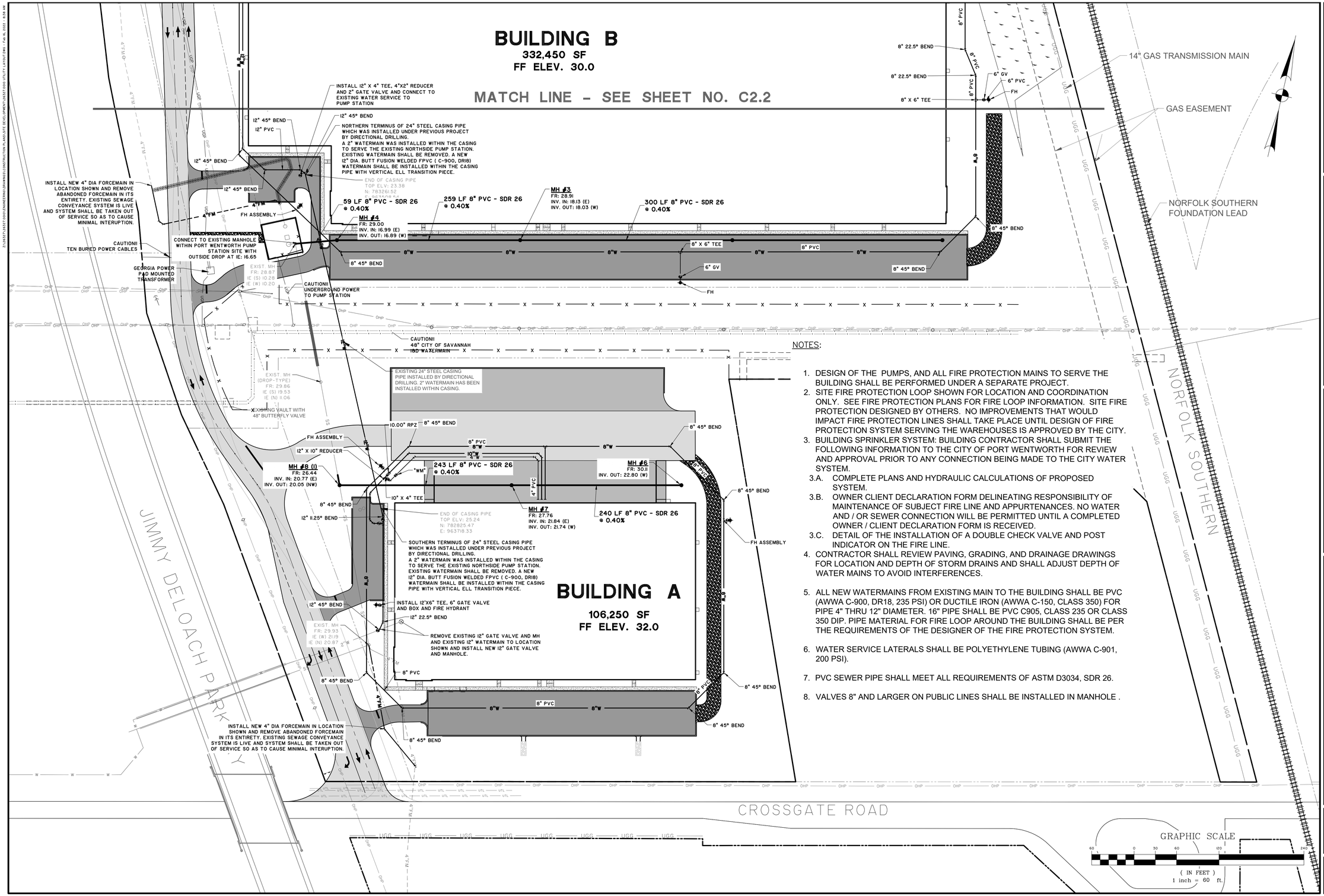
SITE DEVELOPMENT FOR BUILDINGS A & B

ENLARGED PLAN AT BUILDING B

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 20'

C1.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



NOTES:

1. DESIGN OF THE PUMPS, AND ALL FIRE PROTECTION MAINS TO SERVE THE BUILDING SHALL BE PERFORMED UNDER A SEPARATE PROJECT.
2. SITE FIRE PROTECTION LOOP SHOWN FOR LOCATION AND COORDINATION ONLY. SEE FIRE PROTECTION PLANS FOR FIRE LOOP INFORMATION. SITE FIRE PROTECTION DESIGNED BY OTHERS. NO IMPROVEMENTS THAT WOULD IMPACT FIRE PROTECTION LINES SHALL TAKE PLACE UNTIL DESIGN OF FIRE PROTECTION SYSTEM SERVING THE WAREHOUSES IS APPROVED BY THE CITY.
3. BUILDING SPRINKLER SYSTEM: BUILDING CONTRACTOR SHALL SUBMIT THE FOLLOWING INFORMATION TO THE CITY OF PORT WENTWORTH FOR REVIEW AND APPROVAL PRIOR TO ANY CONNECTION BEING MADE TO THE CITY WATER SYSTEM.
   - 3.A. COMPLETE PLANS AND HYDRAULIC CALCULATIONS OF PROPOSED SYSTEM.
   - 3.B. OWNER CLIENT DECLARATION FORM DELINEATING RESPONSIBILITY OF MAINTENANCE OF SUBJECT FIRE LINE AND APPURTENANCES. NO WATER AND / OR SEWER CONNECTION WILL BE PERMITTED UNTIL A COMPLETED OWNER / CLIENT DECLARATION FORM IS RECEIVED.
   - 3.C. DETAIL OF THE INSTALLATION OF A DOUBLE CHECK VALVE AND POST INDICATOR ON THE FIRE LINE.
4. CONTRACTOR SHALL REVIEW PAVING, GRADING, AND DRAINAGE DRAWINGS FOR LOCATION AND DEPTH OF STORM DRAINS AND SHALL ADJUST DEPTH OF WATER MAINS TO AVOID INTERFERENCES.
5. ALL NEW WATERMAINS FROM EXISTING MAIN TO THE BUILDING SHALL BE PVC (AWWA C-900, DR18, 235 PSI) OR DUCTILE IRON (AWWA C-150, CLASS 350) FOR PIPE 4" THRU 12" DIAMETER. 16" PIPE SHALL BE PVC C905, CLASS 235 OR CLASS 350 DIP. PIPE MATERIAL FOR FIRE LOOP AROUND THE BUILDING SHALL BE PER THE REQUIREMENTS OF THE DESIGNER OF THE FIRE PROTECTION SYSTEM.
6. WATER SERVICE LATERALS SHALL BE POLYETHYLENE TUBING (AWWA C-901, 200 PSI).
7. PVC SEWER PIPE SHALL MEET ALL REQUIREMENTS OF ASTM D3034, SDR 26.
8. VALVES 8" AND LARGER ON PUBLIC LINES SHALL BE INSTALLED IN MANHOLE .

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 33372 JASON DRAKE Expires

NO.	REVISIONS	BY	DATE
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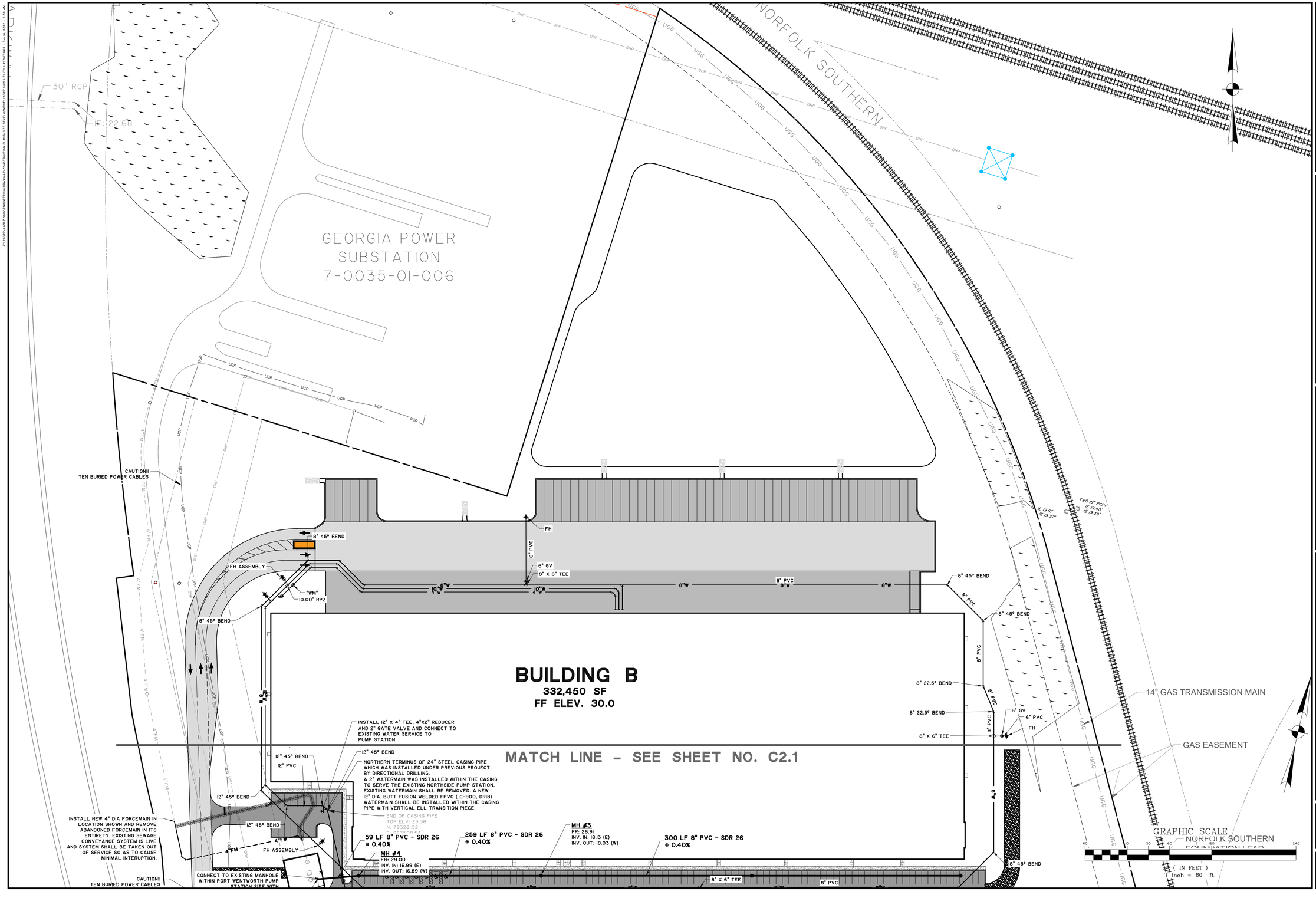
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
WATER & SEWER PLAN - SHEET I

JOB NO:	J-26327.00ID
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C2.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
No. 33372
PROFESSIONAL
Engineer
JASON DRAKE HAYS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

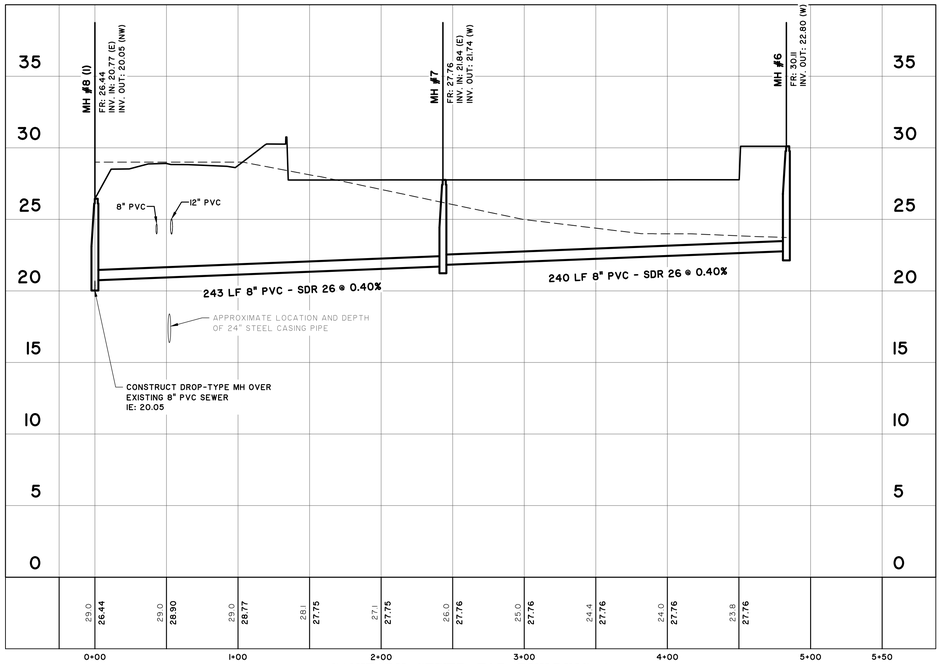
SITE DEVELOPMENT FOR BUILDINGS A & B

WATER & SEWER PLAN- SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

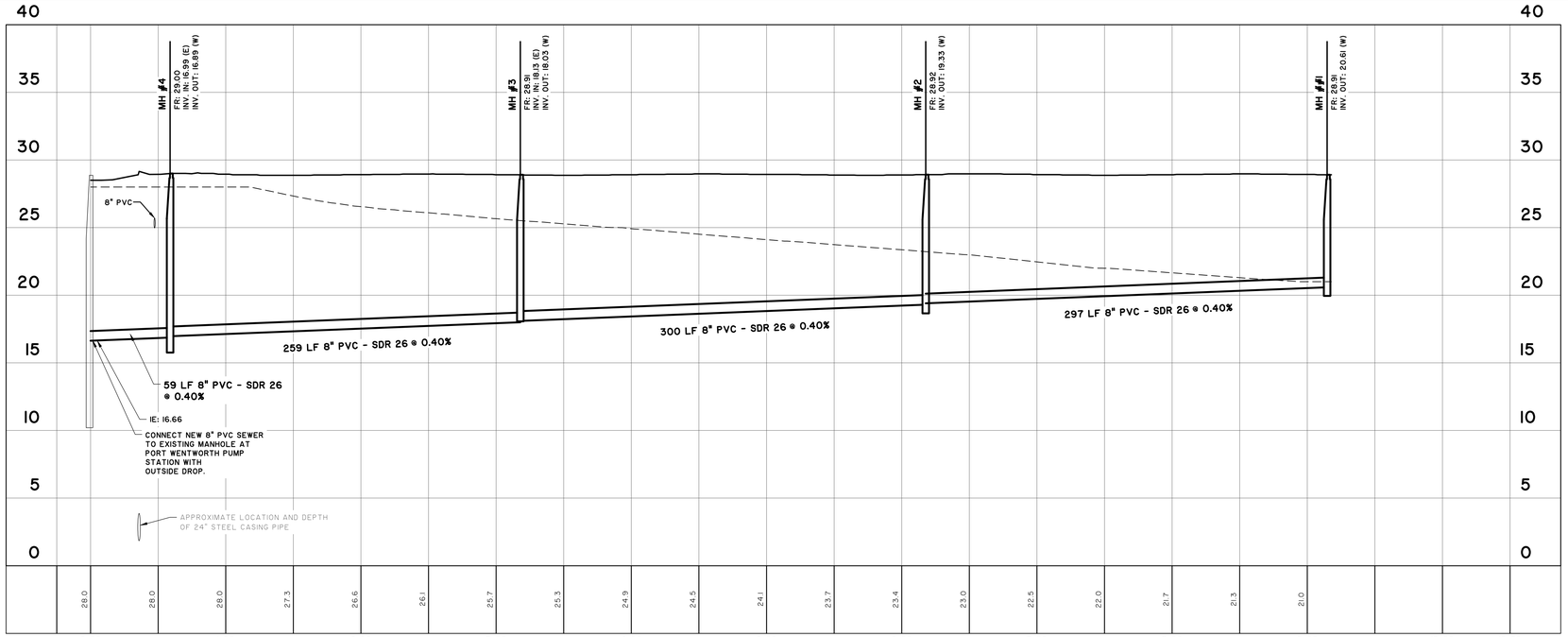
C2.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2669 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



SANITARY SEWER FOR BUILDING A

STATIONS: −0+25 – 5+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



SANITARY SEWER FOR BUILDING B

STATIONS: −0+25 – 10+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
No. 033172
PROFESSIONAL
Engineer
SS3 IBHM
JASON ORNE CHAMP

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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NO.	REVISIONS	BY	DATE
---	---	---	---

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

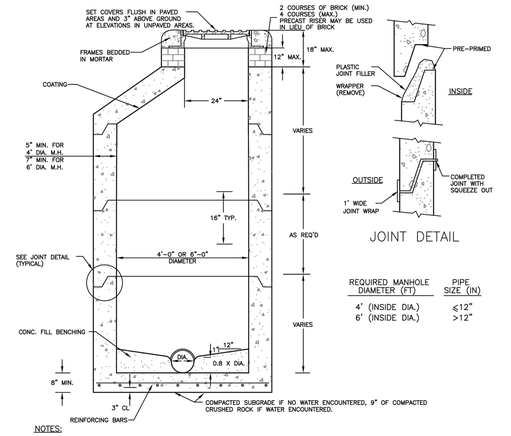
SITE DEVELOPMENT FOR BUILDINGS A & B

SANITARY SEWER PROFILES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

C2.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

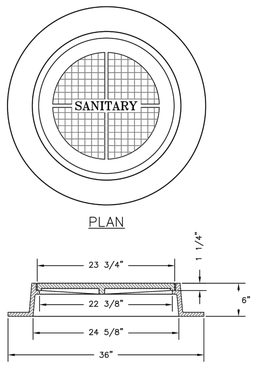
NOTES:

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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTE:

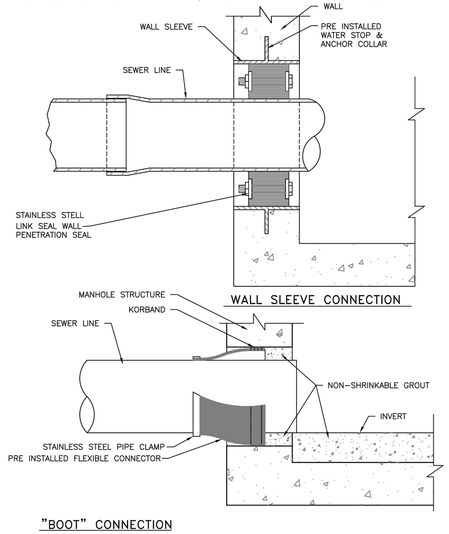
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
S-2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

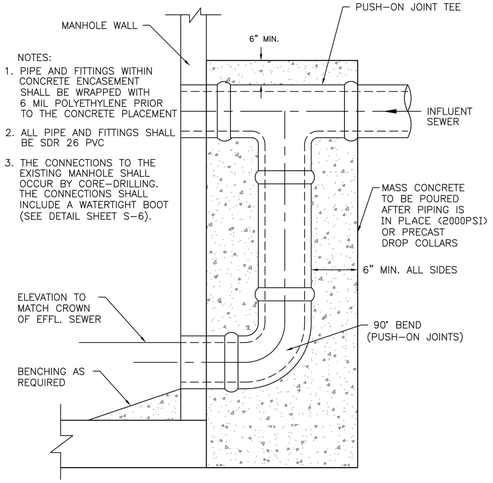
NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



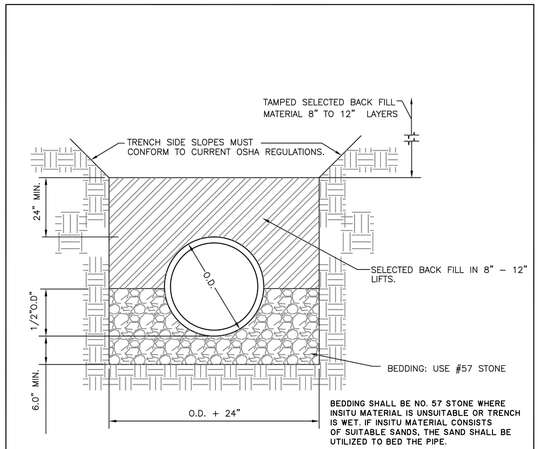
NOTES:

1. PIPE AND FITTINGS WITHIN CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 6 MIL POLYETHYLENE PRIOR TO THE CONCRETE PLACEMENT
2. ALL PIPE AND FITTINGS SHALL BE SDR 26 PVC
3. THE CONNECTIONS TO THE EXISTING MANHOLE SHALL OCCUR BY CORE-DRILLING. THE CONNECTIONS SHALL INCLUDE A WATERTIGHT BOOT (SEE DETAIL SHEET S-6).

DROP MANHOLE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-7

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

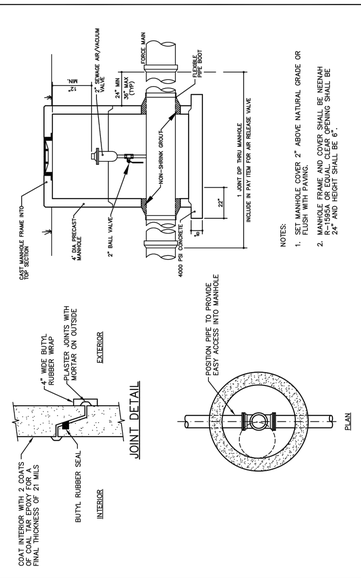


BEDDING SHALL BE NO. 57 STONE WHERE INSITU MATERIAL IS UNSUITABLE OR TRENCH IS WET. IF INSITU MATERIAL CONSISTS OF SUITABLE SANDS, THE SAND SHALL BE UTILIZED TO BED THE PIPE.

PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

GEORGIA REGISTERED 3/9/22 PROFESSIONAL ENGINEER JASON ORME CRANO

NO.	REVISIONS	BY	DATE
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---	---	---	---

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
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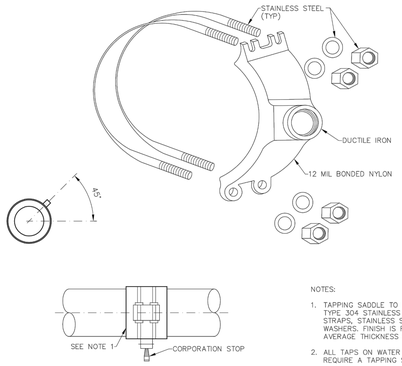
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B

SANITARY SEWER DETAILS

JOB NO:	J-26327.000
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.109'

C2.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)
Packet Pg. 106



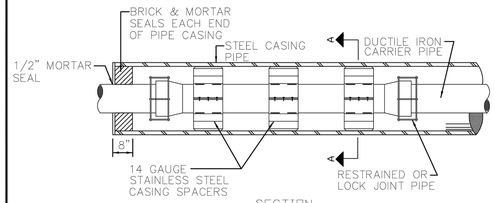
NOTES:

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.

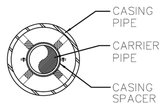
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS
W-2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SECTION



SECTION A-A

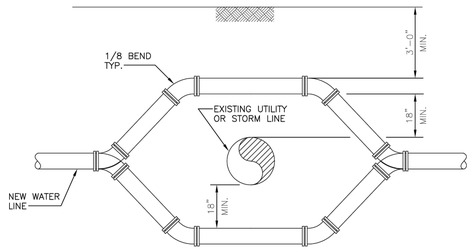
NOTES:

1. CASING SPACERS SHALL BE PLACED ON 6' CENTERS MINIMUM.
2. ALL RAILROAD CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN RAILWAY ENGINEERING ASSOCIATION REGULATIONS, UNDER PART 5, PIPELINES (LATEST EDITION) AND PERMIT REQUIREMENTS.
3. ALL HIGHWAY CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH GA. D.O.T. REGULATIONS & PERMIT REQUIREMENTS.

CARRIER PIPE INSTALLATION

City of Port Wentworth
TECHNICAL DETAILS
W-3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: NFEBRUARY 2007



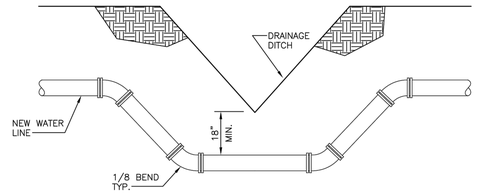
NOTES:

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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



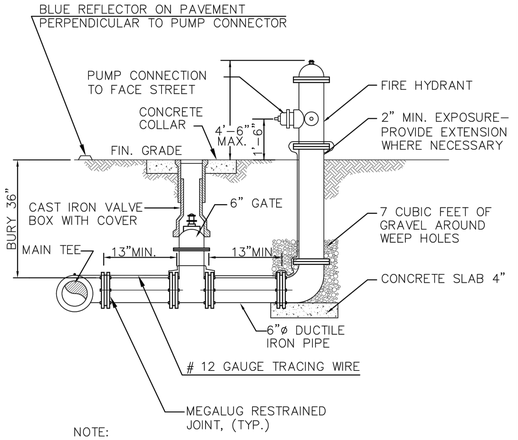
NOTES:

1. WATER LINE SHALL BE DUCTILE IRON BELOW STORM DRAINAGE DITCH.
2. STRAIGHT RUN OF WATER LINE DIRECTLY BELOW NEW OR EXISTING DRAINAGE DITCH MUST BE 10' MINIMUM WITH NO JOINT.
3. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

UTILITY CROSSING DRAINAGE DITCH

City of Port Wentworth
TECHNICAL DETAILS
W-7

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



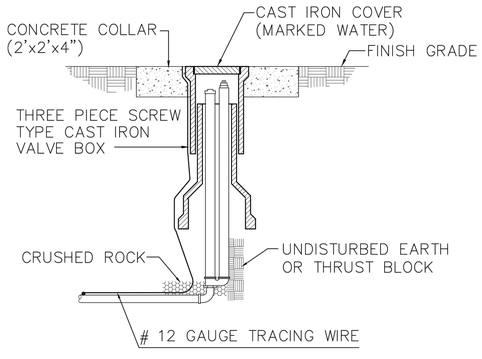
NOTE:

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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



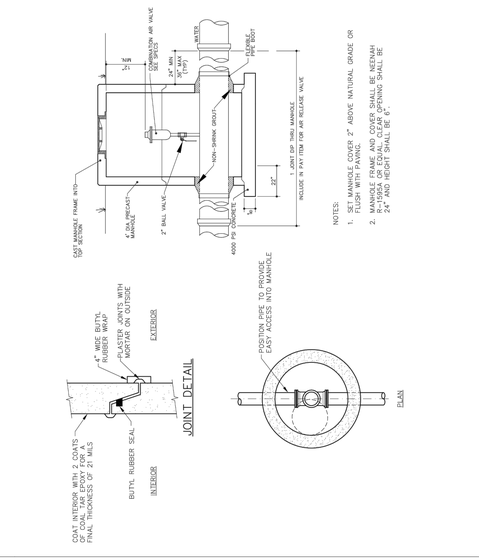
NOTE:

1. MAINGUARD #79 BLOW-OFF HYDRANT BY THE KUPFERLE FOUNDRY COMPANY. SEE MANUFACTURER'S SPECIFICATION FOR FURTHER DETAIL.

BLOW-OFF HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-10

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



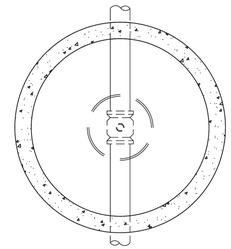
COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
W-13

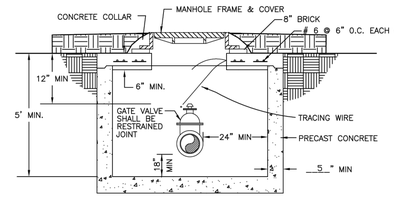
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO. CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



PLAN



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth
TECHNICAL DETAILS
W-14

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

GEORGIA REGISTERED 3/04/22 No. 033273 PROFESSIONAL Engineer JASON CRANE CHRISTIAN

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

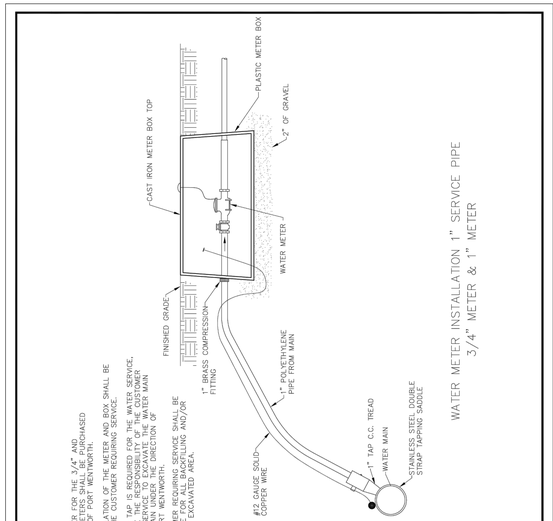
SITE DEVELOPMENT FOR BUILDINGS A & B

WATER SYSTEM DETAILS

JOB NO:	J-26327.000
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.1108'

C2.5

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



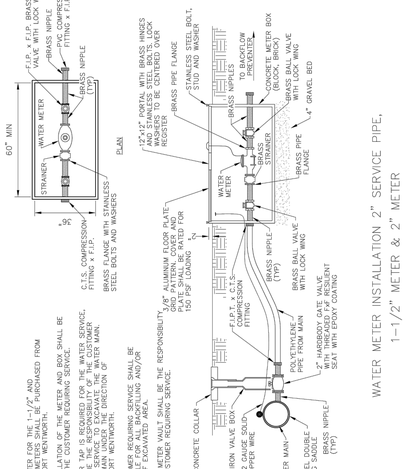
NOTES:
1. WATER METER FOR THE 1-1/4" AND SMALLER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN 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.

WATER METER INSTALLATION 1" SERVICE PIPE
3/4" METER & 1" METER

RESIDENTIAL WATER METER W/BACKFLOW PREVENTER

City of Port Wentworth
TECHNICAL DETAILS
W-17

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



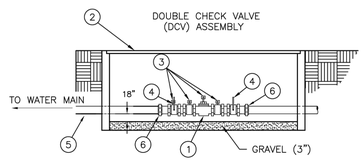
NOTES:
1. WATER METER FOR THE 1-1/2" AND SMALLER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING 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

WATER METER INSTALLATION 2" SERVICE PIPE

City of Port Wentworth
TECHNICAL DETAILS
W-19

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
6	2	UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

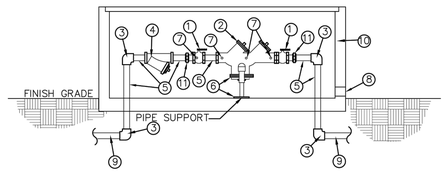
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth
TECHNICAL DETAILS
W-20

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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

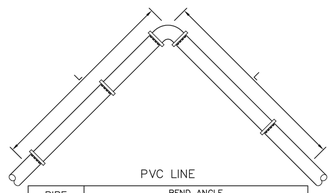
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED 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 STEVENSON & PALMER ENGINEERING, INC.
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

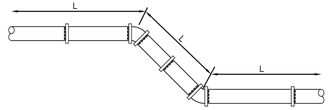
MINIMUM RESTRAINED LENGTH (L)

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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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

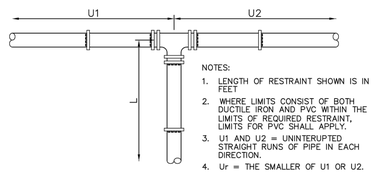
MINIMUM RESTRAINED LENGTH (L)

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 STEVENSON & PALMER ENGINEERING, INC.
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 = UNINTERRUPTED 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.

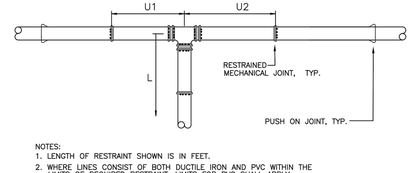
TEE Ur	5'-10"	11'-20"	21'-35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W-29

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
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	28	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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

THOMAS & HUTTON
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50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
Brunswick, GA | Columbia, SC | Charleston, SC
Myrtle Beach, SC | Wilmington, NC

GEORGIA REGISTERED 3/9/22 PROFESSIONAL ENGINEER JASON ONNE CHANIS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
WATER SYSTEM DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.1108'

C2.6

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

DUCTILE IRON LINE

PIPE DIA.	L
4	28
6	40
8	52
10	62
12	73
16	94
20	114
24	132

PVC LINE

PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

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. FOR LINE STUBS (SEE DETAIL W39). THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

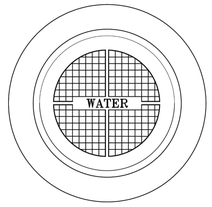
STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

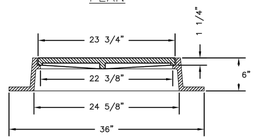
W-31

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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 "WATER" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

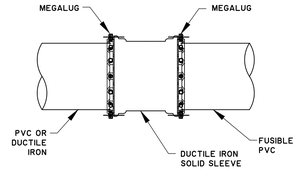
MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

W-34

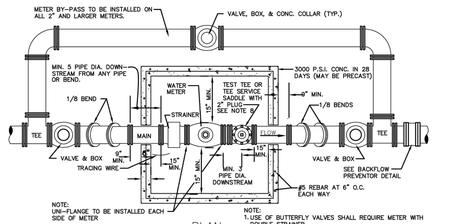
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



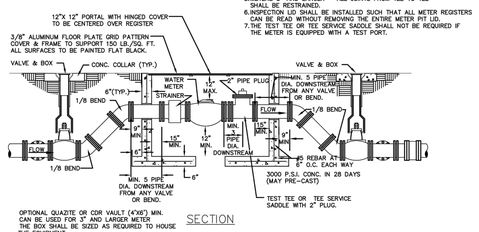
FPVC CONNECTION DETAIL

SCALE: NONE



PLAN

NOTE:
1. USE OF BUTTERFLY VALVES SHALL REQUIRE METER WITH DOUBLE STRAINER.
2. TURBINE METERS (CLASS II) SHALL HAVE U.L. APPROVED STRAINERS
3. COMPLETE BY-PASS ASSEMBLY IS REQUIRED ON ALL METERS.
4. VALVES: GREATER THAN 2" SHALL BE MECHANICAL JOINT GATE VALVES.
5. METERS 3" AND LARGER – ALL JOINTS FROM TEE TO TEE SHALL BE RESTRAINED.
6. INSPECTION LID SHALL BE INSTALLED SUCH THAT ALL METER REGISTERS CAN BE READ WITHOUT REMOVING THE ENTIRE METER PIT LID.
7. THE TEST TEE OR TEE SERVICE SADDLE SHALL NOT BE REQUIRED IF THE METER IS EQUIPPED WITH A TEST PORT.



SECTION

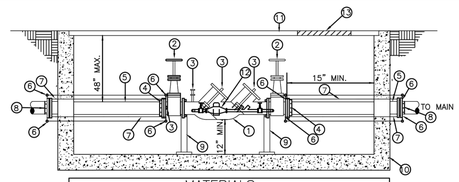
WATER METER INST. 3" AND LARGER

City of Port Wentworth
TECHNICAL DETAILS

W-15

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
2	2	OS&Y RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE (UNION SHALL BE USED FOR 2")
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUMINUM FLOOR PLATE / HATCH COVER
12	1	3/4 CUBIC FT. BYPASS METER
13		2" X 2" MIN. HATCH

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR THE SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER; UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.
3. IF ADDITIONAL SIAMESE CONNECTION IS REQUIRED FOR FIRE SERVICE, SEE DETAIL SHEET STD. FIRE SERVICE SYSTEM FOR BUILDINGS.

TYPICAL BELOW GRADE INSTALLATION
(2", 3", 4", 6", 8", & 10" SIZES)

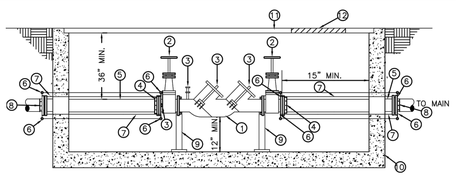
FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-22

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	2	NON-RISING RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUM. FLOOR PLATE / HATCH COVER W/FLUSH HANDLE
12		2" X 2" MIN. HATCH

NOTE:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL BELOW GRADE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (B)

City of Port Wentworth
TECHNICAL DETAILS

W-21

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

GEORGIA REGISTERED 2/04/22 No. 033172 PROFESSIONAL ENGINEER JASON ORNE OHLINGER

NO.	REVISIONS	BY	DATE
----	----	----	----

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Myrtle Beach, SC | Wilmington, NC

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

WATER SYSTEM DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.100'

C2.7

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C3.2

FES #21
INV. OUT: 22.00 (N)

CI #A5
TYPE C
FR: 27.96
INV. OUT: 21.00 (E)

CI #A4
TYPE C
FR: 27.89
INV. IN: 19.96 (W)
INV. OUT: 19.97 (E)

CI #1
TYPE C
FR: 27.89
INV. IN: 9.50 (S)
INV. IN: 19.00 (W)
INV. OUT: 19.00 (E)

CI #A3
TYPE C
FR: 27.89
INV. IN: 18.58 (W)
INV. OUT: 18.58 (E)

432 LF 48" RCP
@ 0.24%

220 LF 30" RCP
@ 0.47%

204 LF 36" RCP
@ 0.47%

174 LF 42" RCP
@ 0.24%

200 LF 48" RCP
@ 0.24%

CI #A2
TYPE C
FR: 27.97
INV. IN: 18.09 (W)
INV. OUT: 18.09 (N)

JACK AND BORE 130 LF
OF 48" DIA. STEEL PIPE AT 0.0%
BENEATH CITY OF SAVANNAH
I @ D WATERMAIN

FES #6
INV. IN: 21.50 (E)

164 LF 30" RCP
@ 0.44%

85 LF 36" RCP
@ 0.44%

200 LF 36" RCP
@ 0.45%

FES #24
INV. OUT: 21.50 (S)

FES #32
INV. OUT: 19.50 (W)

RI #2
FR: 20.19
TH: 19.52
INV. OUT: 9.50 (N)

FES #7
INV. IN: 22.00 (N)

89 LF 24" RCP
@ 0.56%

CI #5
TYPE C
FR: 26.18
INV. IN: 20.77 (E)
INV. OUT: 20.77 (W)

CI #3
TYPE C
FR: 26.01
INV. IN: 19.88 (E)
INV. OUT: 19.88 (W)

71 LF 18" RCP
@ 1.00%

25 LF 18" RCP
@ 1.18%

FES #36
INV. OUT: 25.00 (E)

JB #35
FR: 29.77
INV. IN: 24.71 (NE)
INV. IN: 24.71 (W)
INV. OUT: 24.71 (S)

29 LF 18" RCP
@ 1.01%

FES #11
INV. IN: 25.00 (N)

FES #10
INV. OUT: 24.00 (SW)

FES #8
INV. OUT: 24.00 (SE)

BUILDING A
106,250 SF
FF ELEV. 32.0

61 LF 18" RCP
@ 1.64%

FES #9
INV. IN: 25.00 (NW)

FES #38
INV. IN: 25.00 (SE)

68 LF 18" RCP
@ 1.47%

FES #37
INV. OUT: 26.00 (NW)

PAVEMENT LEGEND

- 5" CONCRETE PAVEMENT / 4" GAB[2]
- 7" CONCRETE PAVEMENT / 4" GAB[2]
- 10" CONCRETE PAVEMENT / 4" GAB WITH DOWEL BASKETS[3]
- 4" SIDEWALK[2]
- GRAVEL ACCESS STRIP[1]

[1]SEE C17 - PAVING AND DRAINAGE DETAILS
[2]IF CONCRETE PAVEMENT IS PLACED OVER CEMENT-TREATED SUBGRADE, GAB MAY BE ELIMINATED. (SEE GEOTECH REPORT)
[3]PAVEMENT RECOMMENDATION PER TERRACON REPORT DATED MAY 4, 2021

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA
SS3 SIGHT
REGISTERED
No. 33372
PROFESSIONAL
ENGINEER
JASON DRAKE CHAMPION

NO.	REVISIONS	BY	DATE
---	---	---	---

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

PAVING GRADING & DRAINAGE - SHEET I

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C3.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2669 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

21-26327-7 26327.0010\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0000 PAVE.DWG Feb 16, 2022 - 8:43 AM

STORMWATER
DETENTION POND I
3H:IV SIDESLOPES (TYP. ABOVE ELEV. 19
IH:IV SIDESLOPES FROM ELEV. 10 TO 19))
BOTTOM: 10.0'
NWL: 20.00'
TOP: 24.0'
25-YR: 22.81'
50-YR: 23.48'
100-YR: 23.92'

FES #29
INV. IN: 18.00 (S)

74 LF 36" RCP
@ 2.71%

FES #39
INV. OUT: 20.00 (N)

FES #22
INV. IN: 20.00 (S)

131 LF 18" RCP
@ 1.53%

FES #21
INV. OUT: 22.00 (N)

CS #30
FR: 23.38
INV. OUT: 20.00 (NE)

FES #31
INV. IN: 19.50 (SW)

FES #19
INV. IN: 16.00 (SE)

85 LF 60" RCP
@ 0.24%

"TWO 18" RCPs"
@ 19.40'
@ 19.33'

CI #18
TYPE C
FR: 25.08
INV. IN: 16.70 (SE)
INV. OUT: 16.20 (NW)

145 LF 54" RCP
@ 0.24%

SMH #A1
FR: 24.70
INV. IN: 17.05 (S)
INV. OUT: 17.05 (NW)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C3.1

432 LF 48" RCP
@ 0.24%

CI #A5
TYPE C
FR: 27.96
INV. OUT: 21.00 (E)

CI #A4
TYPE C
FR: 27.89
INV. IN: 19.96 (W)
INV. OUT: 19.97 (E)

CI #1
TYPE C
FR: 27.89
INV. IN: 9.50 (S)
INV. IN: 19.00 (W)
INV. OUT: 19.00 (E)

CI #A3
TYPE C
FR: 27.89
INV. IN: 18.58 (W)
INV. OUT: 18.58 (E)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED JASON S. FIT 33172 PROFESSIONAL ENGINEER JASON DRAKE FIT

NO.	REVISIONS	BY	DATE
---	---	---	---
---	---	---	---

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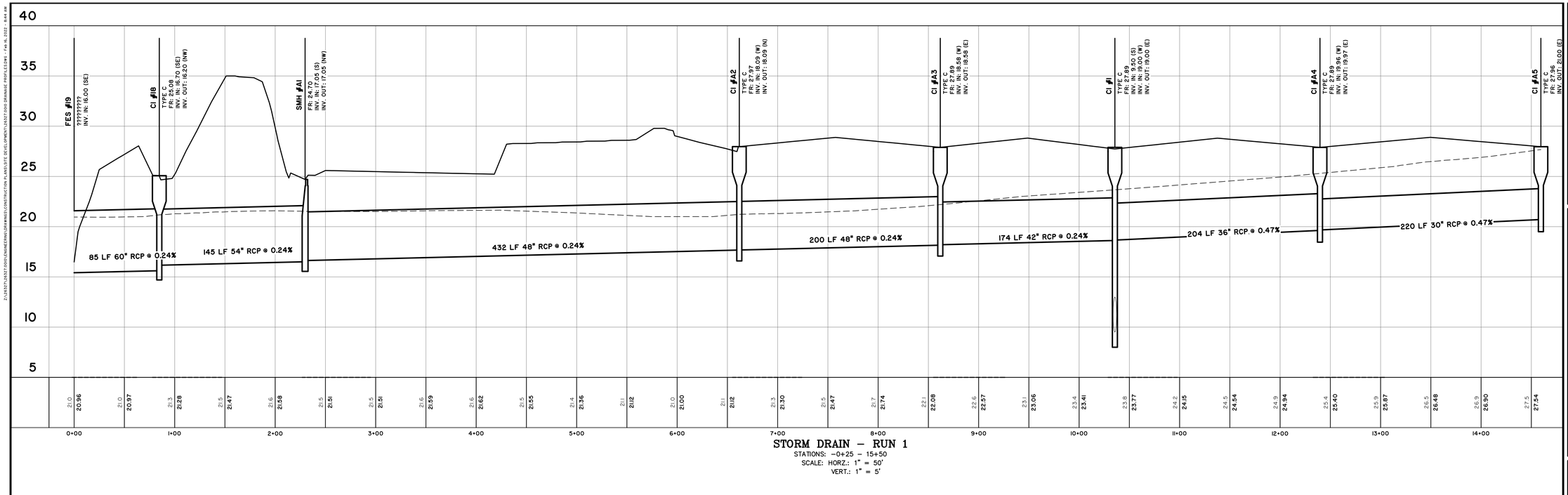
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
PAVING GRADING & DRAINAGE - SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

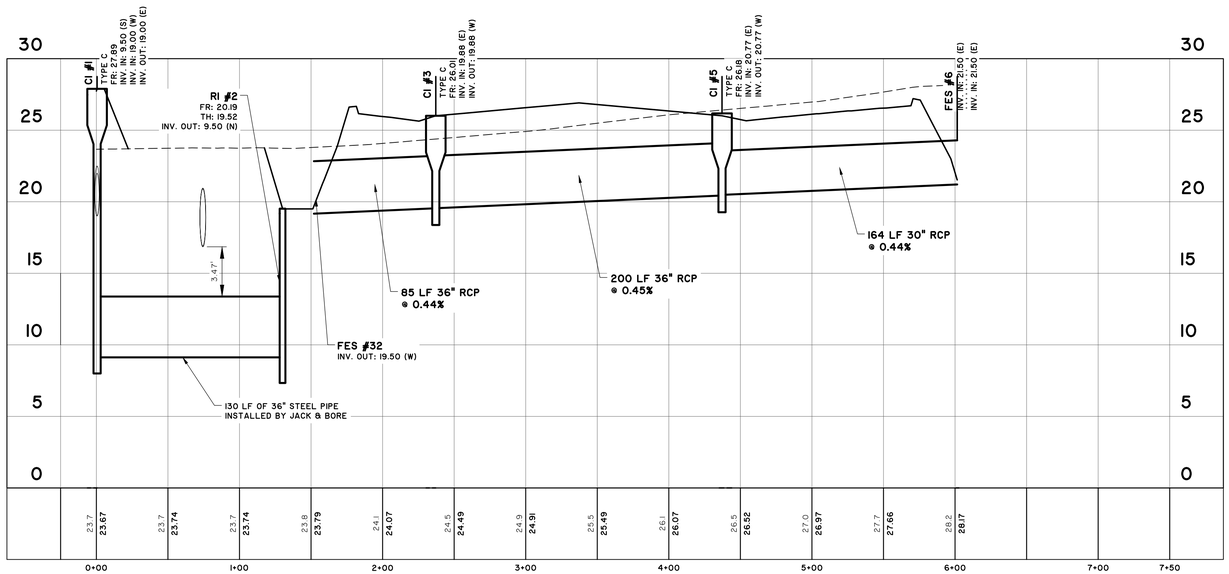
C3.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



STORM DRAIN – RUN 1

STATIONS: –0+25 – 15+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN – RUN 2

STATIONS: –0+25 – 7+50
SCALE: HORZ.: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
33372
PROFESSIONAL
Stamped
JASON DANE CHAMBERS

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

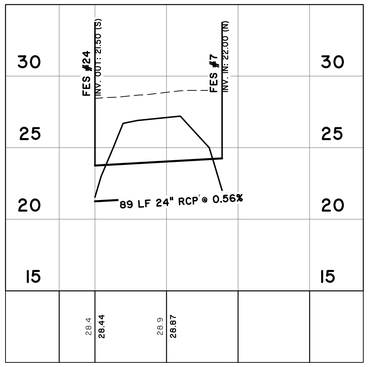
SITE DEVELOPMENT FOR BUILDINGS A & B

DRAINAGE PROFILES

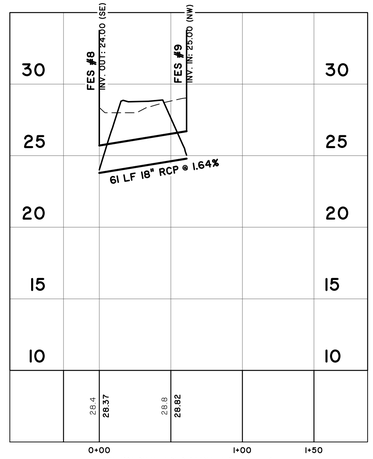
JOB NO:	J-26327.D010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

C3.3

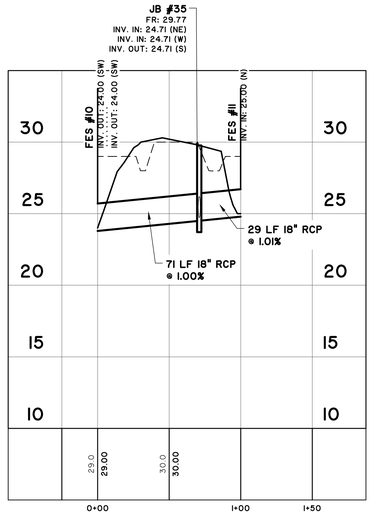
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



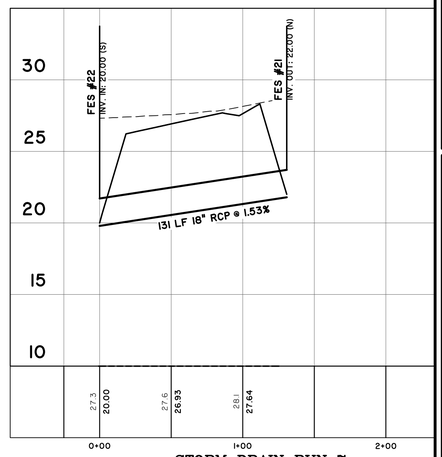
STORM DRAIN RUN 3
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 4
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 5
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 7
STATIONS: −0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA
SS3 IBHM
REGISTERED
PROFESSIONAL
ENGINEER
No. 33372
PROFESSIONAL
Stamp/Seal
JASON IRONE HAMM

NO.	REVISIONS	BY	DATE
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PORT WENTWORTH, GEORGIA

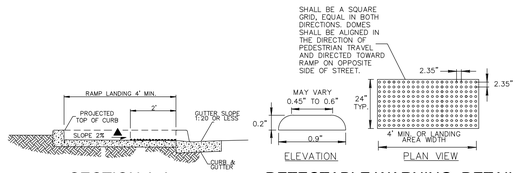
SITE DEVELOPMENT FOR BUILDINGS A & B

DRAINAGE PROFILES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

C3.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

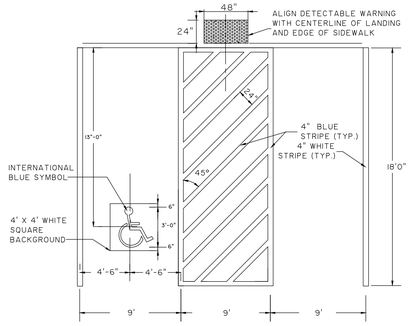


SECTION A-A

DETECTABLE WARNING DETAIL

NOTES:

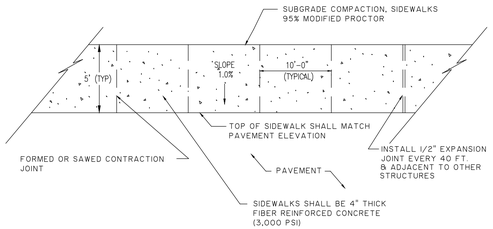
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND GARDEN CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.



NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

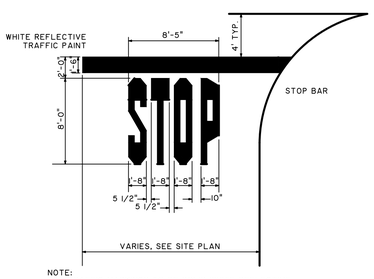
HANDICAP PARKING

NOT TO SCALE



SIDEWALK AND WALKWAY DETAILS

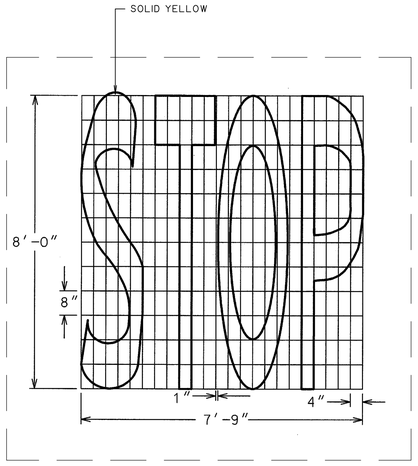
NOT TO SCALE

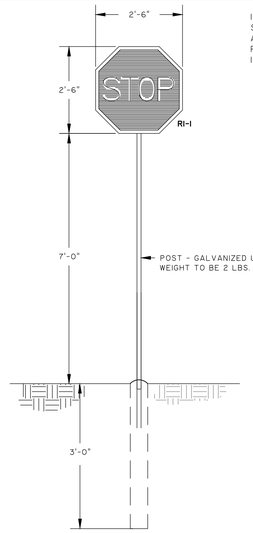


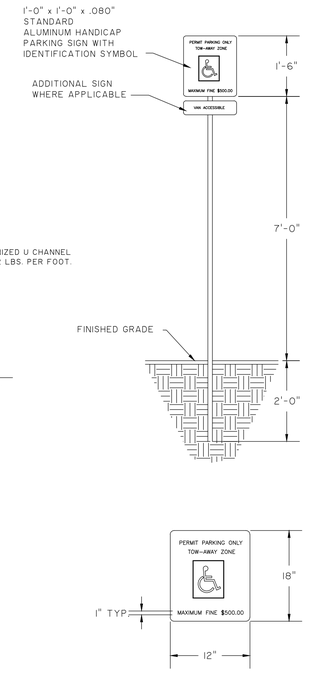
NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

TYPICAL PAVEMENT MARKINGS

NOT TO SCALE





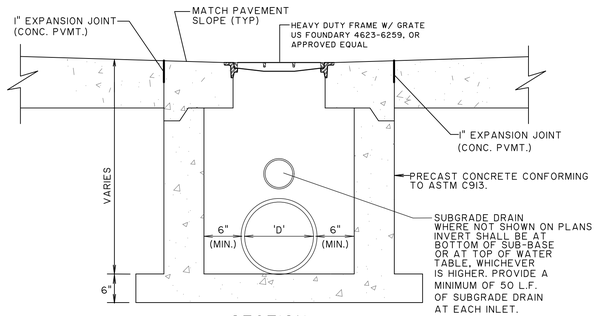


R1-1
(30)30

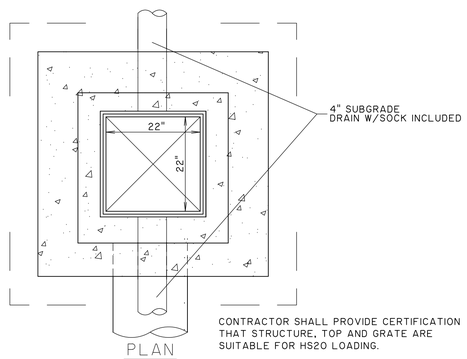
NOTE:

SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND SPECIFICATIONS

NOT TO SCALE



SECTION

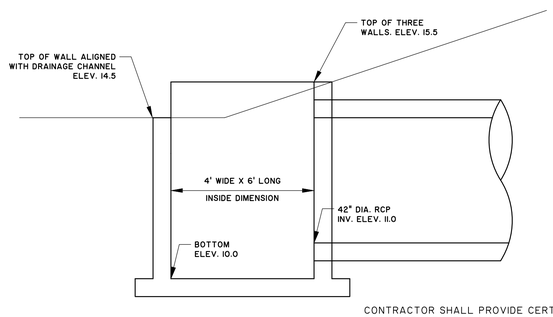


PLAN

CONTRACTOR SHALL PROVIDE CERTIFICATION THAT STRUCTURE, TOP AND GRATE ARE SUITABLE FOR HS20 LOADING.

GRATE INLET

NOT TO SCALE



CONTRACTOR SHALL PROVIDE CERTIFICATION THAT STRUCTURE IS SUITABLE FOR HS20 LOADING APPLIED IMMEDIATELY ADJACENT TO WALL.

JUNCTION BOX A AND B

NOT TO SCALE

GEORGIA
EXPIRES: 12/31/2022
2/14/22
No. 033172
PROFESSIONAL
ENGINEER
JASON CARL CHANDLESS

NO.	REVISIONS	BY	DATE
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Myrtle Beach, SC | Wilmington, NC

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PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1'

C3.5

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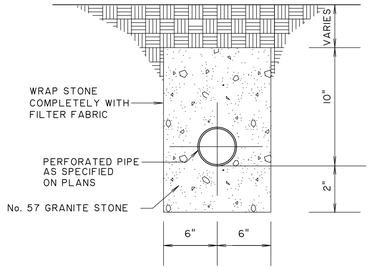
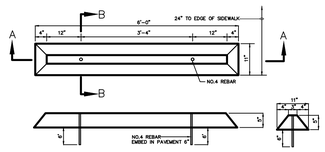


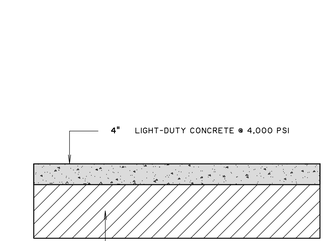
SUBGRADE DRAIN DETAIL AT NW TRUCK COURT

NOT TO SCALE



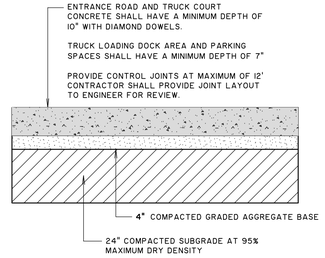
CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



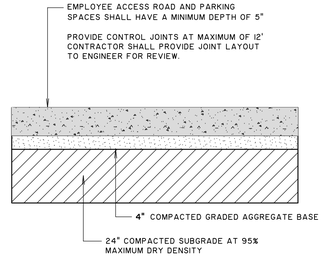
CONCRETE SIDEWALK SECTION

NOT TO SCALE - PAVEMENT RECOMMENDATION



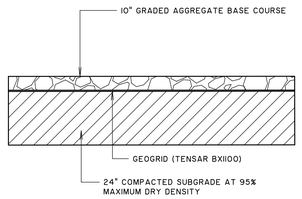
CONCRETE PAVEMENT SECTION

USE: ENTRANCE ROAD, TRUCK COURT AND DOCKING AREA
NOT TO SCALE - PAVEMENT RECOMMENDATION
PROVIDED BY TERRACON CONSULTANTS, INC.
MAY 4, 2021



CONCRETE PAVEMENT SECTION

USE: EMPLOYEE ACCESS ROAD AND PARKING AREA
NOT TO SCALE - PAVEMENT RECOMMENDATION
PROVIDED BY TERRACON CONSULTANTS, INC.
MAY 4, 2021

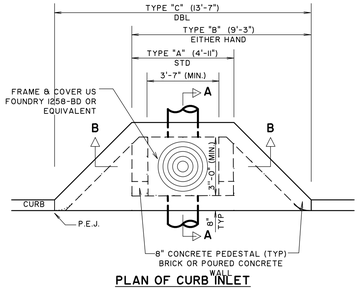


GRAVEL PAVEMENT SECTION

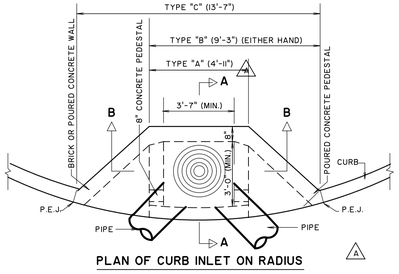
USE: FIRE ACCESS ROAD
NOT TO SCALE - PAVEMENT RECOMMENDATION

NOTE:
CEMENT-TREATED SUBGRADE MAY REPLACE SUITABLE FILL UNDERNEATH GAB FOR ASPHALT PAVEMENT (SEE GEOTECH REPORT)

NOTE:
IF CONCRETE PAVEMENT IS PLACED OVER CEMENT-TREATED SUBGRADE, GAB MAY BE ELIMINATED (SEE GEOTECH REPORT)

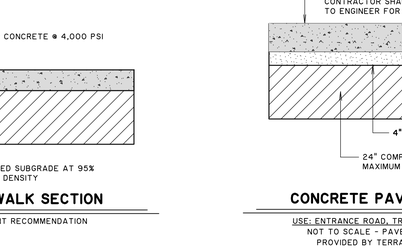


PLAN OF CURB INLET



PLAN OF CURB INLET ON RADIUS

A

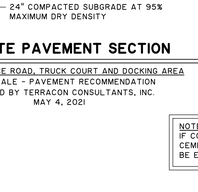


NOTE:
CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"

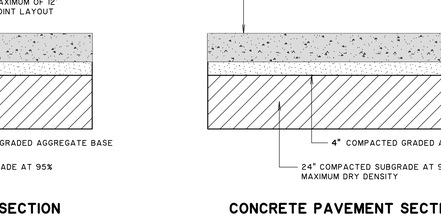
SECTION A-A

CURB INLET DETAIL

NOT TO SCALE

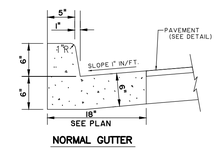


INSET

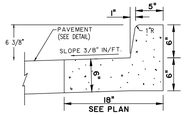


NOTE:
MATCH TOP OF PIPE ELEVATIONS WHERE DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.

SECTION B-B



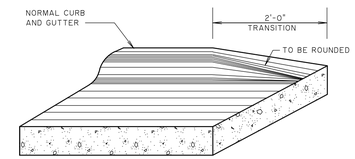
NORMAL GUTTER



PITCHED GUTTER

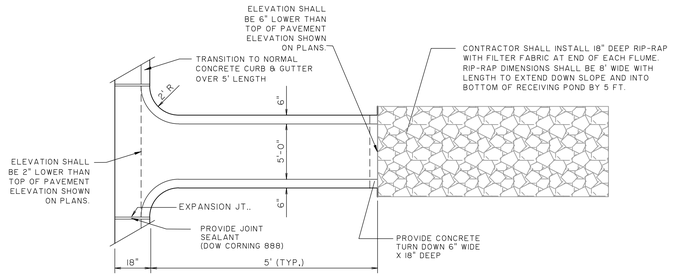
CURB AND GUTTER DETAILS

NOT TO SCALE

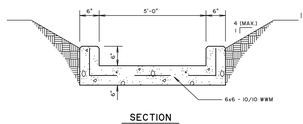


FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



PLAN



SECTION

NOTES:

1. CONTRACTOR SHALL TAKE CARE TO COMPACT AREA BELOW AND WITHIN 5' OF FLUME AND CURB AND GUTTER TO 98% MAXIMUM DENSITY (MODIFIED PROCTOR). AREA WITHIN 5' OF FLUME AND CURB AND GUTTER SHALL BE BROUGHT TO FINAL GRADE AND GRASSED IMMEDIATELY AFTER INSTALLATION OF CONCRETE. AREA SHALL BE PROTECTED FROM EROSION UNTIL FULL COVERAGE OF GRASS HAS BEEN ESTABLISHED.

5' WIDE CONCRETE FLUME

NOT TO SCALE

GEORGIA REGISTERED 3/9/22 No. 033274 PROFESSIONAL ENGINEER JASON ORME CHANCEY

NO	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

DETAILS

JOB NO:	J-26327.0010
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DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1'

C3.6

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

ATTACHED | YES — 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED) (PERMIT II.D.1 PG 26)

PLEASE FIND THE CURRENT STAND ALONE EROSION, SEDIMENTATION AND POLLUTION CONTROL CHECKLIST ATTACHED WITH THIS PLAN

ALL | YES — 2. LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL. (SIGNATURE, SEAL AND LEVEL II NUMBER MUST BE ON EACH SHEET PERTAINING TO ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED)

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. JASON CHAMBLESS, PE.

ECOJ | YES — 3. LIMIT OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPs LISTED IN APPENDIX I OF THIS CHECK LIST. (A COPY OF THE THE WRITTEN APPROVAL BY EPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. (PERMIT IV.D3 PG 27)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES.

ECOJ | YES — 4. THE NAME AND PHONE NUMBER OF 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS. (PERMIT II.B.1.c PG 12)

BRIAN WERRELL, PE
302-540-8025

ECOJ | YES — 5. PROVIDE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE. (PERMIT II.B.1 b PG 12)

NFI INDUSTRIES
TRIAD I828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
BRIAN WERREL: (302)-540-8025 ; BRIAN.WERRELL@NFI INDUSTRIES.COM

ECOJ | YES — 6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2 c PG 27)

TOTAL PARCEL ACREAGE IS 72.81 ACRES. DISTURBANCE FOR THIS PROJECT IS 35.5 ACRES.

ECOJ | YES — 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES. PERMIT II.B.1 a PG 12

CONSTRUCTION EXIT IS LOCATED AT:
LAT: N 32.14722 ; LONG: W 81.17250

ALL | YES — 8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.

PLEASE FIND THE INITIAL DATE OF THE PLAN AND ALL REVISIONS ON THE COVER SHEET AS WELL AS EACH INDIVIDUAL SHEET OF THE PLAN.

ECOJ | YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2 a PG 27)

THE CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE THE CONSTRUCTION OF A 332,500 SF AND I06,250 SF WAREHOUSE INCLUDING ASSOCIATED TRUCK COURTS AND EMPLOYEE PARKING, AND UTILITY INFRASTRUCTURE. EROSION CONTROL MEASURES, DRAINAGE INFRASTRUCTURE, AND PONDS WILL BE IMPLEMENTED TO FACILITATE DRAINAGE AND MINIMIZE EROSION. PRE-DEVELOPED SITE CONDITIONS CONSIST OF WOODED UPLANDS AND WETLANDS.

COVER | YES — 10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY. (PERMIT IV.D.2 e PG 27)

PLEASE FIND THE VICINITY MAP LOCATED ON THE COVER SHEET OF THE PLANS

ECOJ,I0.3 | YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 27)

THE RECEIVING WATERS FOR THE PROJECT ARE PIPES AND DITCHES THAT ARE TRIBUTARY TO WETLANDS ALONG ST. AUGUSTINE CREEK WHICH ULTIMATELY OUTFALLS TO THE SAVANNAH RIVER.

ECOJ | YES — 12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE I9 OF THE PERMIT.

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

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES — 13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE I9 OF THE PERMIT.

I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR I0000I.

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES — 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION, IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # _____

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

ECOJ | YES — 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS." (PART IV.(i)-(iv) PG I9-24 OF THE PERMIT).

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

N/A | — 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.

THERE WILL BE NO BUFFER ENCROACHMENTS AS PART OF THE PROJECT THUS A BUFFER VARIANCE IS NOT REQUIRED.

ECOJ | YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PART IV.C PG 26 OF PERMIT).

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

ECOJ | YES — 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (PERMIT IV.D.3.c(I) PG 30).

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

ECOJ | YES — 19. CLEARLY NOTE THE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

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

ECOJ | YES — 20. CLEARLY NOTE THE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

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

ECOJ | YES — 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN I4 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING." (PERMIT IV.D.3.a.(I) PG 28).

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN I4 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 I 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 I LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (PART III.C.2.A - V. PG I9-2I)

THE SITE IS LOCATED MORE THAN I LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

N/A | — 23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.I PG I5)

THE SITE IS LOCATED MORE THAN I LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

NA | — 24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT IV.D.3.c(6) PG 3I).

CONCRETE WASHOUT AREA WILL NOT BE REQUIRED DURING THIS STAGE OF CONSTRUCTION

ECOJ | YES — 25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 3I).

PETROLEUM BASED PRODUCTS- CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE FOR SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES. STORE IN COVERED AREAS PROTECTED WITH DIKES. REGULARLY INSPECT FOR CRACKS OR LEAKAGE IN CONTAINERS/TANKS.

SPILL CLEANUP AND CONTROL PRACTICES

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

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN I320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

ECOJ | YES — 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. (PERMIT IV.D.3.b PG 29).

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE POND DISCHARGES IS RIP-RAP. THE PONDS INCLUDE DISCHARGE POINTS TO HELP SPREAD THE FLOW OVER A LARGE AREA AND TO DECREASE VELOCITIES. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECOJ | YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE, (PERMIT IV.D.3.c.(2) PG 30).

THE CONTRACTOR IS TO PROVIDE COVER FOR: BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS THAT ARE STORED ON SITE BY USING PLASTIC SHEETING AS COVER AND PROTECTION FROM PRECIPITATION. THE ABOVE PRODUCTS WILL BE STORED IN A LOCATION THAT WOULD MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

ECOJ | YES — 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. (PERMIT IV PG 24)

POLLUTANT PREVENTION

THE FOLLOWING MATERIALS ARE EXPECTED ONSITE DURING CONSTRUCTION: PETROLEUM BASED FUELS AND LUBRICANTS FOR EQUIPMENT, ADDITIVES FOR SOIL STABILIZATION, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, CONCRETE PRODUCTS, ASPHALT, TAR, LUMBER, PAINTS/STAINS/FINISHING TREATMENTS, PAINT SOLVENTS, CLEANING SOLVENTS, PLASTICS AND METAL PIPES.

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

GOOD HOUSEKEEPING

- **QUANTITIES ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.**
- **PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.**
- **PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS LEGIBLE AND VISIBLE.**
- **PRODUCT MIXING, DISPOSAL, AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.**
- **THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.**

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

PAINTS/FINISHES/SOLVENTS- ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING- CONCRETE WASHOUT SHALL OCCUR ONLY IN THE WASH PAD VICINITY DELINEATED IN THE PLANS.

BUILDING MATERIALS- NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

GEORGIA REGISTERED 2/9/22 No. 033172 PROFESSIONAL ENGINEER JASON CHAMBLESS

GSWCC LEVEL II CERTIFICATION #0000055539 EXPIRATION DATE: 9/12/2023

NO.	REVISIONS	BY	DATE
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THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

EC0.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

ECO.2 | YES

29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
I. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1					MONTH 12
PERIMETER BMPS	■					
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE CLEARING	■	■				
SITE GRADING		■	■	■	■	
TEMPORARY GRASSING		■	■	■		
PERMANENT GRASSING					■	■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

ECO.2 | YES

30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE, (PERMIT IV.D.4.a PG 31-33).

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

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

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

JASON CHAMBLESS
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
912.721.4170

ECO.2 | YES

31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. (PART IV.D.6.d PG 35-37 & PART IV.E PG 37)

RT IV.D.6.d PG 35-37 & PART IV.E PG 37)

SAMPLING REQUIREMENTS. THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(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 STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3) WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX b. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE, ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

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. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 2 STORM WATER SAMPLING LOCATIONS. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR IOOOOI, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:

A. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

B. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS(S).

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

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

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

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

A. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS II.D.3. OR II.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY

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.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

B. IN ADDITION TO (A.) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THE PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATIONS, WHICHEVER COMES FIRST;

C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

D. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.a.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

E. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING

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 STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;

b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

c. THE DATE(S) ANALYSES WERE PERFORMED;

d. THE TIME(S) ANALYSES WERE INITIATED;

e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;

f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;

g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;

GEORGIA REGISTERED PROFESSIONAL ENGINEER 8/9/22 No. 033172 PROFESSIONAL ENGINEER JASON ORME CHAMBLESS

GSWCC LEVEL II
CERTIFICATION
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

NO.	REVISIONS	BY	DATE
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THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

ECO.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND

i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

EPD OFFICE:
COASTAL DISTRICT - BRUNSWICK OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8687
912-264-7284

ECO.3 | YES — 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 OF THE PERMIT.

RETENTION OF RECORDS

I. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

- COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
- A COPY OF THE ES&PC PLAN REQUIRED IN PERMIT No. GAR 100001.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100001.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100001.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100001.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100001.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100001.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS. RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR100001. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

ECO.3 | YES — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a.(3) PG 33-35)

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-001.

ECO.3 | YES — 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. (PERMIT IV.D.6.a.(3) PG 33)

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 35.5 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

Appendix B
Nephelometric Turbidity Unit (NTU) Table
Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	(35)	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

ECLI - L3 | YES — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(3) PG 33)

PLEASE SEE PLAN SHEETS FOR DELINEATION OF SAMPLING LOCATIONS, PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.

ECO.3 | YES — 36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 27)

INITIAL PHASE - THE INITIAL PHASE OF THE ES&PC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS & S SILT FENCE WILL BE USED. STORM PONDS AND DITCHES WILL BE CONSTRUCTED AND MAINTAINED DURING SITE CLEARING. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY TO PROVIDE INITIAL SEDIMENT STORAGE.
INTERMEDIATE PHASE - THE INTERMEDIATE GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL, MULCHING, AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY.

FINAL PHASE - THE FINAL GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE MAINTAINED AT DISCHARGE LOCATIONS. PERMANENT SEEDING WILL BE IMPLEMENTED FOR SITE STABILIZATION. ONCE THE SITE IS STABILIZED, ALL TEMPORARY BMPS ARE TO BE REMOVED.

ALL | YES — 37. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

ECLI-L3 | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF 1' ARE SHOWN ON EACH PLAN SHEET.

N/A | — 39. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 29)

NOT APPLICABLE FOR THIS PROJECT.

N/A | — 40. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION.

NOT APPLICABLE FOR THIS PROJECT.

N/A | — 41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.2.e PG 27)

THERE ARE NO BUFFERS ASSOCIATED WITH THIS PROJECT.

ECO.3 | YES — 42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

THE WETLANDS ARE DELINEATED ON THE PLANS.

ALL | YES — 43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE. (PERMIT IV.D.2.e PG 27)

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED IN AN EXHIBIT AS PART OF THE ATTACHED STORM WATER REPORT.

ATTACHED | YES — 44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

PLEASE SEE ATTACHED REPORT WITH DETAILS FOR PRE AND POST DEVELOPMENT HYDROLOGY..

ECO.3 | YES — 45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. (PERMIT IV.D.2.d PG 27)

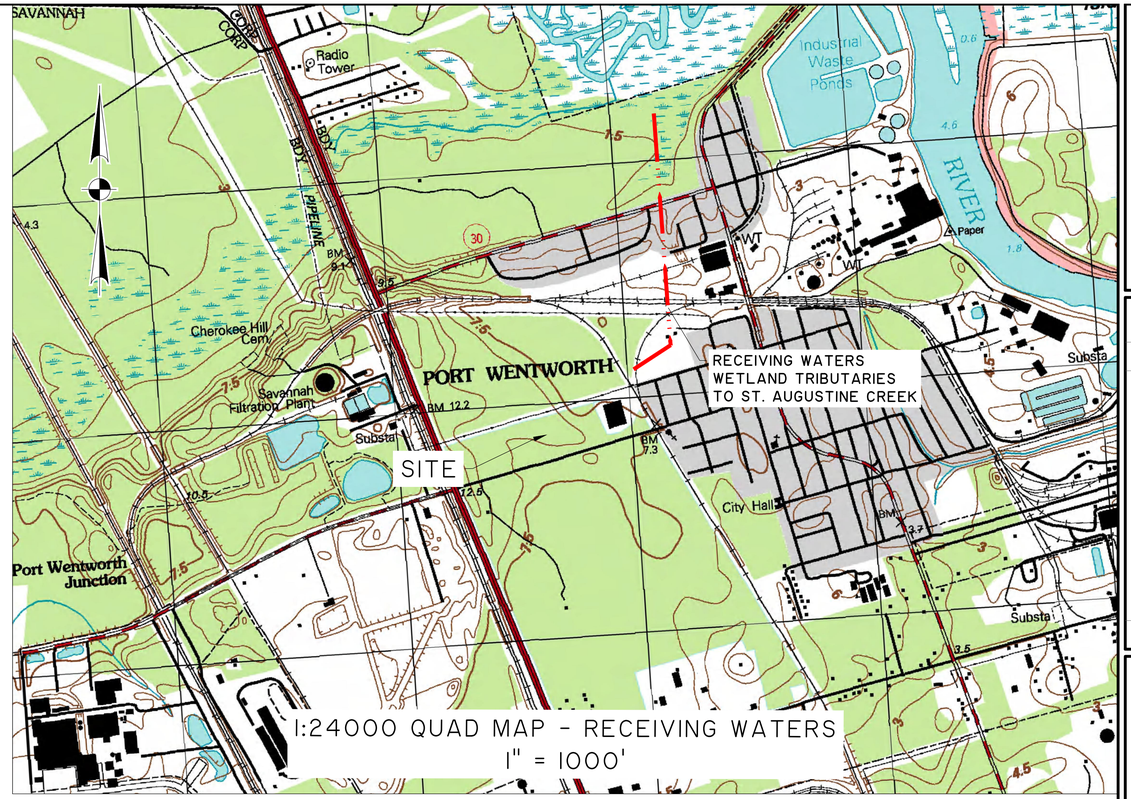
RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 80
POST-CONSTRUCTION CN = 86

ECLI-L3 | YES — 46. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

THE RIP-RAP CHARTS CONTAIN THE STORMWATER VELOCITIES. THE STORMWATER DISCHARGE POINTS ARE INDICATED ON THE PLANS.

ECO.3 | YES — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE Lp - Lakeland sand (A), Ok - OGEECHEE LOAMY FINE SAND (B/D), Okc Ogeechee-Urban land complex (B/D), Pn - Pooler fine sandy loam (C/D), As - Albany fine sand (A/D).



1:24000 QUAD MAP - RECEIVING WATERS
1" = 1000'

ECLI-L3 | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

PLEASE SEE THE PLAN FOR THE DELINEATION OF THE LIMITS OF DISTURBANCE. THEY ARE THE SAME FOR ALL PHASES OF CONSTRUCTION.

ECO.3 | YES — 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 MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN. (PERMIT IV.D.3.a.(3) PG 28)

AN RT-B WAS SELECTED AS THE DEWATERING STRUCTURE FOR THIS PROJECT. WHILE WE DO AGREE THAT AN RT-B DOES NOT ONLY DEWATER FROM THE TOP BUT IN THIS INSTANCE, WE BELIEVE IT IS THE BEST OPTION TO KEEP SEDIMENT FROM ESCAPING THE POND. THE USE OF SKIMMER MORE OFTEN THAN NOT RESULTS IN CLOGGING OR SEDIMENT LEAVING THE SITE THROUGH THE SPILLWAY. THE RT-B ALLOWS FOR A MORE SUSTAINED DEWATERING.

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.

THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING THE NEW STORM POND.
SEDIMENT STORAGE REQUIRED
ACREAGE = 35.5
REQUIRED ON SITE SEDIMENT STORAGE = 35.5 AC X 67 CY/AC = 2,378 CY
POND #1:
TOTAL AREA: 145,992 SF (AT BOTTOM - ELEV. 10.0), 162,052 SF (9' ABOVE BOTTOM - ELEV. 19.0)
(½(145,992 + 162,052) * 0.5 FT)/27 = 51,340 CY

51,340 CY EXCEEDS THE REQUIRED 2,378 CY

ECLI-L3 | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

ECZ-I-2.3 | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

ECZ-I-2.3 | YES — 52. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

EFFECTIVE JANUARY 1, 2021

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033172 PROFESSIONAL JASON ORME CHANDLESS
OSWCC LEVEL II
GA REGISTERED PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

EC0.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.2

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

END OF CASING PIPE
TOP ELV: 23.38
N: 783261.52
E: 963508.54

Sd1-NS

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWER PAD MOUNTED TRANSFORMER

CAUTION!! UNDERGROUND POWER TO PUMP STATION

Sd1-S

Sd1-NS

Sd1-NS

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING 24" STEEL CASING PIPE INSTALLED BY DIRECTIONAL DRILLING. 2" WATERMAIN HAS BEEN INSTALLED WITHIN CASING.

EXISTING VAULT WITH 48" BUTTERFLY VALVE

Du
Ds1
Ds2

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

Du
Ds1
Ds2

Sd1-NS

Sd1-NS

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

JIMMY DELOACH PARKWAY

CROSSGATE ROAD

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

NORFOLK SOUTHERN

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	DS1
DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)	DS2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	DS3
DIVERT CONTROL	DC
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE MS	SF(MS)
STORM DRAIN OUTLET PROTECTION	SO
SEDIMENT BASIN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE).
2. INSTALL PERIMETER SILT FENCE (SF(-MS)).
3. INSTALL STORM DRAIN OUTLET PROTECTION (SO).
4. INSTALL SILT FENCE (SF(-2)).
5. PROVIDE DUST CONTROL (DC) AND TEMPORARY GRASSING (DS1) AS NEEDED DURING CONSTRUCTION. ANY AREAS (DS2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS
Ar Arkaquet sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
Ao Albany fine sand - Hydrologic Soil Group A/D
Ol Osier fine sand - Hydrologic Soil Group B/D
Opc Osier - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC2.1 - EC2.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL, DETAILS AND SEEDING SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033172 JASON ORME CHANDLESS
2/14/22

OSWCC LEVEL II
CERTIFIED PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

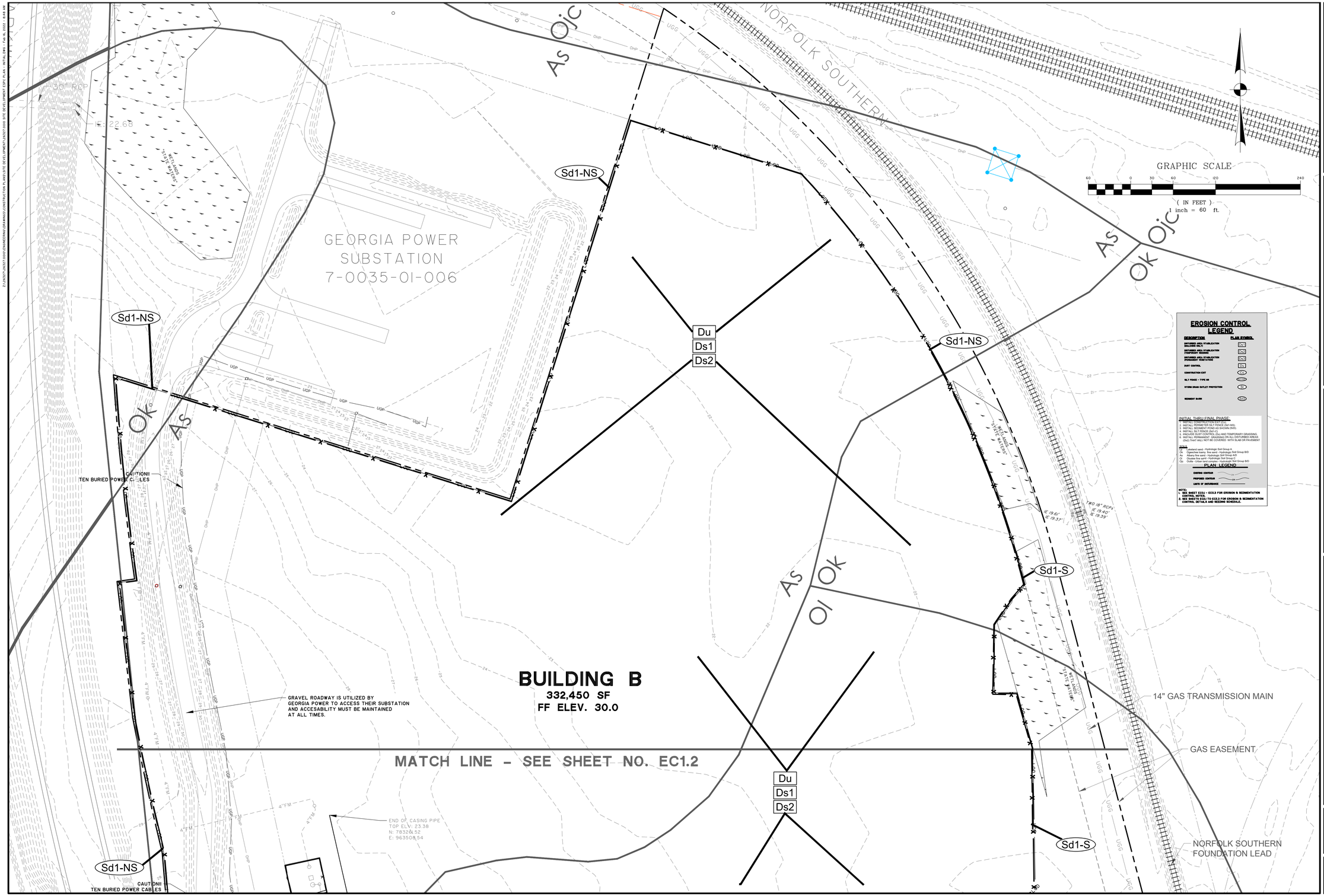
INITIAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\26327\26327-0010\ENGR\ENGR\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT ESPC PLAN - INITIAL.DWG - Feb 14, 2022 - 8:48 AM



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BELOW SILT)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE SS	SSF
STORM DRAIN OUTLET PROTECTION	SP
SEDIMENT BARN	SB

INITIAL THRU FINAL PHASE:

1. INSTALL CONSTRUCTION EXIT
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SEDIMENT POND AS SHOWN (SD)
4. INSTALL SILT FENCE (Sd1-S)
5. INSTALL TEMPORARY SEEDING AND TEMPORARY GRASSING
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
- Ou - Ousland sand - Hydrologic Soil Group A
- Oc - Ogeechee loamy fine sand - Hydrologic Soil Group B/D
- As - Albany fine sand - Hydrologic Soil Group A/D
- Oi - Ogeechee-Urban land complex - Hydrologic Soil Group B/D
- Ojc - Ogeechee-Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET EC0.2 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033172 JASON ORME CHANDLESS 2/14/22

OSWCC LEVEL II CERTIFIED PROFESSIONAL CERTIFICATION #00000555539 EXPIRATION DATE: 9/12/2023

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

INITIAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.4

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

END OF CASING PIPE
TOP ELV: 23.38
N: 783261.52
E: 963508.54

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWER PAD MOUNTED TRANSFORMER

CAUTION!! UNDERGROUND POWER TO PUMP STATION

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING 24" STEEL CASING PIPE INSTALLED BY DIRECTIONAL DRILLING. 12" WATERMAIN HAS BEEN INSTALLED WITHIN CASING.

EXISTING VAULT WITH 48" BUTTERFLY VALVE

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

NORFOLK SOUTHERN

Du
Ds1
Ds2

Sd1-S
DOUBLE ROW

Sd1-NS

As
Ok
Ol
Okc

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

Lp
Ok
Okc

JIMMY DELOACH PARKWAY

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

CROSSGATE ROAD

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	DS1
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	DS2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	DS3
DUST CONTROL	DC
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE SR	SF-SR
STORM DRAIN OUTLET PROTECTION	SO
SEDIMENT BARRIER	SB

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE)
2. INSTALL SEDIMENT FENCE (SF-SR-NS)
3. INSTALL SEDIMENT POST AS SHOWN (SB)
4. INSTALL SILT FENCE (SF-C)
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (NO THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS
Ds Stratford sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D
Ol Olustee fine sand - Hydrologic Soil Group C
Opb Ocilla - Urban complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL 2/9/22 No. 033172 PROFESSIONAL ENGINEER JASON ORME CHANDLESS

OSWCC LEVEL II
CERTIFIED PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

INTERMEDIATE ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\26327\26327-0000\DWG\ENG\26327-0000 ENG.DWG [EC1.4 SITE DEVELOPMENT ESPC PLAN - INTERMEDIATE] FEB 14, 2022 - 8:53 AM

GEORGIA POWER SUBSTATION
7-0035-01-006

BUILDING B
332,450 SF
FF ELEV. 30.0

POND I

Du
Ds1
Ds2

Sd1-NS

Sd1-S
DOUBLE ROW

St

Rt-B

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING:	36"
FLOW RATE (CFS):	30.0 CFS
VELOCITY (FPS):	4.1 FPS
TAILWATER CONDITION: (MIN, AVG, or MAX)	MIN
d= RIPRAP SIZE:	D70
d50 RIPRAP SIZE:	D70
MIN. RIPRAP THICKNESS(D):	1.5 FT
W=	12 FT
Wmin=	8 FT
Wmax=	16 FT

SAMPLING LOCATION

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BLANKET/MULCH)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE SE	SF(SE)
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BARN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL PERIMETER SILT FENCE (Sd1-NS).
2. INSTALL SEDIMENT POND AS SHOWN (SD).
4. INSTALL SILT FENCE (Sd1-S).
5. INSTALL TEMPORARY GRASSING (Ds2) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
Ls - Leyland sand - Hydrologic Soil Group A
Oa - Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As - Albany fine sand - Hydrologic Soil Group A/D
Ok - Okenee complex - Hydrologic Soil Group B/D
Ojc - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET EC0.J - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC0.J TO EC0.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

MATCH LINE - SEE SHEET NO. EC1.3

END OF CASING PIPE
TOP ELEV: 23.38
N: 783201.52
E: 963508.54

CAUTION!! TEN BURIED POWER CABLES

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN

"TWO 18" RCPs" E 19.62' E 19.37'

"TWO 18" RCPs" E 19.42' E 19.39'

WETLANDS "JURISDICTIONAL WATERS"

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JASON ORME CHANDLESS
No. 033172
PROFESSIONAL ENGINEER
2/14/22

OSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#00000555539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

INTERMEDIATE ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.6

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

END OF CASING PIPE
TOP ELV: 23.38
N: 783204.52
E: 963508.54

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWE PAD MOUNTE TRANSFORME

CAUTION!! UNDERGROUND POWER TO PUMP STATION

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING VAULT WITH 48" BUTTERFLY VALVE

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

Du
Ds1
Ds3

Sd1-NS

Sd1-S
DOUBLE ROW

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

JIMMY DELOACH PARKWAY

CROSSGATE ROAD

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BUILDING ONLY)	DS1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	DS2
DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	DS3
DUST CONTROL	DU
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE SB	SB
STORM DRAIN OUTLET PROTECTION	SO
SEDIMENT BASIN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE).
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SILT FENCE (Sd1-S) AS SHOWN (SM).
4. INSTALL SILT FENCE (Sd1-S).
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT.

Soils
Ok Lakeland sand - Hydrologic Soil Group A
Ol Leefield loamy sand - Hydrologic Soil Group B/D
Aa Albany fine sand - Hydrologic Soil Group A/D
Or Otualco fine sand - Hydrologic Soil Group C
Opi Ocilla - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.I - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEDIMS SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033172 JASON ORME CHANDLESS
8/9/22

QSWCC LEVEL II
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
---	---	---	---

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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

FINAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.5

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\2637\2637.0010\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\2637.0010 SITE DEVELOPMENT ESPC PLAN - FINAL.DWG - FEB 04, 2022 - 8:52 AM

GEORGIA POWER SUBSTATION
7-0035-01-006

BUILDING B
332,450 SF
FF ELEV. 30.0

POND I

Sd1-NS

Sd1-S
DOUBLE ROW

Du
Ds1
Ds3

St

Rt-B

AS OJC

OK AS

NORFOLK SOUTHERN

CAUTION!!
TEN BURIED POWER CABLES

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

MATCH LINE - SEE SHEET NO. EC1.5

END OF CASING PIPE
TOP ELV: 23.38
N: 783280.52
E: 963508.54

SAMPLING LOCATION

"TWO 18" RCP"
IE 19.40'
IE 19.35'

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN
FOUNDATION LEAD

GRAPHIC SCALE
60 30 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BUILDING SLAB)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE HS	SFHS
STORM DRAIN OUTLET PROTECTION	OP
SEDIMENT BARN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE)
2. INSTALL PERIMETER SILT FENCE (SFHS);
3. INSTALL SEDIMENT POND AS SHOWN (SB)
4. INSTALL SILT FENCE (SFHS-C)
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING;
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
Ld Leeland sand - Hydrologic Soil Group A
Oe Ocilla-Osier loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D
Os Ousley fine sand - Hydrologic Soil Group C
Oc Ocilla - Loamy fine sand - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.2 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.7 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	36"
FLOW RATE (CFS):	30.0 CFS
VELOCITY (FPS):	4.1 FPS
TAILWATER CONDITION: (MIN, or MAX.)	MIN
d= RIPRAP SIZE:	0.5'
d$_{50}$ RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
Lp:	42'
W@d:	9'
W@exit:	12'

GEORGIA REGISTERED 6/9/22 No. 033172 PROFESSIONAL ENGINEER JASON ORME CHANDLESS

OSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION
#D000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
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---	---	---	---

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

FINAL ESPC PLAN

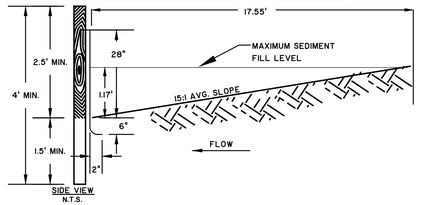
JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.6

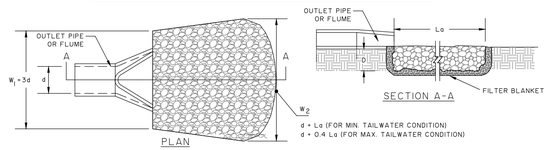
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\JOBS\26200\26327.000\Engineering\Drawings\Construction Plans\26327.000 - Erosion Control Details.dwg - Mar 24, 2022 - 10:32:25 AM

STORAGE VOLUME PER LINEAR FOOT OF SILT FENCE



PIPE (OR FLUME) TO FLAT AREA - NO WELL-DEFINED CHANNEL



d = Lo (FOR MIN. TAILWATER CONDITION)
d = 0.4 Lo (FOR MAX. TAILWATER CONDITION)

NOTES:
1. L_o = LENGTH THE RIP-RAP APRON
2. d = OUTLET PIPE DIAMETER
3. d_{50} = AVERAGE RIP RAP STONE DIAMETER
5. d_{MAX} = MAXIMUM RIP RAP STONE DIAMETER = 1.5 TIMES d_{50}
6. D = RIP RAP APRON DEPTH = 1.5 TIMES d_{MAX} BUT NOT LESS THAN 6"
7. W_1 = UPSTREAM RIP RAP APRON WIDTH = 3d
8. W_2 = DOWNSTREAM RIP RAP APRON WIDTH, SEE DETAIL.
7. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
8. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
9. INSPECT RIP RAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

STORM DRAIN OUTLET PROTECTION FOR PIPE OR CONCRETE FLUME

NOT TO SCALE

St

Table 1. Mulching Application Requirements

Material	Rate	Depth
Straw or hay	-	2" to 4"
Wood waste, chips, sawdust, bark	-	2" to 3"
Polyethylene film	Secure with soil, anchors, weights	-
Geotextiles, jute matting, netting, etc.	See manufac-turer's recom-mentations	-

Ds1

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE * RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu. 40 lbs. 3 bu.	10 lbs. .5 bu. .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SERICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
FEBUARY	LESPEDEZA, ANNUAL * LOVEGRASS, WEEPING * RYE * RYEGRASS, ANNUAL	40 lbs. 4 lbs. 3 bu. 40 lbs.	10 lbs. 2 lbs. .5 bu. -	* BAHIA, PENSACOLA CENTIPEDE, SOD LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. - - - 2 lbs.
MARCH	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING * RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 4 lbs. 40 lbs. 60 lbs.	10 lbs. 2 lbs. - -	BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
APRIL	LOVEGRASS, WEEPING MILLET, BROWNTOP * MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
JUNE	* LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA * BERMUDA, UNHULLED * LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	40 lbs. 50 lbs. 60 lbs.	10 lbs. - -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	- -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY * OATS * RYE RYEGRASS, ANNUAL * WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
OCTOBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
NOVEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
DECEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -

NOTES
ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
** INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE*
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

Table 2. Fertilizer Requirements for Temporary Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool seasn grasses & legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Temporary cover crops seeded alone	First	10-10-10	500	30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

- Apply agricultural lime at the rate determined by soil test pH.

Table 2. Fertilizer Requirements for Permanent Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./ acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

- Apply agricultural lime at a rate of 1-2 tons/ acre unless soil tests indicate otherwise.

DUST CONTROL

DEFINITION: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND-DISTURBING ACTIVITIES.

PURPOSE: PREVENT THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND PREVENT THE MOVEMENT OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL TO HEALTH.

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

INSTALLATION:
APPLY ACCORDING TO APPROVED PLAN, IF SHOWN. MULCH DISTURBED AREAS AND TACKIFY WITH REDSINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURES RECOMMENDATIONS. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION. COVER SURFACES WITH CRUSHED STONE OR GRAVEL. APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST. APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS AS DESCRIBED IN TABLE I.

TABLE I. SPRAY-ON ADHESIVE APPLICATION REQUIREMENTS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL / ACRE)
ANIONIC ASPHALT EMULSION	7:1 *	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1 *	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1 *	FINE SPRAY	300

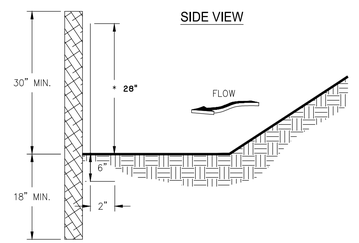
MAINTENANCE:
PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
SUPPLEMENT SURFACE COVERING AS NEEDED.

Du

DUST CONTROL

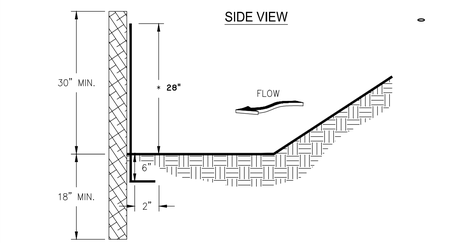
NOT TO SCALE

SILT FENCE - TYPE NON-SENSITIVE



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 SENSITIVE



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.

GEORGIA REGISTERED 2/9/22 No. 033172 PROFESSIONAL ENGINEER JASON LORNE CHANCELLOR

CSWCC LEVEL II
CERTIFICATION
CERTIFICATION
#0000055539
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EROSION CONTROL DETAILS

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DATE:	2/14/22
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DESIGNED:	SSF
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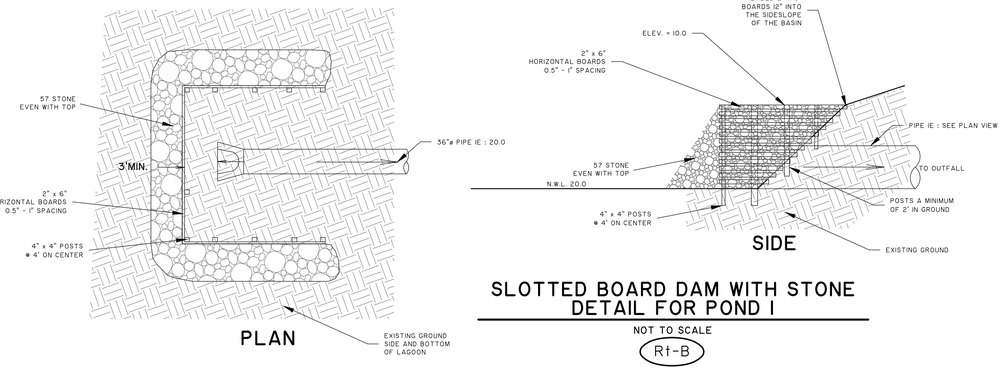
APPROVED:	FIT
SCALE:	NOT TO SCALE

EC2.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)



SLOTTED BOARD DAM WITH STONE DETAIL FOR POND 1

NOT TO SCALE

R1-B

SILT FENCE MAINTENANCE

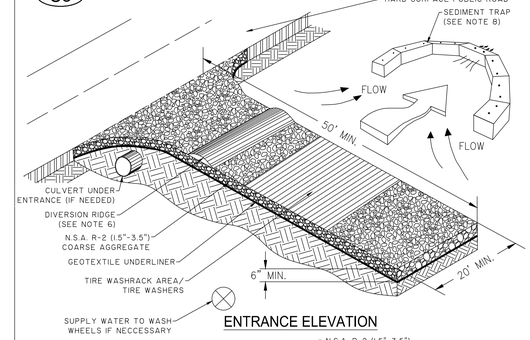
MAINTENANCE

- Remove the sediment once it has accumulated to one-half the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (~ 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

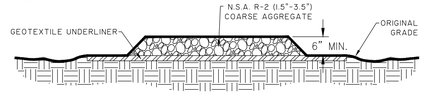
CRUSHED STONE CONSTRUCTION EXIT

Co

EXIT DIAGRAM



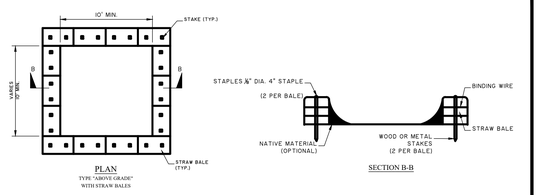
ENTRANCE ELEVATION

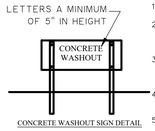


NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

STRAW BALE BARRIER CONCRETE WASHOUT





NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

STORAGE CALCULATIONS PROPOSED POND

1. REQUIRED STORMWATER STORAGE = 2,379 CY (SEDIMENT STORAGE BELOW N.W.L.)
2. REQUIRED SEDIMENT STORAGE = 2,379 CY
   (67 CY/AC X 35.5 AC. DISTURBED AREA)
3. TOTAL REQUIRED STORAGE = 0 + 2,379 = 2,379 CY
4. AVAILABLE STORAGE = 51,340 CY
5. IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)
   X YES _____ NO
6. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
   N/A RAISE THE INVERT OF THE OUTLET STRUCTURE ____ INCHES
   N/A UNDERCUT THE POND ____ FEET
   _____ OTHER
7. CLEAN-OUT ELEVATION = VARIES FEET (SEE IE)
   (ELEVATION CORRESPONDING TO 45 CY/AC * 35.5 AC OF DISTURBED AREA)
8. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?
   X YES ____ NO
9. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
   N/A BAFFLES (TYPE OF BAFFLE: _____)
   N/A OTHER _____

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF-ROUND CMP RETROFIT IS TO BE USED.
DIAMETER = N/A INCHES HEIGHT = N/A FEET

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanicalequipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of 'tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately
after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use
100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033172 JASON ORME CHANNELL 5/19/22

CSWCC LEVEL II
CERTIFICATION
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

NO.	REVISIONS	BY	DATE

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

EROSION CONTROL DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	NOT TO SCALE

EC2.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\2637\2637-2000\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\2637-2000 SITE DEVELOPMENT EROSION CONTROL DETAILS.DWG - Feb 16, 2022 - 8:53 AM

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.4 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.
Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk"' or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.4 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

GEORGIA REGISTERED 5/19/22 No. 033172 PROFESSIONAL ENGINEER JASON ORME CHAMBLESS

GSWCC LEVEL II
CERTIFIED PROFESSIONAL
CERTIFICATION
#0000055539
EXPIRATION DATE:
9/12/2023

NO.	REVISIONS	BY	DATE
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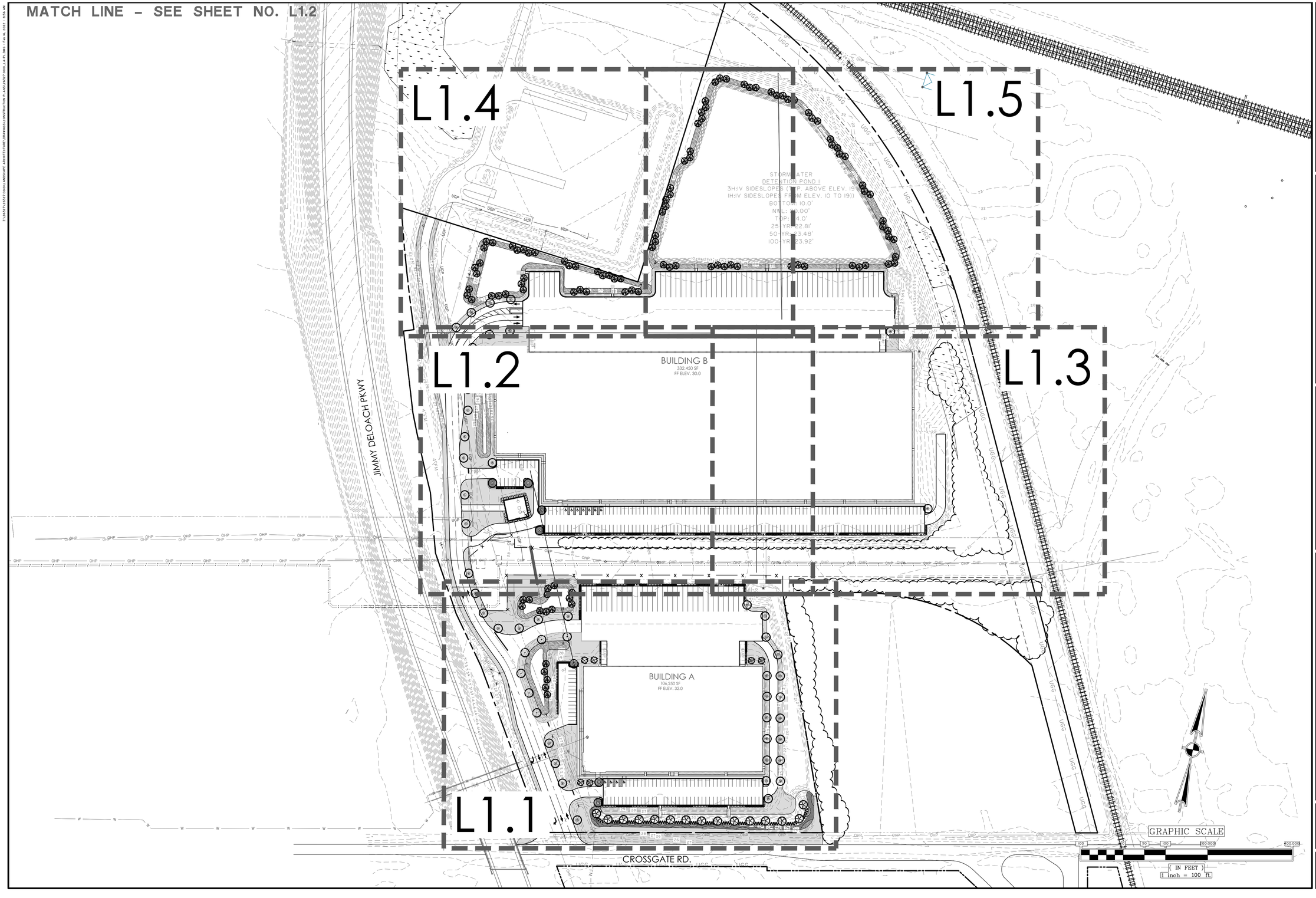
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
BUILDING #2
EROSION CONTROL DETAILS

JOB NO:	J-28219.0004
DATE:	04/30/21
DRAWN:	MLM
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	NOT TO SCALE

EC2.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

MATCH LINE - SEE SHEET NO. L1.2



NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

OVERALL LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 100'

L1.0

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

MATCH LINE - SEE SHEET NO. L1.2

BUILDING A
106,250 SF
FF ELEV. 32.0

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	B & B OR CONT. ; 10 - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
15	MGBB	Magnolia grandiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
278	AZE	Azalea x 'Conlee' PP#10567	Encore Azalea Autumn Amethyst™	CONT. ; 18" X 18"	AS SHOWN	Full to Ground
102	CGD	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. ; 18" X 18"	AS SHOWN	Full
296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
794	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. ; 6" X 10"	18"	Full and well formed
141	LOMD	Lomandra longifolia 'LM300' P.P. #15420	Dwarf Mat Rush	CONT. ; 6" X 10"	3'	Full
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 10"	3'	Full
443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuff'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in square feet

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

EXISTING VEGETATION TO REMAIN, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

OVERHEAD POWER LINE, TYP.

JIMMY DELOACH PKWY

CROSSGATE RD.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

MATCH LINE - SEE SHEET NO. L1.4

MATCH LINE - SEE SHEET NO. L1.3

BUILDING B

332,450 SF

FF ELEV. 30.0

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	B & B OR CONT. ; 10 - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
15	MGBB	Magnolia grandiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
278	AZE	Azalea x 'Conlee' PP#10567	Encore Azalea Autumn Amethyst™	CONT. ; 18" X 18"	AS SHOWN	Full to Ground
102	CGD	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. ; 18" X 18"	AS SHOWN	Full
296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
794	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. ; 6" X 10"	18"	Full and well formed
141	LOMD	Lomandra longifolia 'LM300' P.P. #15420	Dwarf Mat Rush	CONT. ; 6" X 10"	3'	Full
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 10"	3'	Full
443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuff'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in square feet

EXISTING VEGETATION TO REMAIN, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MATCH LINE - SEE SHEET NO. L1.1

NO.	REVISIONS	BY	DATE
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---	---	---	---

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Z:\26327\26327-000\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\26327-000LS_LA PL.DWG - Feb 16, 2022 - 8:58 AM

MATCH LINE – SEE SHEET NO. L1.2

MATCH LINE – SEE SHEET NO. L1.5

QP 1

RAMP 1:12

ILVN 15

ILVN 14

ILVN 14

ILVN 14

ILVN 14

ILVN 13

ILVN 10

ILVN 31

QP 1

ICBN 13

ICBN 10 AZE 10

ICBN 13 AZE 10

ICBN 10 AZE 10

ICBN 10

AZE 10

ICBN 10

AZE 10

ICBN 10

AZE 10

ICBN 10

AZE 8

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

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EXISTING VEGETATION TO REMAIN, TYP.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET) 1 inch = 30 ft.

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	B & B OR CONT. ; 10 - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
15	MGBB	Magnolia grandiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
278	AZE	Azalea x 'Conlee' PP#10567	Encore Azalea Autumn Amethyst™	CONT. ; 18" X 18"	AS SHOWN	Full to Ground
102	CGD	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. ; 18" X 18"	AS SHOWN	Full
296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
794	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. ; 6" X 10"	18"	Full and well formed
141	LOMD	Lomandra longifolia 'LM300' P.P. #15420	Dwarf Mat Rush	CONT. ; 6" X 10"	3'	Full
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 10"	3'	Full
443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Turf'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in sqaure feet

NO.	REVISIONS	BY	DATE
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THOMAS & HUTTON
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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

PLANT SCHEDULE

TREES

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15	MGBB	Magnolia gradiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

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296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

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1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuft'	Tif-Tuft Bermudagrass	----------	12"	Dense roots, measure in square feet

PROPERTY LINE, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

STORMWATER
DETENTION POND 1
3H:1V SIDESLOPES (TYP. ABOVE ELEV. 19
1H:1V SIDESLOPES FROM ELEV. 10 TO 19))
BOTTOM: 10.0'
NWL: 20.00'
TOP: 24.0'
25-YR: 22.81'
50-YR: 23.48'
100-YR: 23.92'

MATCH LINE - SEE SHEET NO. L1.5

MATCH LINE - SEE SHEET NO. L1.2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

C:\26327\26327-0000\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\26327-0000_LA PL.DWG - Feb 14, 2022 - 8:58 AM

PROPERTY LINE, TYP.

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NO.	REVISIONS	BY	DATE
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SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

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SCALE:	1" = 30'

L1.5

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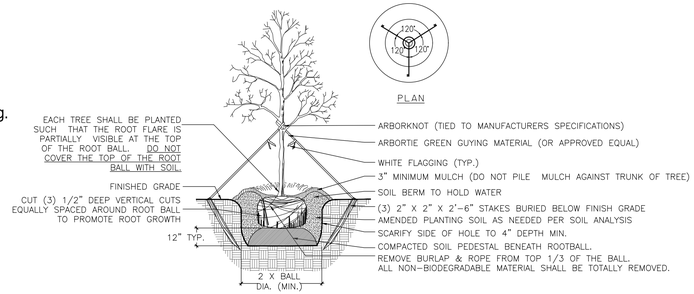
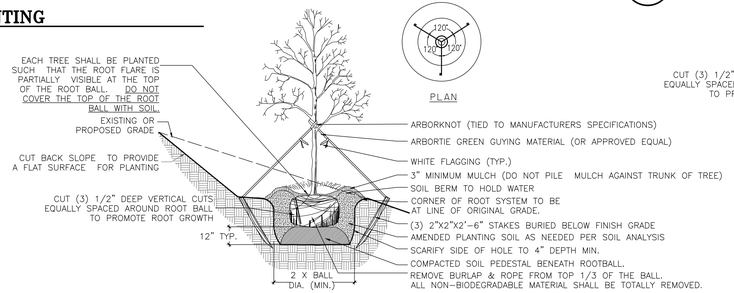
Know what's below. Call before you dig.



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



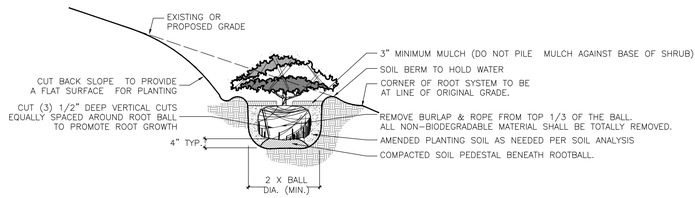
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE PORT WENTWORTH, GEORGIA APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2"/6.0 oz.
3 Gallon/1.5 oz.	3"/9.0 oz.
5 Gallon/2.0 oz.	4"/12.0 oz.
7 Gallon/3.0 oz.	5"/15.0 oz
10 Gallon/3.0 oz.	6"/18.0 oz
15 Gallon/5.0 oz.	7"/21.0 oz
20 Gallon/7.0 oz.	8"/24.0 oz
Plant Height/Amount	**Box Size/Amount**
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



NOTES:
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2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
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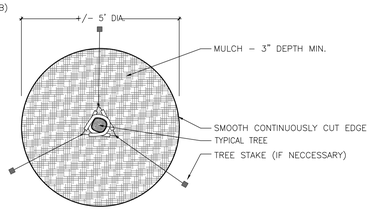
SHRUB PLANTING ON A SLOPE
NOT TO SCALE



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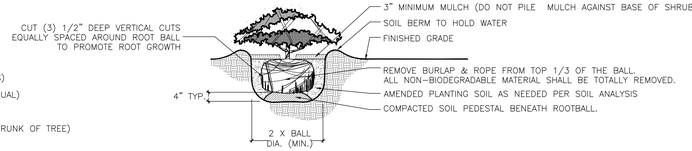
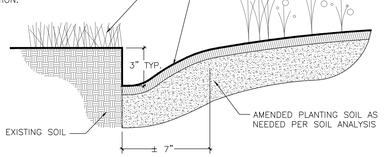
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



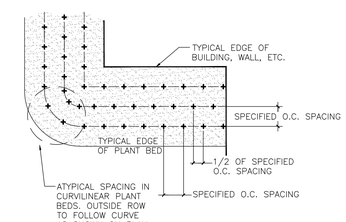
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE



NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE



NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
LANDSCAPE DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NTS

L2.1

Attachment: NFI CROSSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

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LANDSCAPING SPECIFICATION

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.

B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.

1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005

2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country in which it is grown unless the specifications include additional details.

3. **Prior to ordering any plant material, representative photos of each species shall be provided for review and acceptance.**

4. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver sod on pallets.

D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Healed-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.

C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.

B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.

1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.

2. Payment for grassing will be made per the grassing specification.

3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL CONTAINING LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION NOT BY SCREENING THE SOIL. TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS. IMPORTED TOPSOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL CRITERIA:

1. SOIL TEXTURE: USDA LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.0.
3. PERCENT ORGANIC MATTER (OM): 2.0-5.0%, BY DRY WEIGHT.
4. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM.
5. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.

B. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THIS SPECIFICATION SECTION SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.

C. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.

D. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.

E. PROVIDE A ONE GALLON SAMPLE FROM EACH IMPORTED TOPSOIL SOURCE(S) WITH REQUIRED SOIL TESTING RESULTS OF ALL EXISTING TOPSOIL TO BE USED. THE SAMPLE SHALL BE A MIXTURE OF THE RANDOM SAMPLES TAKEN AROUND THE SOURCE STOCKPILE OR FIELD.

2.3 SEED

A. See grassing specification.

2.4 SPRIG

A. See grassing specification.

2.5 SOD

A. See grassing specification.

2.6 PLANT MATERIALS

A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.

B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.

B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.

C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.

D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:

1. Suitable for planting as street trees.

2. Free of branches to approximately 50% of height from ground.

3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. Mulch for non bio-retention areas shall be as shown on plans.

B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

A. Contractor shall provide water to the project via the installation of a new irrigation system for the area shown on the plans. For bidding purposes, the contractor shall assume drilling a new well with associated pumps and controls as needed for irrigation.

PART 3 - EXECUTION

3.1 FINE GRADING

A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.

B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.

B. Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.

C. Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.

3.3 SODDING

A. See grassing specification.

3.4 SPRIGGING

A. See grassing specification.

3.5 SEEDING

A. See grassing specification.

3.6 SEED PROTECTION

A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.

B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.

1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.

2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.

3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.

B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.

C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

A. Shall be per existing soils on site with recommended amendments from soils test.

3.14 STAKING OF TALL PLANTS

A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.

B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.

C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.

E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.

F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

4.2 WARRANTY

A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.

B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE SPECIFICATIONS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NO SCALE

L2.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

GRASSING SPECIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.

B. Seed protection.

C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.

C. Deliver sod on pallets.

D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.

B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.

B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.

C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A. SEED	RATE	PLANTING DATES
'Princess 77' Bermuda	75 lbs/ acre	March 1 - September 30
Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

A. Commercial fertilizer of approved type, conforming to state fertiiizer laws at the rate as recommended by soils test.

2.4 LIME

A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

A. Healthy living stems, stalons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.

B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.

C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.

D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A. SPRIG	RATE	PLANTING DATES
'Tifway 419' Bermuda (or approved equal)	1,000 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31

B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.

2.7 SOD

A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.

B. Before cutting, sod shall be mowed to a height of not less that 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.

C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.

D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.

B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.

C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow raintall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.

B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.

C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.

D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

E. No seeding shall occur until acceptance of the seed bed preparation has occurred. Contractor shall notify owner and landscape architect once seed bed is prepared for review and acceptance.

3.2 STAND OF GRASS

A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.

B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.

B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.

C. Apply water with fine spray immediately after each area has been sown.

D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.

E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a fight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein, Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.

B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.

B. Sod shall be placed within 24 hours of cutting.

C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.

D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 4 to1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.

E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.

F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

4.2 WARRANTY

A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.

B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

4.3 ACCEPTANCE

A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.

B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION

NO.	REVISIONS	BY	DATE
---	---	---	---
---	---	---	---

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

GRASSING SPECIFICATIONS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NO SCALE

L2.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 2.14.22 (2659 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI MAY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/09/22 06:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2655)

DOC ID: 2655

Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 2) in a P-I-2 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 2) in a P-I-2 (Planned Industrial) Zoning District

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

Facts and Findings: The site plan consist of a 179,800 square foot warehouse / distribution center. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This project will be served by City of Port Wentworth water and sewer utilities. This application is under review by City Engineers, Thomas & Hutton. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, May 9, 2022 at 6:30 PM.

ATTACHMENTS:

- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Landfill Cert (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Flood Maps (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Flow Test (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wastewater Collection form (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Water Distribution form (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Water-Wastewater Availability form (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (PDF)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (PDF)

220187

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

Site Plan Review Application

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

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

Site Plan Address: 0 Hendley Road

PIN #(s): 7-0977-01-028

Zoning: P-I-2 Estimated Cost of Construction: $ 9,180,952

Type of Construction: Tilt-Wall Warehouse/Distribution and associated Infrastructure

Project Name: Legacy Park - Building 2

Applicant's Name: Kern & Co., LLC - Chad Zittrouer

Mailing Address: P O Box 15179 - Savannah, GA 31416

Phone #: 912-354-8400 Email: czittrouer@kernengineering.com

Owner's Name (If Different form Applicant): CH Realty IV - Sansone I, LLC

Mailing Address: 120 S Central Ave - St. Louis, MO 63105

Phone #: (314)-336-2372 Email: jbrown@sansonegroup.com

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

Applicant's Signature — Date: 3.25.22

Owner's Signature (If Different form Applicant) — Date: 3.31.22

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : 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.

- [x] Signed and Completed Application
- [x] 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)
- [x] Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- [x] 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- [ ] PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- [ ] Other Engineering details or reports may be required once submittal has been received
- [x] Site plan review fee check
  - ○ No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - [x] 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

3.25.22
Date

Updated 10/19/2021

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00349344 4/01/2022 8:29 AM
OPER: ME TERM: 011
REF#: CK 6850

TRAN: 112.0000 BLDG PERMIT
220187 886.00CR
CH REALTY IV - SANSONE I, LLC
7-0977-01-028 BLD 2
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

ADJACENT PROPERTY OWNERS

PROPERTY	PIN	OWNER	ADDRESS
1	7-0976-02-021	D.B. ASTER III LLC	250 GILBRALTAR ROAD, HORSHAM, PA 19044
2	7-0037-02-002A	PFJ SOUTHEAST LLC	PO BOX 54650, LEXINGTON, KY 40555
3	7-0037-02-002	PFJ SOUTHEAST LLC	PO BOX 54650 LEXINGTON, KY 40555
4	7-0037-01-043	ENMARK STATION INC	PO BOX 728 SAVANNAH, GA. 31402
5	1-0903-02-013	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
6	1-0903-02-003	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
7	1-0903-05-012	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
8	7-0979-01-001	MANER, FREDRICK D.	PO BOX 30032 SAVANNAH, GA. 31410
9	7-0979-01-002	ADAMS & DAISE SANDRA D & DARREL M.	26 DEVON DR WEST ORANGE NJ 07052
10	7-0979-01-003	STEELE, ALEXANDER	602 W. 45TH STREET SAVANNAH, GA. 31405
11	7-0979-01-004	WHITE OAK BAPTIST CHURCH	135 MONTEITH ROAD, SAVANNAH, GA. 31407
12	7-0979-01-005	HICKS, FANNIE MAE	143 MONTIETH ROAD, SAVANNAH, GA. 31407
13	7-0979-01-008	UTTERMOST SAVANNNAH LLC	PO BOX 16134 SAVANNAH, GA. 31416
14	7-0977-01-020	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

15	7-0977-01-019	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
16	7-0977-01-018	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
17	7-0977-01-017	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
18	7-0977-01-016	THOMAS, LEON	208 MONTIETH ROAD, SAVANNAH, GA. 31407
19	7-0977-01-015	BRYANT, MAE FRANCES	212 MONTIETH ROAD, SAVANNAH, GA. 31407
20	7-0977-01-014	BRYANT & JONES ROBERT L. & COTEA D.	216 MONTIETH ROAD, SAVANNAH, GA. 31407
21	7-0977-01-013	HURST, WILBERT	220 MONTIETH ROAD, SAVANNAH, GA. 31407
22	7-0977-01-012	STEWART, SHUBERT STEWART THELMA & ROBIN, RUTH & MARION	230 MONTIETH ROAD, SAVANNAH, GA. 31407
23	7-0977-01-011	MOUNT MARIA BAPTIST CHURCH	230 MONTIETH ROAD, SAVANNAH, GA. 31407
24	7-0977-01-010	BODY OF CHRIST CHURCH	201 BIRCH DRIVE, RINCON, GA. 31326
25	7-0977-01-008	UTTERMOST SAVANNAH LLC	PO BOX 16134, SAVANNAH, GA. 31416
26	7-0977-01-024	CZURA WALTER M.	PO BOX 6567, HILTON HEAD, SC 29938
27	7-0977-01-025	CZURA WALTER M.	PO BOX 6567, HILTON HEAD, SC 29938

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

Owner Certification – Legacy Park – Buildings 2 & 3

I, DAVE WILLSON (CH Realty IV – Sansone I, LLC), hereby certify that that all land clearing, construction, land development and drainage will be done according to the approved stormwater management design plan.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

3.4.7 Exhibit 4 - Owner/Client Declaration

1. The owner/client will be responsible to maintain and operate the fire system from the tapping valve up to and including the backflow detector check valve assemble, along with the internal fire system.

2. The owner/client has responsibility to operate and maintain the backflow prevention device at subject location, and to include testing on an annual basis of the device as required by the City of Port Wentworth.

CH Realty IV - Sansone I, LLC

Owner/Client Name (Please Print)

Owner/Client Signature

3.31.22

Date

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Application (2655 : Site Plan Review Application (Specific) 7-

LANDFILL CERTIFICATION

City of Port Wentworth
7224 GA Hwy 21
Port Wentworth, GA 31407

RE: **LEGACY PARK – BUILDINGS 2 & 3**

City Engineering,

This is to certify that according to the public records of the City of Port Wentworth and/or Chatham County and to all subsurface investigations as we have deemed necessary, none of the sewers, services or any other utilities associated with this project are constructed on or serving structures constructed or proposed to be constructed on solid waste landfills.

Name **Chadwick R. Zittrouer, P.E.** Georgia P.E. No. 32285

Signature

Date January 20, 2022

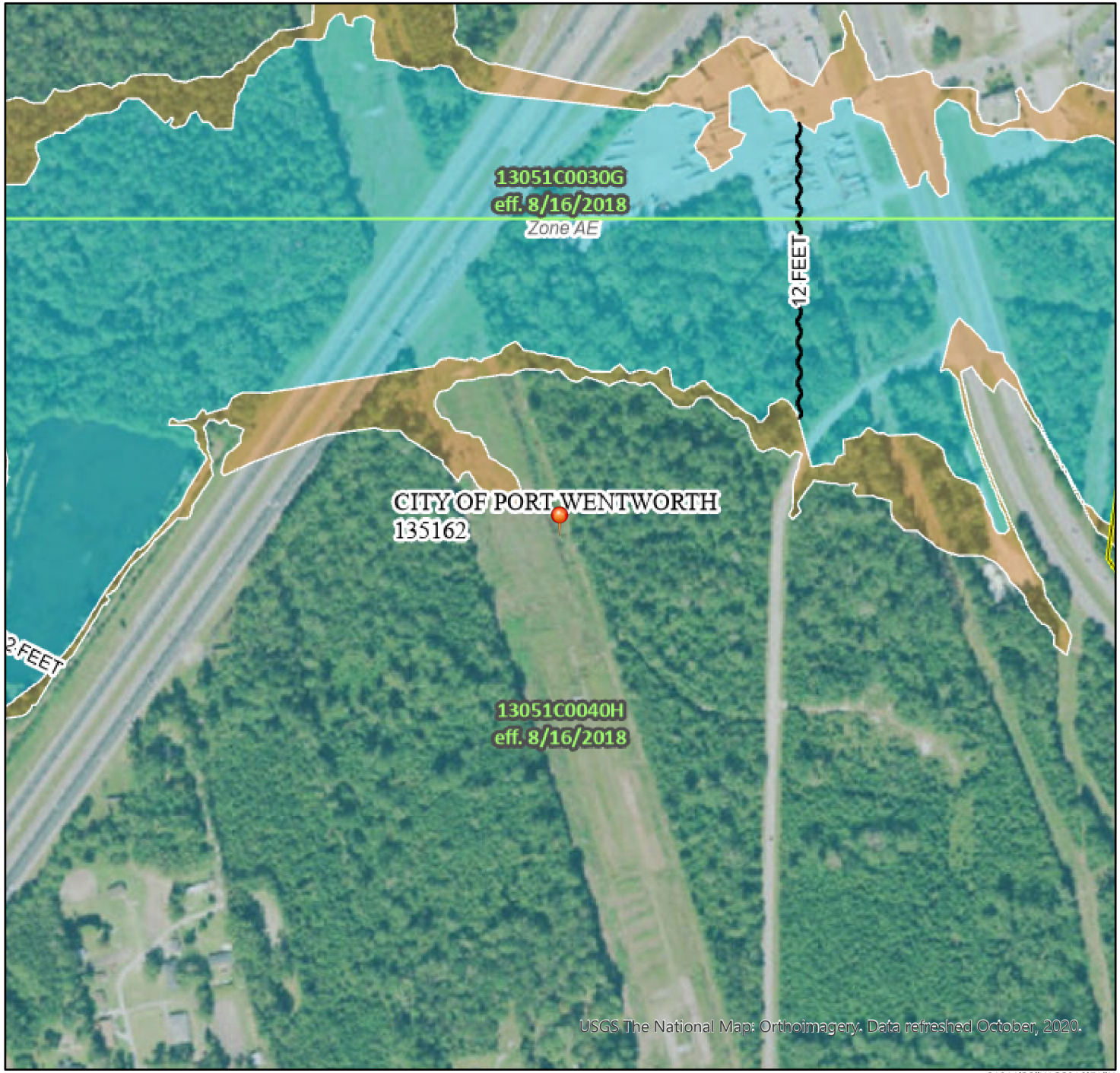
SEAL

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Landfill Cert (2655 : Site Plan Review Application (Specific) 7-

National Flood Hazard Layer FIRMette

FEMA

81°12'7"W 32°11'21"N



81°11'30"W 32°10'51"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, V
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazar of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk du Levee. See Notes. Zone X
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zo
- Effective LOMRs
- Area of Undetermined Flood Haza

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Ch
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 11/2/2020 at 6:31 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Flood Maps (2655 : Site

National Flood Hazard Layer FIRMette

FEMA

81°12'6"W 32°11'10"N

81°11'28"W 32°10'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH,
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- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 11/2/2020 at 6:30 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Flood Maps (2655 : Site

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

FIRE HYDRANT FLOW TESTS
KERN & CO., LLC PROJECT NO.: 210071.000

Location	Inspector	Date
6941 GA HWY 21 PORT WENTWORTH	JERRY E. TUCKER	4-22-21

Static	Residual	FLOW	G.P.M.	Size of Main	Time
68	62	58	1420		3:00 PM

DESCRIPTION

NOTE: This Flow Test was conducted with 2.5” Pollard Diffuser.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Flow Test (2655 : Site Plan Review Application (Specific) 7-

3.5.3 Exhibit 1 - Wastewater Collection System Check List

Typical Wastewater System Plan shall include:	Check Off
1) Layout and legend	X
2) Exhibit 2 completed (load data)	X
3) For effluents with process water, comply with the City's Pretreatment Ordinance.	
4) Show sewer easement (if applicable)	
5) Manholes numbered and placed at 350' (max.) spacing	X
6) Manholes placed at line directional changes	X
7) Manhole frame and invert elevations shown	X
8) Invert elevations shown for all pipe inside manholes	X
9) Minimum gradient of 0.4% used for 8" pipes	X
10) Maximum height of 2' between invert of pipes and invert of discharge manholes	X
11) Minimum angle of 90 degrees for influent lines	X
12) All sanitary sewers profiled	N/A
13) Oil/grease traps and details provided for service station and food service preparers	N/A
14) Grading, paving, drainage, erosion control plans attached	X
15) Attach certification that water and/or sewer lines are not in nor Do they serve structures built upon solid waste landfills	X
16) For pump station design:	
a. Attach design calculations with pump curves	X
b. City of Port Wentworth pump station design standards used to prepare drawings, details and specifications	N/A
17) City of Port Wentworth sewer specifications and details used	X
18) Proposed water/sewer agreement attached	
19) Georgia Registered Professional Engineer stamp and signature	X

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wastewater Collection form (2655 : Site Plan Review

3.4.3 Exhibit 1 - Water Distribution System Check List

Typical Water System Plan shall include:	Check Off
1) Layout and legend	X
2) Water System analysis and design (include calculations)	X
3) Show waterline easement (if applicable)	X
4) Pipe separated distances called out at utility crossings	X
5) Isolation Valves	X
6) Valves 8" and larger placed in manholes	X
7) Meters sized and located on plans	X
8) All service connections shown	X
9) Existing and proposed fire hydrants shown	X
10) Fire Flow Demand (Exhibit 2)	
▪ Calculate water need based upon ISO Guidelines	X
▪ Show maintenance responsibility for fire line and appurtenances in owner/client agreement (Exhibit 3)	
▪ Show Backflow Detector Check Assembly	X
▪ If no fire system is proposed, please indicate on the plans	
11) Irrigation System	
▪ Calculate water need based upon system design	
▪ Show size and location of backflow preventor and	
▪ water meter	
▪ If no irrigation system is proposed, please indicate	
▪ on the plans	
12) Attach certification that water lines are not in nor do they serve structures built upon solid waste landfills	X
13) City of Port Wentworth specifications and details used	X
14) Proposed water/sewer agreement attached	
15) Georgia Registered Professional Engineer stamp & signature	X

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Water Distribution form (2655 : Site Plan Review Application

Appendix A Water/Wastewater Availability

WATER/WASTEWATER AVAILABILITY REQUEST FORM

Date: 3/31/21

A. Owner/Developer CH Realty IV - Sansone I, LLC Phone# 314-336-2372

Address 120 S Central Ave - St. Louis, MO 63105

Contact Person John Brown Phone # 314-504-3111

Address 120 S Central Ave - St. Louis, MO 63105

Engineer Kern & Co., LLC - Chad Zittrouer Phone # 912-354-8400

Development Name Legacy Park - Building 2

B. Development Location 0 Hendley Road

Township, Map & Parcel # (Attach Plat) _____

C. Type of Development (Circle appropriate choice)

Residential Multi-Family Commercial Industrial X Institutional

Number of lots/single family units _____ Building Square Footage _____

Number of multi/family units _____

Type of Business(es) Warehouse/Distribution

Rezoning Required: Yes **No** **Subdivision Required:** Yes **No**

D. Maximum number of employees in 24 hour period _____

If restaurant, seating capacity _____

If car wash, number of bays _____

If Laundromat, number of washers _____ If church, number of seats _____

E. **SITE PLANS AND WATER/WASTEWATER USE CALCULATIONS ARE NEEDED FOR FEE QUOTES**

177,300 SF - Warehouse @ 3 GPD / 1,000 SF = 531.9 GPD

2,500 SF Office - 15 GPD / 200 SF = 187.5 GPD

Total = 719.4 GPD

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Water-Wastewater Availability form (2655 : Site Plan Review

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

December 18, 2020

RLC#: 19-107
Approved JD
Expires: 12/18/2025
RLC PM: Troy Smith
Corps PM: Ross Sulliva

Regulatory Division
SAS-2005-01056

Greenland Developers, LLC
ATTN: Mr. Wilson Burns
Post Office Box 1628
Springfield, Georgia 31329

Dear Mr. Burns:

I refer to a letter dated August 27, 2020, submitted on your behalf by Resource & Land Consultants, requesting an approved Jurisdictional Determination (JD) for your site located at the intersection of Hendley Road and Monteith Road in Port Wentworth, Chatham County, Georgia (Latitude 32.18399, Longitude -81.1949). This project has been assigned number SAS-2005-01056 and it is important that you refer to this number in all communication concerning this matter. Note that a preliminary JD was issued by this office for this site on July 8, 2020.

We have completed an approved JD for the site. Any wetlands on-site 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. I have enclosed an "Approved JD Form," which details whether the wetlands present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The approved JD review area is depicted within the bold red polygon labeled as the "AJD Project Area" on the attached exhibit entitled "Figure No. 8 Approximate Aquatic Resources Sketch", dated August 27, 2020. The wetlands (A and C) depicted with yellow crosshatching and labeled as "Non-Adjacent Wetland" on the above referenced exhibit are not waters of the United States and are therefore not within the jurisdiction of Section 404 of the Clean Water Act. The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404.

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

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 Corps (Part 320.3(h) of Title 33 of the CFR).

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 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 Corps has based its determination is later found to be in error, this decision may be revoked.

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 contact Mr. Ross Sullivan, Project Manager, Coastal Branch, via telephone at 912-652-5618 or email at roscoe.l.sullivan@usace.army.mil.

Sincerely,

RUTLIN.WILLIAM.M.1390465064

Digitally signed by RUTLIN.WILLIAM.M.1390465064
Date: 2020.12.18 12:26:44 -05'00'

William M. Rutlin
Chief, Coastal Branch

Copy Furnished: Mr. Troy Smith, Resource and Land Consultants.

Enclosure

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Greenland Developers, LLC ATTN: Mr. Wilson Burns	File Number: SAS-2005-01056	Date: December 18, 2020
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Mr. Ross Sullivan U.S. Army Corps of Engineers, Savannah District 100 W. Oglethorpe Avenue, Savannah, Georgia 31401 Phone: 912-652-5618 Email: roscoe.l.sullivan@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Mr. Philip Shannin Administrative Appeal Review Officer CESAS-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (404) 562-5136; Fax: (404) 562-5138 Email: Philip.a.shannin@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 12/18/2020
ORM Number: SAS-2005-01056
Associated JDs: SAS-2005-01056 (PJD issued on 7/8/2020
Review Area Location[1]: State/Territory: Georgia City: Port Wentworth County/Parish/Borough: Chatham
Center Coordinates of Review Area: Latitude 32.18399 Longitude -81.1949

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size		§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters):[3]				
(a)(1) Name	(a)(1) Size		(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size		(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size		(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size		(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

[1] Map(s)/figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)):[4]				
Exclusion Name	Exclusion Size		Exclusion[5]	Rationale for Exclusion Determination
Wetland A	3.20	acre(s)	(b)(1) Non-adjacent wetland.	Wetland A is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.
Wetland C	1.98	acre(s)	(b)(1) Non-adjacent wetland.	Wetland C is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year. Wetland C was likely contiguous to Wetland B prior to the construction of Hendley Road. However, there is not a direct hydrologic surface connection through or over Hendley Road.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: Approved JD Request dated 8/27/2020

This information is sufficient for purposes of this AJD.
Rationale: N/A

☐ Data sheets prepared by the Corps: Title(s) and/or date(s).
☒ Photographs: Aerial: 1999 and 2018 aerial imagery
☒ Corps site visit(s) conducted on: 9/24/2020
☒ Previous Jurisdictional Determinations (AJDs or PJDs): SAS-2005-01056 (PJD issued 7/8/2020)
☒ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B*.
☒ USDA NRCS Soil Survey: Figure 3
☒ USFWS NWI maps: Figure 4
☒ USGS topographic maps: Figure 2

Other data sources used to aid in this determination:

[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

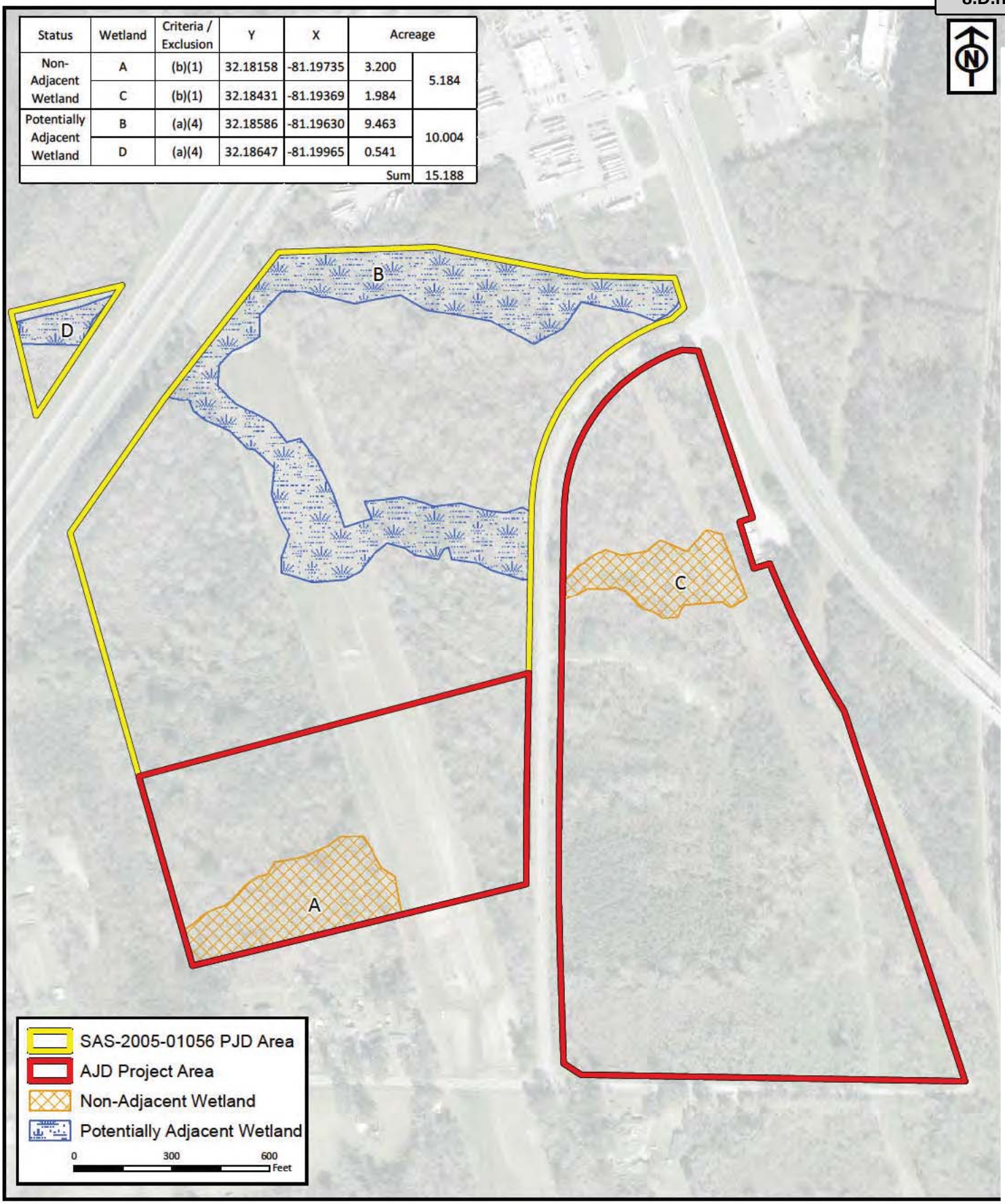
Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	Figure 6 LiDAR Map
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): Resource & Land Consultants conducted a site visit on 8/6/2020. Using the Antecedent Precipitation Tool Version 1.0, which used rainfall data from the Savannah International Airport weather station, we have determined that normal rainfall conditions were present for the nearest weather station on the date of the site visit as published data was within 30% of the 30 year average.

C. Additional comments to support AJD: N/A

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

Status	Wetland	Criteria / Exclusion	Y	X	Acreage	
Non-Adjacent Wetland	A	(b)(1)	32.18158	-81.19735	3.200	5.184
	C	(b)(1)	32.18431	-81.19369	1.984	
Potentially Adjacent Wetland	B	(a)(4)	32.18586	-81.19630	9.463	10.004
	D	(a)(4)	32.18647	-81.19965	0.541	
					Sum	15.188



RLC Project No.:	19-107.2
Figure No.:	8
Prepared By:	TS
Sketch Date:	8/27/2020
Map Scale :	1 inch = 400 feet

Hester Farm Place

Chatham County, Georgia

Approximate Aquatic Resources Sketch

Prepared For: Greenland Developers

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 303
Savannah, Georgia 31405
912.443.5895 www.rlandc.com

Y:\2019 Projects\19-107 Hendley Road Greenland Tracts\graphics\AJD8_Sketch.mxd

Source(s) 201

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Wetland Delineation (2655 : Site Plan Review Application

4820

Project Timeline

Project Number: 220187

Project Name: Legacy Park Building 2 Specific Site Plan

Applicant / Engineer: Chad Zittrouer, Kern & Co., LLC

Owner: CH Realty IV – Sansone, LLC

City Review Engineer: Thomas & Hutton

- 3/28/2022 – Application received; incomplete – missing following: PDF, Hydro, Application signed by owner, 15 copies.
- 3/30/2022 – sent email to Chad for missing information.
- 4/1/2022 – received PDF of submittal
- 4/1/2022 – sent to T&H to start a site plan review
- 4/20/2022 – sent an email to T&H for an update on review. Jennifer Roach responded they should have a letter back to us by April 29th.

Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Timeline (2655 : Site Plan Review Application (Specific) 7-

SITE DRAWINGS OF

LEGACY PARK - BUILDING #2

FOR

CH REALTY IX - SANSONE I, LLC

PORT WENTWORTH, GA

KC PROJECT #:210071.000

FEBRUARY 2022

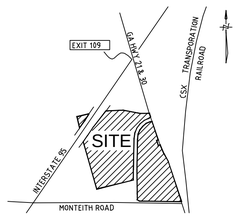
NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

NRCS REVISION DATE:

VICINITY MAP:



VICINITY MAP

PROJECT PREPARED BY:

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

REV NO.	DATE	DESCRIPTION	SHEETS

PROJECT SITE DATA:

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

INDEX OF DRAWINGS:

	COVER SHEET		
N1	GENERAL NOTES		
EX1	EXISTING CONDITIONS		
SESC -1	INITIAL EROSION PLAN		
SESC-2	INTERMEDIATE EROSION PLAN		
SESC-3	FINAL EROSION PLAN		
C1	STAKING PLAN		
C2	PAVING, GRADING & DRAINAGE PLAN		
C3	UTILITY PLAN		
SESC-4	EROSION NOTES		
SESC-5	EROSION NOTES		
SESC-6	EROSION NOTES		
SESC-7	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		
DET-1	SITE DETAILS		

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

SESC NOTES

SESC NOTES:

1. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING AS TEMPORARY STABILIZATION. ALL PERMANENT GRASS SHALL BE SOD.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATIVE ON ALL STOCKPILED SOILS.
4. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE 1.5"–3.5" STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
6. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S, STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS (AVAILABLE FROM THE CITY OF SAVANNAH'S WEBSITE) AND THE SPECIFICATIONS, NOTES AND DETAILS ON THESE DRAWINGS.
8. TESTING – COORDINATE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
9. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
10. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
11. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN–OFF OF STORM WATER.
12. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACK FILLED WITH APPROVED FULL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557. TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
13. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD, UNLESS NOTED OTHERWISE, BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SOIL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
14. THE SUBGRADE SHOULD BE PROOF ROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM–D–1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
15. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
16. ANY FOOTING EXCAVATIONS THAT ARE DIRECTLY ADJACENT TO THE EXISTING FOUNDATIONS SHOULD BE DONE IN SMALL INCREMENTS TO AVOID UNDERMINING THEM AND CAUSING A LOSS OF SUPPORT TO THE EXISTING STRUCTURE. IF NECESSARY, THE EXCAVATIONS SHOULD BE SHEETED AND BRACED OR THE SOIL IN THE AFFECTED AREA SHOULD BE STABILIZED BY GROUTING.
17. THE FOOTING EXCAVATIONS AND ALL OF THE PREPARED SLAB UPGRADE SHOULD BE MAINTAINED IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY BEARING. SHOULD BE REWORKED AND RECOMPUTED TO THE REQUIRED DENSITY AND BEARING.
18. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
19. ALL CONSTRUCTION WITHIN THE CITY'S RIGHT–OF–WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS PERMIT PRIOR TO CONSTRUCTION.
20. ALL CONSTRUCTION SHALL CONFORM TO GOVERNING AGENCY'S TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
21. THE DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED; THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT THIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. SEDIMENTATION BASIN SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK.

WATER & SEWER

WATER – SEWER NOTES:

1. FOR ALL WATER, SANITARY SEWER LINES AND STORM DRAINAGE INSTALLATION, CALL – ONE CALL UTILITIES PROTECTION CENTER BEFORE YOU DIG DIAL 811 OR 1–800–282–7411. WWW.GEORGIA811.COM CALL 3 WORKING DAYS BEFORE YOU DIG.
2. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.
3. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.
4. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND OTHER FOREIGN MATTER AT ALL TIMES.
5. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
6. CLEAN THE INTERIORS OF ALL PIPE BY WASHING OUT ALL DIRT BEFORE LAYING.
7. FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM TIME OF 2 MINUTES AND UNTIL THE WATERMAIN RUNS CLEAR IS REQUIRED IN ORDER TO PURGE THE LINE OF ANY FOREIGN MATERIALS.
8. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, AR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
9. MAINTAIN A MINIMUM OF EIGHTEEN (18") INCH VERTICAL SEPARATION DISTANCE BETWEEN ALL WATER LINE/LATERALS AND ALL STORM DRAIN LINES AND SANITARY SEWER LINES/LATERALS.
10. IF AN IRRIGATION SYSTEM IS PROPOSED FOR SUBJECT DEVELOPMENT, COMPLY WITH THE FOLLOWING REQUIREMENTS BEFORE ANY CONNECTION TO THE CITY WATER SYSTEM:
    (A) SUBMIT PLANS AND SPECIFICATIONS FOR . SUBJECT IRRIGATION SYSTEM.
    (B) INSTALL AN APPROVED BACKFLOW PREVENTOR ON THE IRRIGATION SYSTEM.(C) METER THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GOVERNING AGENCY'S SPECIFICATIONS.
    (D) RESTRAIN ALL CRITICAL BENDS AND CONNECTIONS.
    (E) PROVIDE ERU CALCULATIONS FOR THE IRRIGATION SYSTEM
11. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE GOVERNING AGENCY'S WATER OPERATION DEPARTMENT.
12. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE BY THE CORE DRILL METHOD.
13. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE PUBLIC WORKS DEPARTMENT WILL ONLY MAKE THE WET TAP. THE GOVERNING AGENCY WILL NOT INSTALL THE WATER SERVICE LATERAL.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CERTIFICATIONS OF BACKFLOW DEVICES TO THE ENGINEER.
15. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE GOVERNING AGENCY'S LATEST CONSTRUCTION SPECIFICATION AND DETAILS.
16. LOCATE HIGHPOINT OF WATERMAIN AND INSTALL AIR RELIEF VALVE TO FACILITATE AIR REMOVAL FROM WATERMAIN.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
18. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
19. SEE ARCHITECTURAL PLUMBING PLAN FOR EXACT TIE LOCATION & LINE SIZES.
20. ALL WATER METERS AND STRAINERS SHALL BE PURCHASED FROM THE CITY.
21. THE INDIVIDUAL REQUESTING WATER SERVICE SHALL BE RESPONSIBLE FOR EXCAVATION, TAPPING, AND BACKFILLING THE WATER MAIN FROM WHICH THE SERVICE IS REQUIRED.
22. ALL MATERIAL USED FROM TAP TO DISCHARGE PIPE SHALL BE M.J. DUCTILE IRON, RESTRAINED JOINT, INCLUDING BY–PASS.
23. ALL VALVES 4–INCHES OR LARGER SHALL BE INSTALLED IN A MANHOLE, FOR THE TAPPING VALVE ONLY.
24. ALL TAPPING SLEEVES SHALL BE DUCTILE IRON, MJ, AND PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF ONE HOUR WITH A PRESSURE LOSS NO GREATER THAN 1 PSI.
25. THE GOVERNING AGENCY'S WATER DEPARTMENT SHALL INSPECT THE PRESSURE TEST, IF THE CITY DOES NOT INSPECT THE PRESSURE TEST, THE CITY WILL NOT ACCEPT ANY RESPONSIBILITY OF MAINTENANCE FOR THE TAPPING VALVE OR SLEEVE.
26. THE TAPPING GATE VALVE SHALL BE RESILIENT SEAT, EPOXY COATED, M.J. BY FLANGE, DOMESTIC MADE.
27. ALL MATERIAL USED AND WHICH COMES IN CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY OR PUBLIC HEALTH. MATERIALS MUST BE CERTIFIED FOR CONFORMATION WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. BACKFLOW PREVENTOR, VALVES AND POST INDICATOR VALVES FOR FIRE SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA72.
29. IF THIS IS AN EXISTING FACILITY, THE WATER METER AND BACKFLOW PREVENTOR WILL NEED TO MEET THE CURRENT STANDARDS.
30. FOR FORCE MAIN DISCHARGE MANHOLES (INCLUDING THE TWO (2) MANHOLES DOWNSTREAM OF THE DISCHARGE MANHOLE, FOR A TOTAL OF THREE (3) MANHOLES), DROP MANHOLES AND LIFT STATION WETWELLS: THE PROTECTIVE COATING SHALL BE A POLYMER BASED POLYURETHANE OR A HIGH–BUILD, SOLVENT–FREE EPOXY COATING. FOR SMALL LIFT STATIONS AT THE DISCRETION OF THE CITY, THE NUMBER OF MANHOLES REQUIRING COATING MAY BE REDUCED.
31. FOR LIFT STATION WETWELLS, THE COATING LIMITS SHALL INCLUDE FROM THE BOTTOM OF FILLET, WETWELL WALLS, AND ROOF. COATING SYSTEM SHALL OVERLAP 1' TO 2' WHERE HATCHES SIT ON THE ROOF; BUT SHALL EXCLUDE THE WETWELL FLOOR. FOR MANHOLES, THE COATING LIMITS SHALL INCLUDE FROM THE FLOW LINE IN THE TROUGH OF THE INVERT UP TO THE RING WITH A 1' TO 2' OVERLAY ON THE RING.
32. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
33. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
34. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
35. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
36. ALL SIGNS SHALL BE 30" HIGH INTENSITY OR DIAMOND GRADE.
37. THREE INCH AND LARGER WATER METER AND STRAINERS SHALL BE PURCHASED FROM THE CITY.

***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 216' OF 4" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 700' OF 6" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE REQUIRES CLEANOUT EVERY 100' & AT TURNS > 45 DEGREES.

SITE NOTES

SITE NOTES:

1. THE GOVERNING AGENCY RESERVES THE RIGHT TO ACCESS PROPERTY FOR ON SITE INSPECTIONS.
2. PROPOSED DETENTION AND/OR SEDIMENTATION POND SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK OR BUILDING ERECTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY ON SITE INSPECTION.
4. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF CONTROL STRUCTURE & DETENTION POND UPON COMPLETION OF THE CONTRACT.
5. CONTRACTOR WILL NEED TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE CITY'S/COUNTY'S RIGHT OF WAY.
6. NO TREE MULCHING WITHIN OR ON TOP OF THE DETENTION BASIN.
7. ALL DRAINAGE STRUCTURES GREATER THAN 3 FEET SHOULD HAVE STEPS FOR EASY ACCESS.
8. AS–BUILT SHALL CONTAIN ACCURATE INFORMATION INCLUDING DEPTH, LENGTH, SIZE, SLOPE OF PIPES. ALSO REQUIRED ARE SPOT ELEVATIONS ON THE STORMWATER DETENTION FACILITY, PAVEMENTS TO ENSURE THE SITE GRADING PLAN AND THE CAPACITY OF THE DETENTION FACILITY ARE BUILT ACCORDING TO THE ACCEPTED CONSTRUCTION PLANS. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PROPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES. THE DISTANCE OF THE CENTERLINE UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER; AND ANY OTHER REQUIREMENT MADE BY THE GOVERNING AGENCY'S.
9. THE GOVERNING AGENCY MAY RESERVE THE RIGHT TO REQUIRE TELEVISING, PER CITY TELEVISING MANUAL, OF ALL SANITARY SEWER LINES 8" OR LARGER, ALL NEWLY CONSTRUCTED STORMWATER LINES AND STORMWATER LINES WHERE DAMAGE COULD OCCUR DURING CONSTRUCTION.
10. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
11. 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, AND OBTAINED UTILITY LOCATES AS REQUIRED.
12. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
13. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
14. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
15. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM. NAVD 88.
16. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
17. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT– OF–WAY AT 1% MINIMUM.
18. UNSUITABLE SUBGRADE MATERIAL WILL BE DETECTED BY PROOF ROLLING A MINIMUM OF 2 PASSED WITH A MINIMUM TRUCK WEIGHT OF 40 KIPS AFTER ROADWAY HAS BEEN BROUGHT TO APPROXIMATE SUBGRADE ELEVATION, TO BE OBSERVED BY ENGINEER AND GOVERNMENTAL INSPECTOR.
19. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
20. SUBGRADE WILL BE COMPACTED FOR A DEPTH OF 24" EXTENDING 24" BEYOND PAVEMENT EDGES, TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY AS MEASURED A.A.S.H.O. METHOD T–99.
21. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING WILL BE AN ENGINEER APPROVED VEHICULAR TRAFFIC PAINT. (WHITE IN COLOR & 4" WIDE)
22. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
23. SAW–CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
24. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR BACK OF CURBING.
25. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
26. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
27. SEE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
28. ALL UTILITIES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
30. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYATEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.

ADA NOTES

ADA NOTES:

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

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

B. HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%
   - MAX SLOPE OF SIDE FLARES 10%
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES:
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE:
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES:
   MUST COMPLY WITH ADA. THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER 25285 2/22/22 CHRISTOPHER R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF LEGACY PARK FOR CH REALTY IX - SANSONE I

DRAWING TITLE: GENERAL NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO: N1

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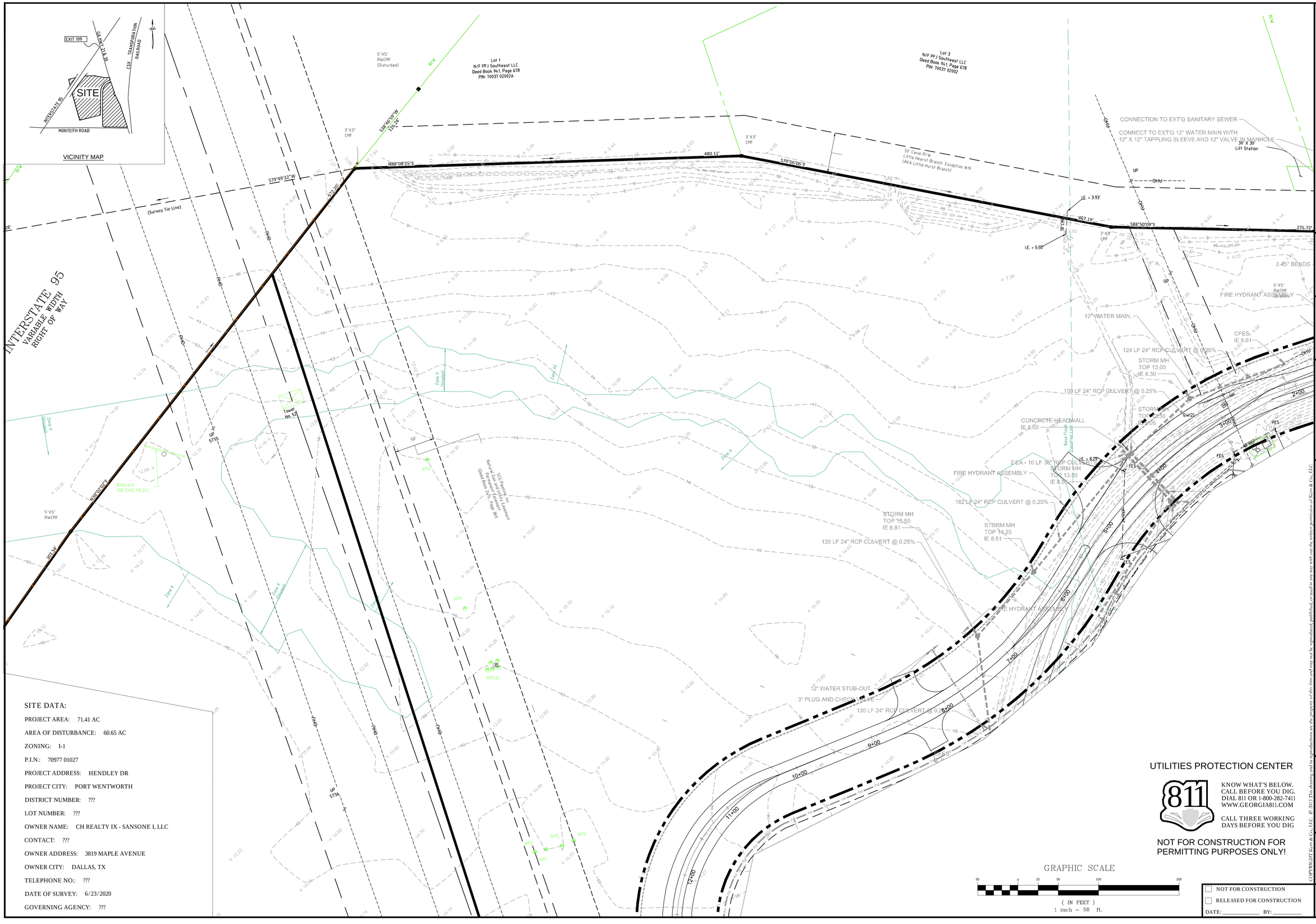
Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)



SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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GEORGIA REGISTERED No. 32995 PROFESSIONAL ENGINEER CHADWICK R. ZYTTKOWER 2/22/22

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NO	DATE	REVISION

PLANS OF LEGACY PARK - BUILDING #2 FOR CH REALTY IX - SANSONE I

DRAWING TITLE: EXISTING CONDITIONS

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: EX1

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Wed, 02 Mar 2022 - 9:18am cstittsworth
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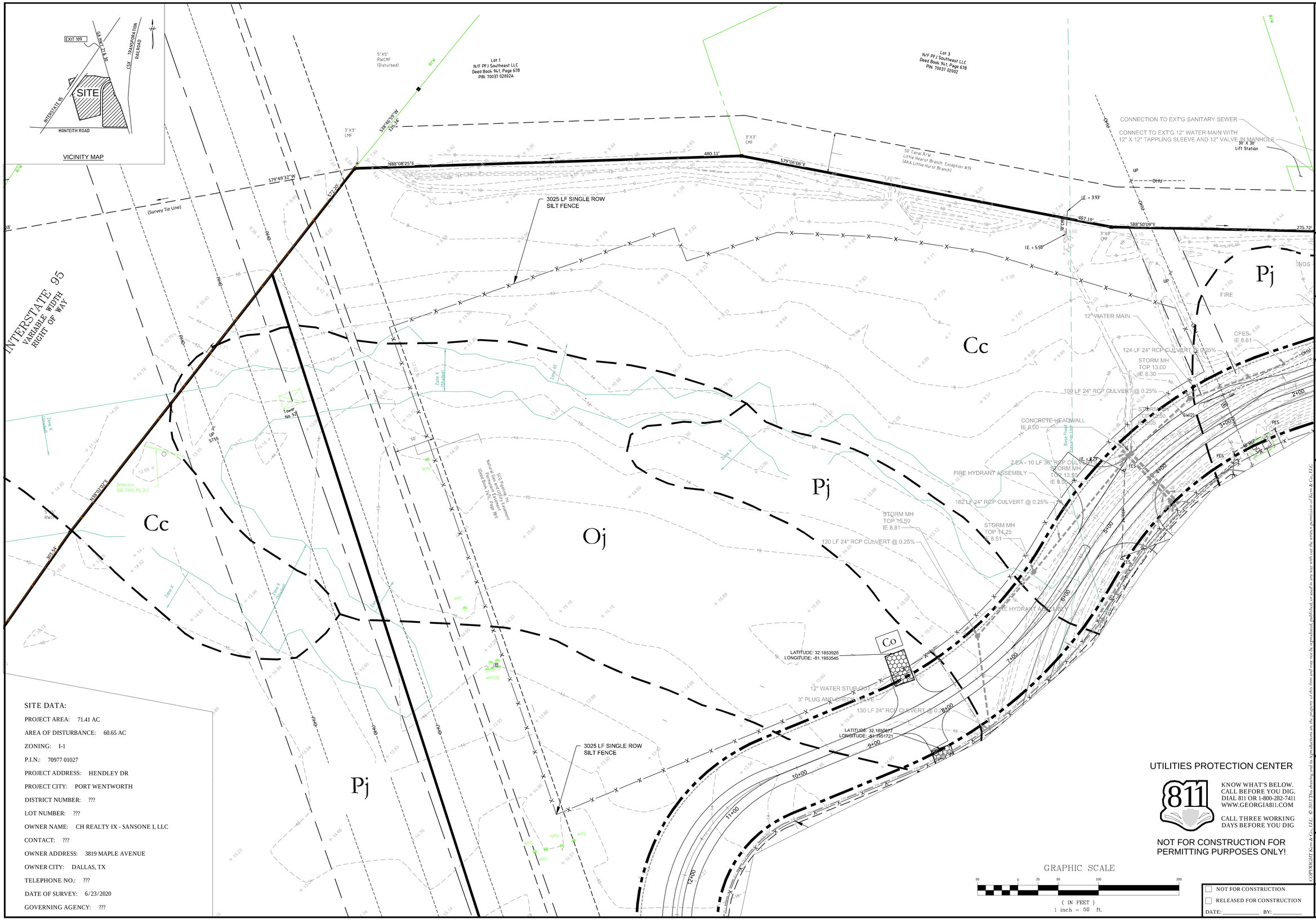
Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)



SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INITIAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

SESC-1

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Wed, 03 Mar 2022 - 9:09am, cuttrouer
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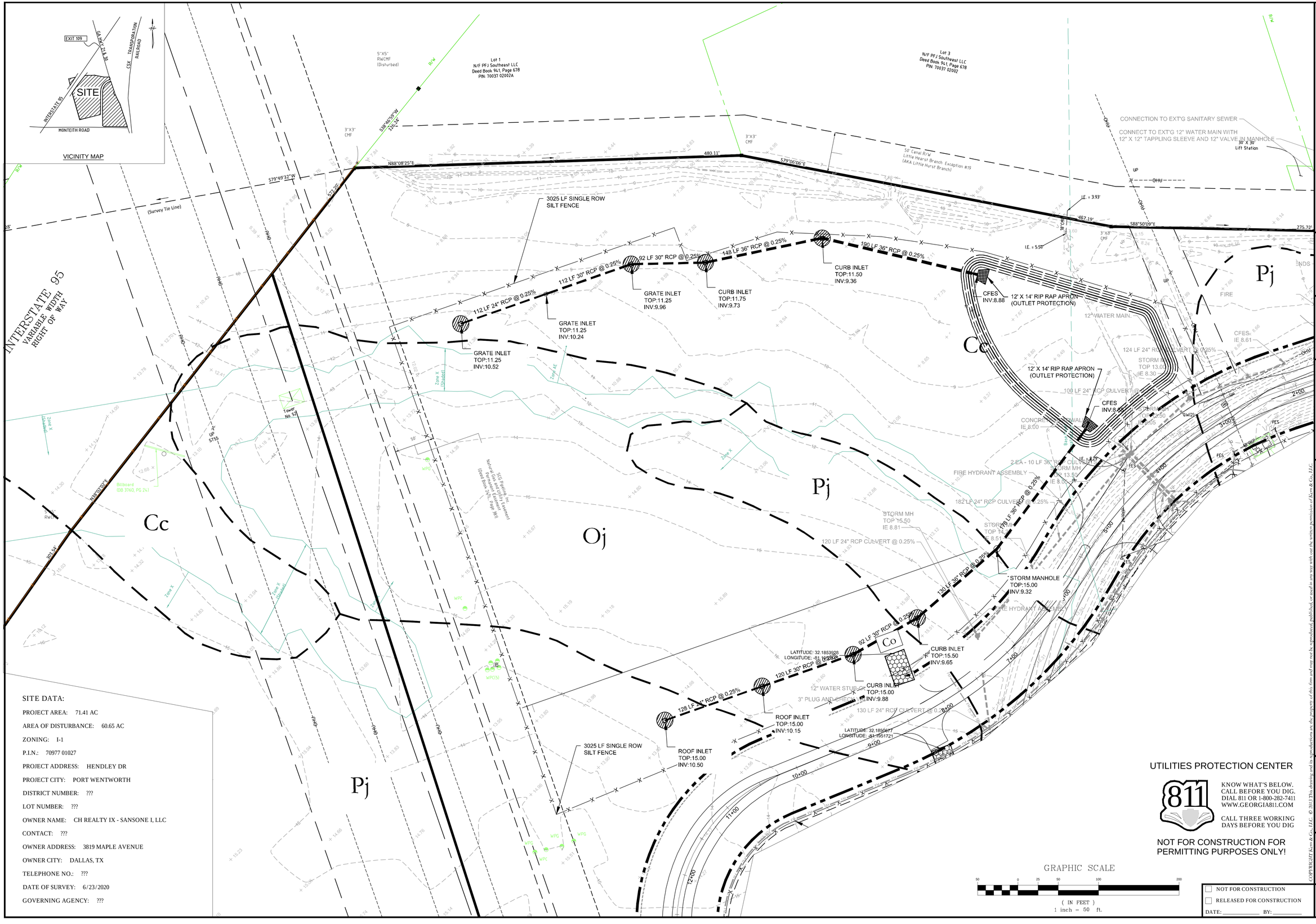

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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PROFESSIONAL
No. 24295
ENGINEER
2/22/22
CHADWICK R. ZITTROUER

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NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INITIAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
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Wed, 02 Mar 2022 - 9:58am cstrouser
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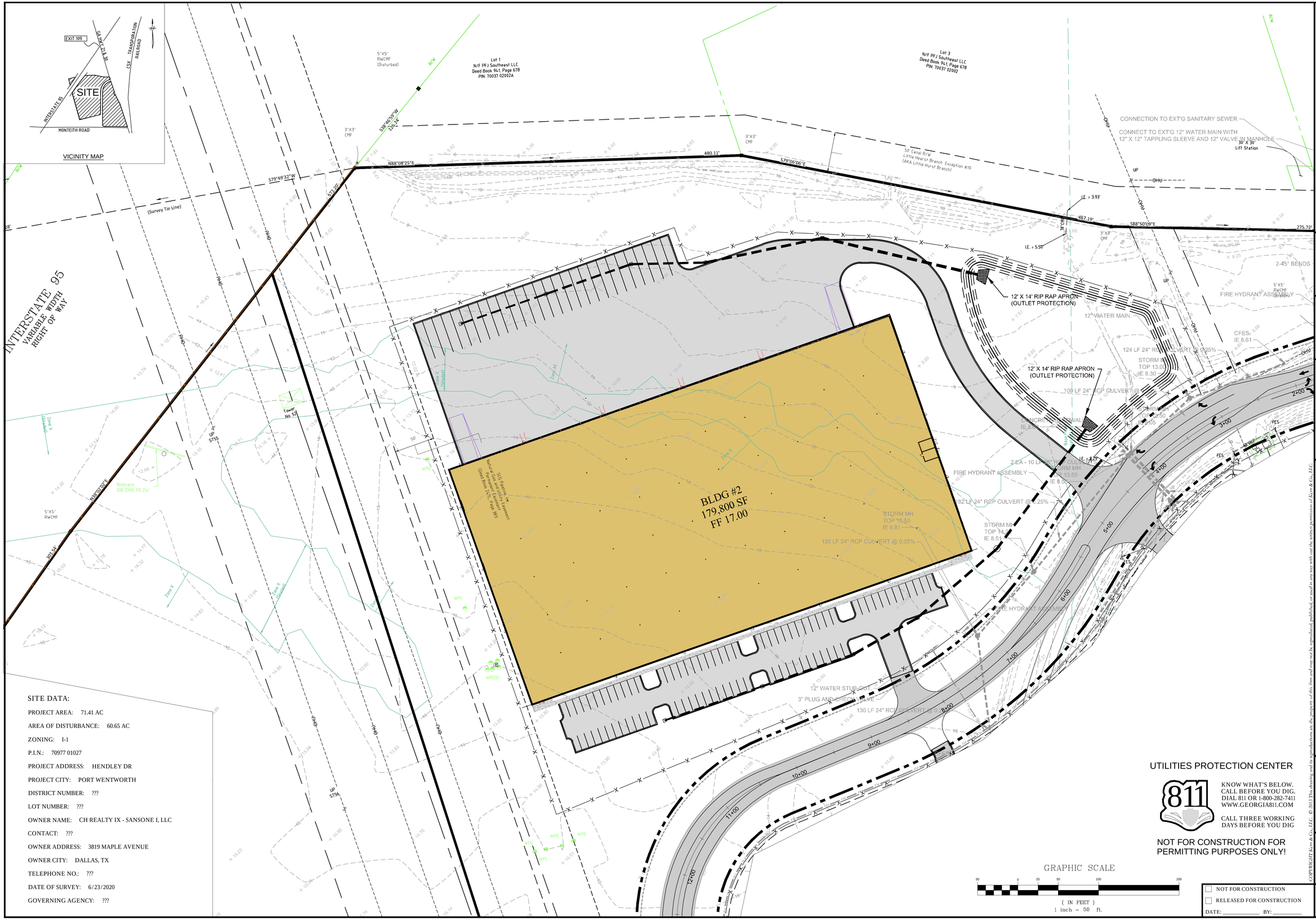

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

GRAPHIC SCALE

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(IN FEET)

1 inch = 50 ft.

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PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

FINAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

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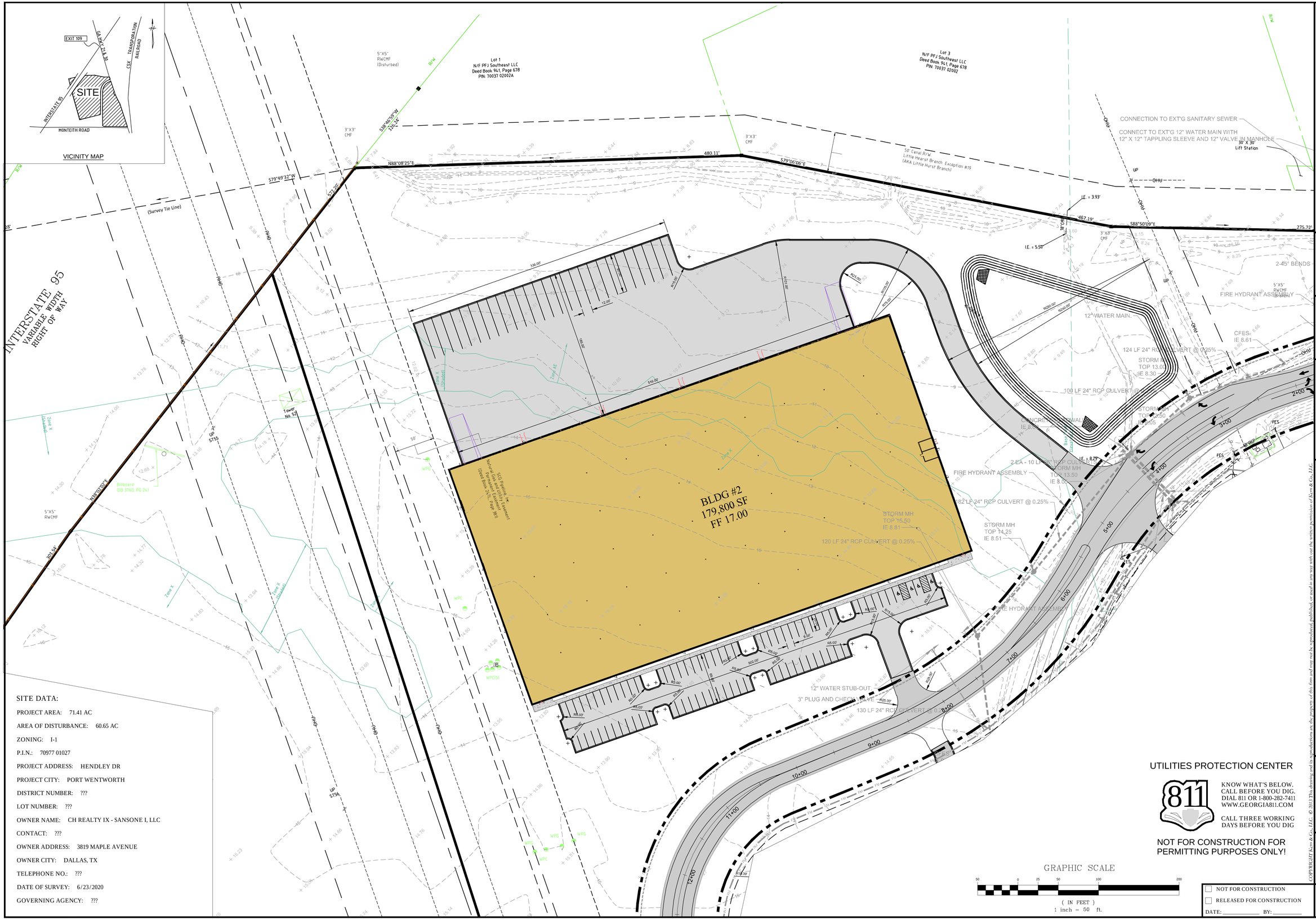

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PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
STAKING PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
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SHEET NO:	C1

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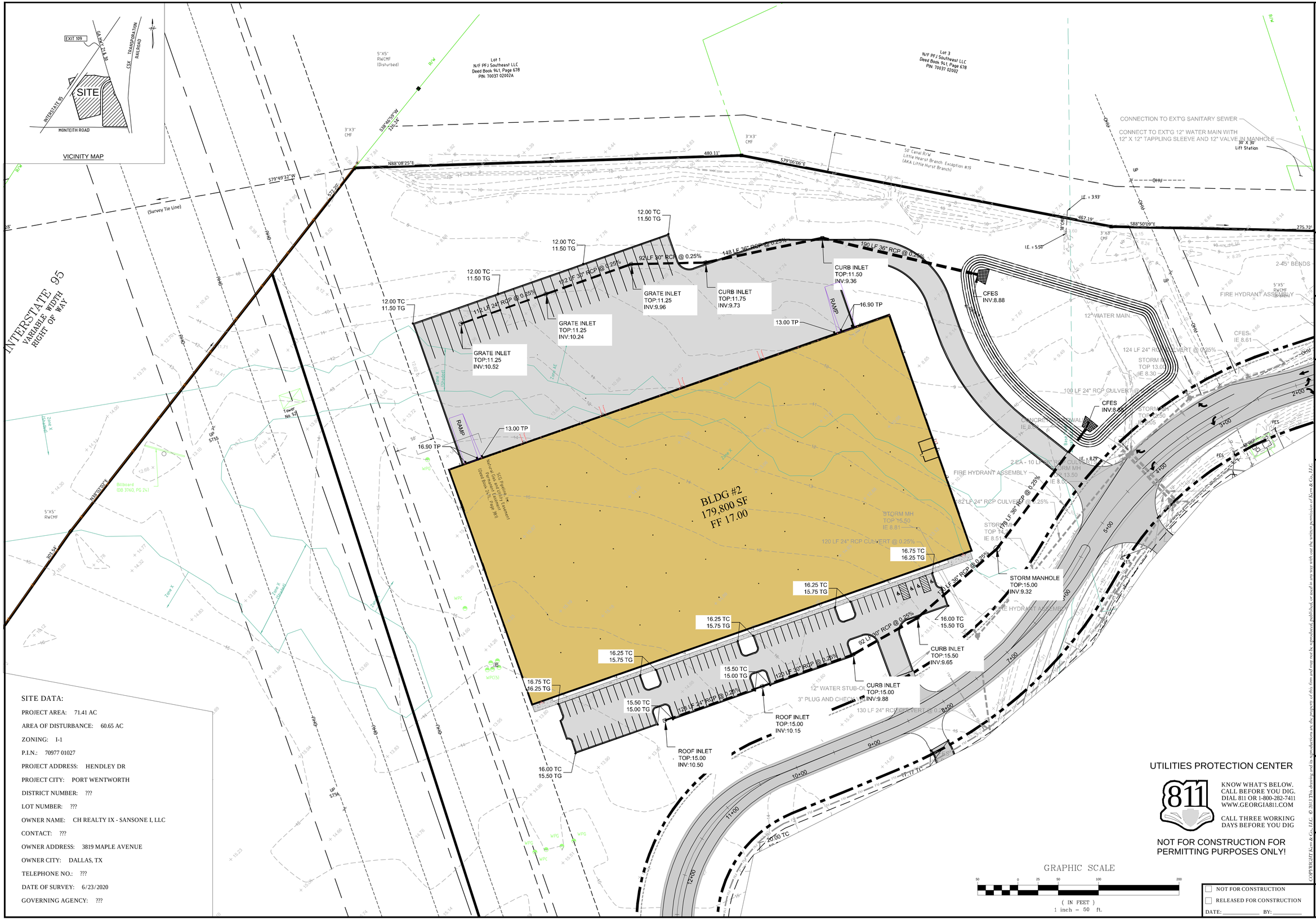

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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PLANS OF
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FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
PGD PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
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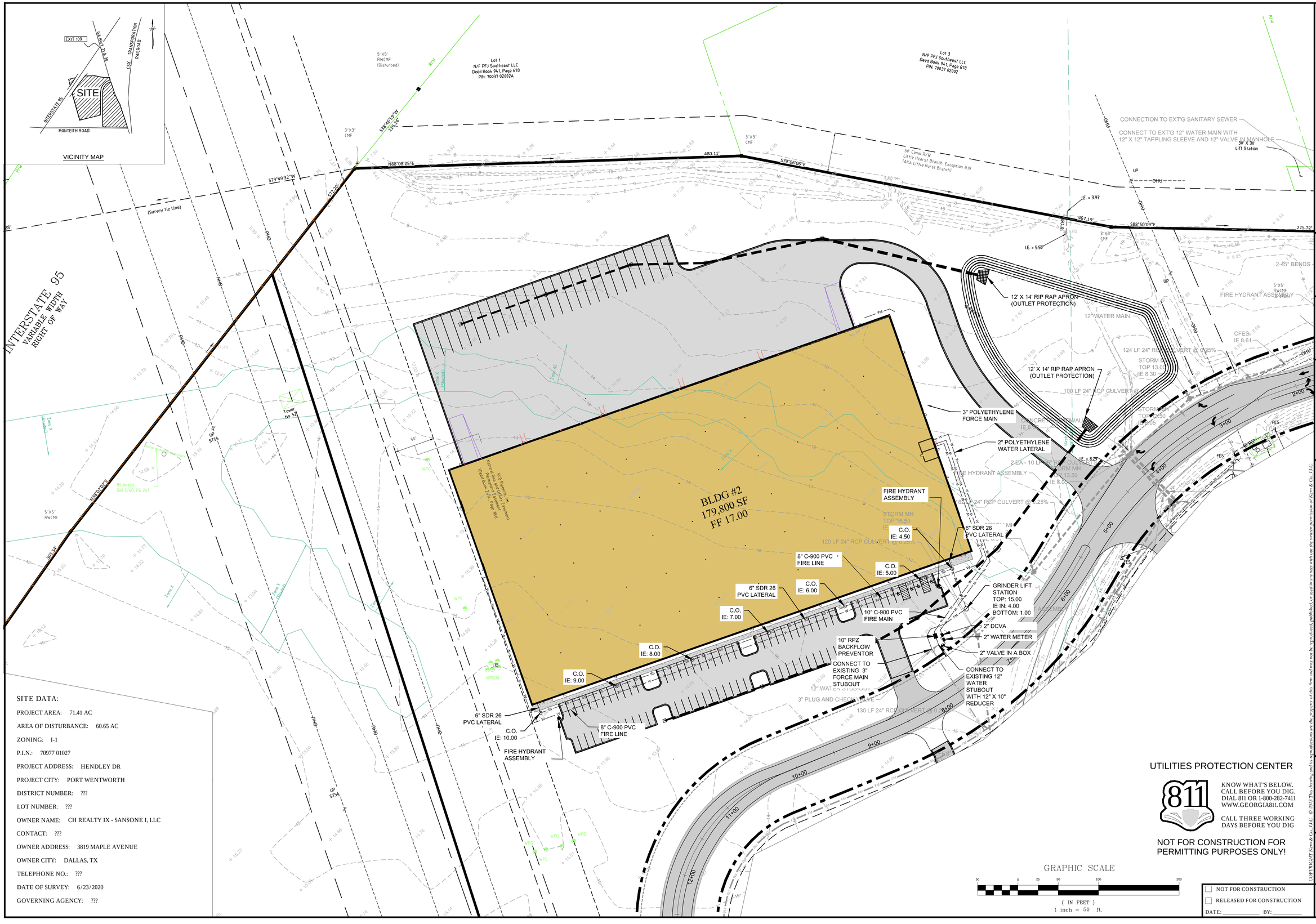

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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PLANS OF LEGACY PARK - BUILDING #2 FOR CH REALTY IX - SANSONE I

DRAWING TITLE: UTILITY PLAN

SCALE: 1" = 50'
PROJECT NO: 210071.000
DATE: 2/22/22
DRAWN BY: WM
CHECKED BY: CRZ
SHEET NO: C3

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EROSION AND SEDIMENTATION CONTROL ACTIVITIES SCHEDULE

TENTAIVE VS. SPECIFIC BEGIN/END DATES	APRIL 2021	MAY 2021	JUNE 2021	JULY 2021	AUGUST 2021	SEPTEMBER 2021
IMPLEMENTATION OF SILT FENCE, SEDIMENT STORAGE & CONSTRUCTION EXIT						
CLEARING, GRUBBING & INSTALL TREE PROTECTION FENCING						
EXCAVATION AND ROUGH GRADING						
CONSTR. OF TEMPORARY & PERMANENT SEDIMEN-TATION CONTROL & TEMP. GRASSING						
FINISHED GRADING						
PAVING, CONSTRUCTION UTILITIES, ETC.						
REMOVAL OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES						
FINAL STABILIZATION & FINAL GRASSING						
MAINTENANCE OF BMP'S						

NOTE: NO CLEARING AND/OR GRUBBINGACTIVITIES WILL COMMENCE PRIOR TO THE INITIAL PERIMETER & SEDIMENT STORAGE BMP'S ARE IMPLEMENTED UNLESS THOSE ACTIVITIES ARE STRICTLY TO INSTALL SAID BMP'S.

Ds1

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO AMINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE.
2. WOOD WASTER SHALL BE APPLEIED AT A DEPTHH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE SHOULD REMAIN ON SITE, BECHIPED AND APPLIED AS MULCH.
3. POLYEHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

APPLYING MULCH
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS BE APPLIED UNIFORMLY BYHAND OR BY MECHANICAL EQUIPMENT
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20–30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES..

Ds2

Table 6.4.1: Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates: Rate per Acre	Broadcast Rates: Pure Live Seed (PLS) per 1000 sqft	Resource Area	Planting Dates by Resource Area	Remarks
BARLEY *Hordeum vulgare*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L	August - November	14,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P	August - December	Use on productive soils.
			C	September - December	
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L	February - April	200,000 seed per pound. May volunteer
in mixture	10 lbs	0.2 lb	P	February - April	for several years. Use inoculant EL
			C	January - March	
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L	March - June	1,500,000 seed per pound. May last for
in mixture	2 lbs	0.05 lb	P	March - June	several years. Mix with Sericea
			C	February - June	lespedeza.
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L	April - June	137,000 seed per pound. Quick dense
in mixture	10 lbs	0.2 lb	P	April - July	cover. Will provide excessive competion
			C	April - July	in mixtures if seeded at high rate.
MILLET, PEARL *Pennisetum glaucum*					
alone	50 lbs	1.1 lbs	M-L	March - July	88,000 seed per pound. Quick dense
			P	April - August	cover. May reach 5feet in height. Not
			C	April - August	recommended for mixtures.
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L	September - November	13,000 seed per pound. Use on
in mixture	1 bu. (32 lbs)	0.7 lb	P	September - November	productive soils. Not as a winter hardy
			C	September - November	as rye or barley.
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L	July - November	18,000 seed per pound. Quick cover.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P	August - December	Drought tolerant and winter hardy.
			C	January - February September - December	
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L	January - April August - December	227,000 seed per pound. Dense cover.
			P	January - April August - December	Very competitive and is not to be
			C	January - March August - December	used in mixtures.
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L	April - August	55,000 seed per pound. Good on
			P	April - August	droughty sites. Not recommended for
			C	March - July	mixtures.
TRITICALE *x Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs			Use on lower part of Southern Coastal
in mixture	1/2 bu. (24 lbs)	0.6 lb	C	January, September-October, December	Plain and in Atlantic Coastal Flatwoods
					only.
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L	September - December	15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P	October - December	
			C	January, October-December	

Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily
Reduce seeding rates by 50 % when drilled.
M-L represents the Mountain, Blue Ridge, and ridges and Valleys MLRA
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

Table 6.6.5.2: Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates: Rate per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area	Remarks
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with tem porary cover	60 lbs	1.4 lbs	P	March - June	166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread
with other perennials	30 lbs	0.7 lb	C	February - May	
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with tem porary cover	60 lbs	1.4 lbs	M-L	March - May	
with other perennials	30 lbs	0.7 lb	P	February - May	Same
BERMUDA, COMMON *Cynodon dactylon*					
hulled seed			P	April - May	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	C	April - May	
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed					
with tem porary cover	10 lbs	0.2 lb	P	January - May October - December	Plant with winter annuals
with other perennials	6 lbs	0.1 lb	C	January November - December	Plant with Tall Fescue
BERMUDA SPRINGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 sq ft or sod plugs 3' x 3'	0.9 sq ft	M-L	April - June	A cubic foot contains approximately 650 springs. A bushel contains 1.25 cubic feet or approximately 800 springs.
			P	April - June	
Coastal, Common, of Tift 44			C	March - May	Same as above
Tift 79			C	April - May	Southern Coastal Plain only
CENTIPEDE *Eremochloa Ophiuroides*					
	Block sod only		P	January - May November - December	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 as north Athens and Atlanta.
			C	January - May November - December	
CROWNVETECH *Coronilla varia*					
with winter annuals or cool season grasses	15 lbs	0.3 lb	M-L	September - October	330, seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pound of Tall fescue or 15 pounds of rye. Inoculate see with M inoculant. Use from North Atlanta and Northward.
			P	September - October	
FESCUE, TALL *Festuca arundinacea*					
alone	50 lbs	1.1 lb	M-L	March - April August - October	227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb	P	August - October	
KUDZU *Pueraria rhomboidgrinca*					
Plants or crowns	3' - 7' apart		ALL	January - March	Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*			M-L	April - May	
			P	March - May	
scarified	60 lbs	1.4 lb	C	February - May	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.
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C	January - February	Mix with Tall fesue or winter annuals.
seed - bearing hay	3 tons	138 lbs	M-L	January - February	Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
			P	January	
			C	January	
LESPEDEZA *Anrbis virgata Vexpedeza virgata DC* or *Appalow* *Lespedeza cuneate (Dumont) G. Don)*					300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop sod stands. Inoculate seed with EL inoculant.
			M-L	March - May	
			P	March - May	
scarified	60 lbs	1.4 lb	C	February - May	
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C		
LESPEDEZA, SHRUB *Lespedeza bicolor* *Lespedeza thunbergii*					
			M-L	January - March	
			P	January - March	
plants	3' x 3'		C	January - February	Provide wildlife food and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L	March - May	1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
			P	March - May	
with other perennials	2 lbs	0.05 lb	C	March - May	
MAIDENCANE *Panicum hemitomon*					
sprigs	2' x 3' spacing	ALL		February - April	For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL *Panicum amarum var amarulum*					
			P	March - April	Grows well on coastal sand dunes; borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
	20 lbs	0.5 lb	C	March - April	
REED CANARY GRASS *Phalaris arundinacea*					
alone	50 lbs	1.1 lb	M-L	August - October	
with other perennials	30 lbs	0.7 lb	P	August - October	Grows similar to Tall fescue
SUNFLOWER, "AZTEC" MAXIMILLIAN *Helianthus maximiliani*					
			M-L	April - May	227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.
	10 lbs	0.2 lb	P	April - May	
			C	April - May	

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 to Mountain, Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs. See Figure 6.4.1

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

TABLE 6 6.1. 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. 1/3/
	Second	6-12-12	1000 lbs./ac.	
	Maintenance	10-10-10	400 lbs./ac.	30
2. Cool season grasses and legumes	First	06-12-12	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.	
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.	30 lbs./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.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

OGEECHEE RIVER
Project Name: OLD AUGUSTA COMMERCE CENTER
Address: OLD AUGUSTA PARKWAY
City/County: EFFINGHAM COUNTY, GEORGIA
Date on Plans: 3/03/2021
NAME AND EMAIL: BECKNELL INDUSTRIAL
JOEL REPISCAK
jrepiscak@becknellindustrial.com

TO BE SHOWN ON ES&PC PLAN

PAGE #	Y/N		
	Y	1.	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1of 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)
	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.	Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*(A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)
SESC 6	Y	4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
SESC2	Y	5.	Provide the name, address and phone number of primary permittee.
SESC2	Y	6.	Note total and disturbed acreage of the project or phase under construction.
SESC2	Y	7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER	Y	8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
SESC6	Y	9.	Description of the nature of construction activity.
SESC2	Y	10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
SESC6	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.
SESC5	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 23 of the permit.
SESC5	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 pg 22 of the permit.*
SESC5	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."*
SESC6	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.
SESC5	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."*
SESC5	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."*
SESC6	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."
SESC6	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."
SESC6	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.'
SESC6	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.*
SESC6	N/A	23.	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 21 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.*
SESC5	Y	24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drumat the construction site is prohibited.*
SESC5	Y	25.	Provide BMPs for the remediation of all petroleum spills and leaks.
SESC6	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.*
SESC6	Y	27.	Description of practices to provide cover for building materials and building products on site.
SESC4	Y	28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
SESC5	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).

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 17.12 AC

REQUIRED STORAGE:
67 CY/AC x 17.12 AC = 1147 CY
1147 CY x 27CF/CY = 30,969 CF OF REQUIRED STORAGE

PROVIDED STORAGE :
(ELEV 17 – ELEV 13)(2334 SF AT ELEV 17 + 119366 SF AT ELEV 13) / 2 = 167,957 CF OF PROVIDED STORAGE

PAGE #	Y/N		
SESC5	Y	30.	Provide complete requirements of inspections and record keeping by the primary permittee.*
SESC5	Y	31.	Provide complete requirements of sampling frequency and reportinof sampling results.*
SESC5	Y	32.	Provide complete details for retention of records as per Part IV.F. of the permit.*
SESC6	Y	33.	Description of analytical methods to be used to collect and analyze the samples from each location.*
SESC1,2,3	Y	34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
SESC4	Y	35.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
SESC2	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.*
SESC2	Y	37.	Graphic scale and north arrow.
	N/A	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.
ALL	Y	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*
ALL	Y	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.
POST	Y	42.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
HYDRO	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
PRE&POST	Y	44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
SESC1,2,3	Y	45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
SESC1,2,3	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion.Identify/Delineate all storm water discharge points.
ALL	Y	47.	Soil series for the project site and their delineation.
SESC4	Y	48.	The limits of disturbance for each phase of construction.
SESC1,2,3	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 activites until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage 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.
SESC7	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.
SESC7	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.
		52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for 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

CHAD ZITTROUER
MARK D. CRAPPS

GSWCC CERTIFICATION # 8150
GSWCC CERTIFICATION # 2888

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL No. 32785 ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK-BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSION NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
SESC-4

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

Wed, 09 Mar 2022 - 9:21am - crittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

Hazardous Wastes:

All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the ESPCP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous waste will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

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 storm water discharges. The location of sanitary waste units must be identified on the Intermediate Erosion Control Plan Sheet by the contractor once the locations have been determined.
Sanitary Sewer will be provided by Municipal Authority/Septic System at the completion of this project.

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

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.
ALL DISCHARGES FROM THIS SITE SHALL BE COMPOSED ENTIRELY OF STORM WATER WITH THE FOLLOWING EXCEPTIONS:

ACCEPTABLE NON–STORM WATER DISCHARGES

Storm water discharge from a construction site or construction activities that is mixed with a storm water discharge from an industrial source or activity other than construction where:

a. the industrial source or activity other than construction is located on the same site as the construction activity and is an integral part of the construction activity;

b. the storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of NPDES Permit No. GAR100001; and

c. storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring are covered by a different NPDES general permit or individual permit authorizing such discharges and the discharges are in compliance with a different NPDES permit.

d. discharges from fire fighting activities; fire hydrant flushing; potable water sources including water line flushing; irrigation drainage; air conditioning condensate; springs; uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials or pollutants.

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.
– FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–6602.
– FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITH IN 24 HOURS AT 1–800–424–6602.
– FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD WILL BE CONTACTED WITHIN 24 HOURS.
– FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

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 on–site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minmize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposed 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.

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

Fertilizer/Herbicieds – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and 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.

INSPECTIONS:

Permittee Requirements.

(1). Each day when any type of construction activity has taken place at a primary permitee'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 the site for the evidence of off–site sediment tracking. These inspections must be conducted until a Notice of Termination has been submitted.
(2). Measure rainfall once every 24 hours except and non–working Saturday, non–working Sunday and non–working Federal holiday until a Notice of Termination is submitted. 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 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 measure are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.
(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) 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 measure are effective in preventing significant impacts to receiving water(s).
(5). Based on the results of each inspection,the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.
(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5)..of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/ or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify an incident, the inspection report shall contain a statement 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.

5. Maintenance
The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements
This permit requires the monitoring of nephelometric turbidity in receiving waters 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 and tertiary permittees with a total planned disturbance equal to or greater that five (5) acres. This section is not applicable to secondary permittees. 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 equal to or more detailed that 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 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) must be hand–drawn on the USGS topographic map from where the storm water(s) enter 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 timeline 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 by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titles "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 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.

c. 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 waters , or all outfalls, or a combination of receiving water and outfalls. 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 waters 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 waters 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 furthest downstream at the site) but upstream of any other storm water discharge not associated with permitted activity. Where appropriate, several downstream samples from across the receiving waters may need to be taken and arithmetic average of the turbidity of these samples used for the downstream turbidity value.
(c) Ideally the samples should be taken from horizontal and vertical center of the receiving waters or the storm water outfall channels.
(d) Care should be taken to avoid stirring the bottom sediments in the receiving waters 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 sheet flow 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 landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region).
(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.

d. Sampling Frequency.
(1) The primary permittee must sample in accordance with 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 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 permittees control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after beginning of the storm water discharge.
(3) Sampling by the permittee shall occur for the following qualifying events:
(a) For each area of the site that discharges to a receiving water or from an outfall, the first rain event reaches or exceeds 0.5 inch with a storm water discharge that allows for sampling during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location.
(b) In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in the permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;
(c) At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed , installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours until the selected turbidity standard is attained, or until post–storm event inspections determine that BMPs ar properly designed, installed and maintained;
(d) Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6)., or the tertiary permittee, in accordance with Part IV.D.4.c.(6)., must include a written justification in 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 must met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.
*Note that the Permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week
(7) Non–storm water discharges. Except for flows from fire fighting activities, sources of non–storm water listed in Part III.A.2. of this permit that are combined with stormwater discharge associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for non–storm water components of the discharge.

A. 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 report period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD 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 as conducted as per the Plan.
3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The applicable permittees shall retain a copy of the proof of submittal at the construction site or the proof of the 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. If an electronic submittal is provided by EPD then the written correspondence may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service.

F. Retention of Records

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all sampling information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit.
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.
2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the primary permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at anytime upon written notification to the permittee.

STORMWATER SAMPLING
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 25, the value that was selected from Appendix B in Permit No. GAR100001. The NTU is based upon the disturbed acreage of 17.12 acres for the project site, the surface water drainage area of 1 square miles, and receiving water which supports warm water fisheries.

An "Erosion & Sedimentation Inspection and Maintenance Report" sheet is attached.
Should inspection reveal any deficiencies, a copy of the report shall be sent to:

ATTN: CH REALTY IX–SANSOME I, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
PHONE

ATTN: Kern & Co.
7 Mall Court
Savannah, GA 31406
912–354–8400

Governing Agency: Georgia Environmental Protection Division
Coastal District – Brunswick Office
One Conservation Way
Brunswick, GA 31520
1–800–241–4113

The design professional who prepared the ES&PC plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

DESIGN PROFESSIONAL 7–DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

I Certify the site was in compliance with the ES&PC Plan on the date of inspection.

_____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

Inspection revealed the following discrepancies from the ES&PC Plan.

_____
_____
_____

These deficiencies must be addressed within two days and a re–inspection scheduled.
Work shall not proceed on the site until design Professional Certification is obtained.

ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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 STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

MARK D. CRAPPS GSWCC CERTIFICATION # 2888
CHAD ZITTROUER GSWCC CERTIFICATION # 8150

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.

MARK D. CRAPPS GSWCC CERTIFICATION # 2888
CHAD ZITTROUER GSWCC CERTIFICATION # 8150

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP: GEORGIA REGISTERED No. 002285 PROFESSIONAL 2/22/22 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSOON NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
SESC-5

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

Wed, 02 Mar 2022 - 9:21am czittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

SECONDARY PERMITTEES

NOTE: THIS MASTER LIST TO BE COMPLETE AND SIGNED. KEPT IN THE ON SITE CONSTRUCTION TRAILER

SECONDARY PERMITTEE'S SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES MUST SUBMIT SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

NAME: PHONE:
COMPANY: FAX:
ADDRESS:
ADDRESS: _____
GSWCC LEVEL IA CERTIFICATION NO. _____ SIGNATURE

NAME: PHONE:
COMPANY: FAX:
ADDRESS:
ADDRESS: _____
GSWCC LEVEL IA CERTIFICATION NO. _____ SIGNATURE

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

Cold Water (Trout Stream)

Site Size, acres	Surface Water Drainage Area, square miles							
	0–4.99	5–9.99	10–24.99	25–49.99	50–99.99	100–249.99	250–499.99	500+
1.00–10	25	50	75	150	300	500	500	500
10.01–25	25	25	50	75	150	200	500	500
25.01–50	25	25	25	50	75	100	300	500
50.01–100	20	25	25	35	59	75	150	300
100.01+	20	20	25	25	25	50	60	100

Warm Water (Supporting Warm Water Fisheries)

Site Size, acres	Surface Water Drainage Area, square miles							
	0–4.99	5–9.99	10–24.99	25–49.99	50–99.99	100–249.99	250–499.99	500+
1.00–10	75	150	200	400	750	750	750	750
10.01–25	50	100	100	200	300	500	750	750
25.01–50	50	50	100	100	200	300	750	750
50.01–100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

To use these tables, select the size (arces) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use.

Wed, 09 Mar 2022 - 9:21am - cittrouer
DRAWING PATH: G:\2021\210071.000\dwg\ Sansone - Buildings 2&3.dwg

EROSION AND SEDIMENT NARRATIVE NOTES

1. DESCRIPTION: 1 WAREHOUSE, TRAILOR PARKING, EMPLOYEE PARKING, WATER & SEWER SYSTEM, STORM DRAINAGE, AND REQUIRED SOIL EROSION CONTROL.
2. SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION: FOR INFORMATION REGARDING THE SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION PLEASE REFERENCE THE PAVING, GRADING, AND DRAINAGE PLAN, AND THE SOIL EROSION PLAN OF THE CONSTRUCTION DRAWINGS. THE ENTIRE SITE IS COMPOSED OF SOIL TYPE Cc(Cape Fear), Oj(Ocilla Complex), Pj(Pelham Loamy Sand)
3. VEGETATION: THE EXISTING SITE IS CURRENTLY WOODED.
4. EROSION CONTROL PROGRAM: VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. LAND WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES WILL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES. STORM DRAIN OUTLET PROTECTION DEVICES.
5. SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE INSTALLATION OF SILT FENCE. A CONSTRUCTION EXIT BE INSTALLED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
6. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
7. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
8. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS WILL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES WILL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION WILL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.
9. 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.
10. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
11. "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 STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."
12. THERE ARE NO STATE WATERS ON OR WITHIN 200' OF THIS SITE. NO WRESTED VEGETATION – NO BUFFER REQUIRED.
13. ALL NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AAS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION WITHOUT FIRST ACQUIREING THE NECESSARY VARIANCES AND PERMITS.
14. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:
    KERN & CO., LLC
    P.O. BOX 15179
    SAVANNAH, GA 31416
    912.354.8400
15. DEVELOPER/OWNER/PRIMARY PERMITTEE:
    CH REALTY IX-SAMSONE 1
    3819 MAPLE AVENUE
    DALLAS, TX 75219
    PHONE #:
16. TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL: SHERRY KERN, KERN & CO., LLC 912-547-8402
17. DRAINAGE FLOWS THROUGH LITTLE HEARST BRANCH AND THEN INTO SAVANNAH RIVER.
18. RUNOFF COEFFICIENT
    PRE DEVELOPED: ?
    POST DEVELOPED: ?
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. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
21. ALL GRASSING SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 1983 EDITION
22. CONTRACTOR SHOULD BE RESPONSIBLE FOR NOTIFYING THE ENGINEER SEVEN DAYS PRIOR TO CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY ENGINEER A $1,000.00 FINE SHOULD BE ACCESSED.
23. HYDRAULIC SEEDING SHALL INCLUDE THE SEED, FERTILIZER, & WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER. APPLY IN A SLURRY UNIFORMLY OVER THE AREA AT A RATE OF 500 LBS/ACRE.
24. THE OPERATOR WILL ENSURE THAT ALL MEASURES AND FACILITIES FOR CONTROL OF EROSION AND SEDIMENTATION DURING SITE PREPARATION, OPERATION, AND/OR RECLAMATION ACTIVITIES SHALL ADHERE TO THE FOLLOWING:
25. ALL EROSION AND SEDIMENTATION CONTROL MEASURES OR FACILITIES, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONTINUOUSLY MAINTAINED BY THE OPERATOR, SO AS TO BE EFFECTIVE.
26. SEDIMENT IN SURFACE RUNOFF WATER SHALL BE TRAPPED BY USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS, SEDIMENT BARRIERS OR SIMILAR STRUCTURES.
27. PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE. TEMPORARY VEGETATION AND/OR MULCH SHALL BE EMPLOYED WHERE NECESSARY TO PROTECT EXPOSED CRITICAL AREAS UNTIL PERMANENT VEGETATION OR STABILIZATION IS ATTAINED.
28. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED WHEREVER FEASIBLE TO PROVIDE FOR NATURAL BUFFER AREAS.
29. DIVERSIONS, DIKES, AND BERMS SHALL BE EMPLOYED TO RETAIN, DIRECT AND CONTROL SURFACE WATER RUNOFF FROM AFFECTED AREAS INTO SEDIMENT CONTROL STRUCTURES.
30. ALL SURFACE WATER DISCHARGES SHALL BE CONTROLLED AND RELEASED AT A NON-EROSIVE VELOCITY ONTO STABILIZED AREAS OR INTO STABILIZED CHANNELS.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150
MARK D. CRAPPS
GSWCC CERTIFICATION # 2888

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 32585 PROFESSIONAL ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #2
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSION NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
SESC-6

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

GEORGIA

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			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			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			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			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			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.
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.
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			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			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.

STRUCTURAL PRACTICES

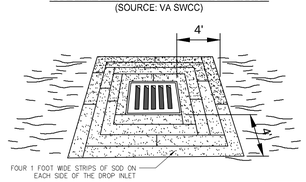
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			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			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			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			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.

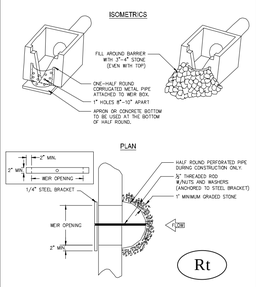
INLET SEDIMENT TRAP

SOD STRIPS PROTECT INLET AREA FROM EROSION
(SOURCE: VA SWCC)



Sd2-F

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

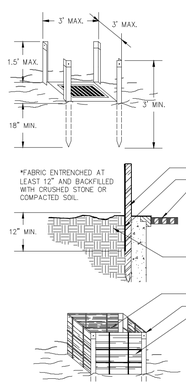


Rt

GaSWCC (Amended – 2013)

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

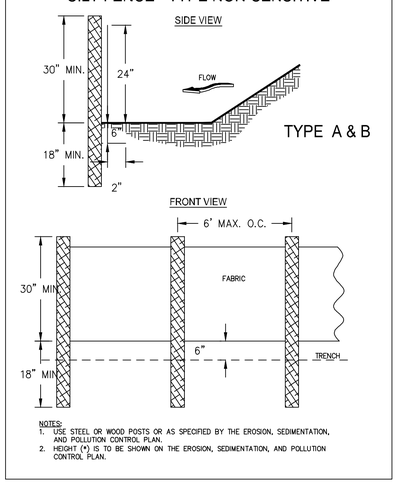
STEEL FRAME AND SILT FENCE INSTALLATION



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.

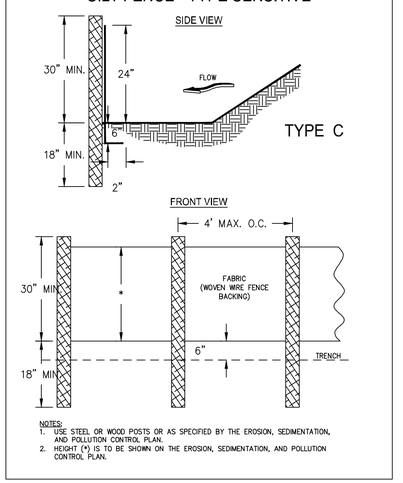
Sd2-F

SILT FENCE - TYPE NON-SENSITIVE



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 SENSITIVE



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.

A PERMANENT VEGETATION USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

- BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES OR GRAVEL TYPE SOILS.
- TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DO NOT USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
- MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 1.

Fertilizer Requirements for soil Surface Application

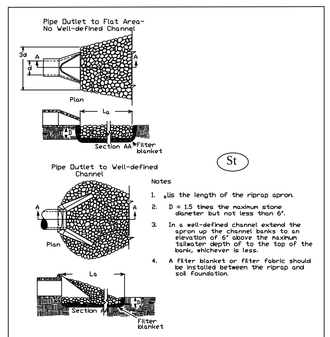
Fertilizer Type	Fertilizer Type (lbs./acre)	Fertilizer Type (lbs./sq.ft.)	Season
10-10-10	1000	.025	Fall

- AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.
- LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.
- ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS.
- INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
- IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
- SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER.
- IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFREEN 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

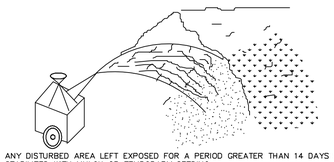
St



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 banks, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

Figure 6-24.3 – Riprap Outlet Protection (Modified From Va SWCC)

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.



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

* SITE PREPARATION
  - –GRADING AND SHAPING
  - –SEEDBED PREPARATION
  - –APPLY LIME AND FERTILIZER
  - –PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
  - –APPLY MULCHING MATERIAL IF NEEDED
  - –IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION

*PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDINGS

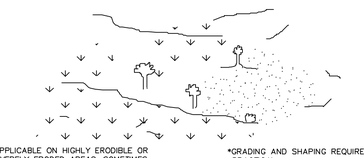
SPECIES	RATE PER 1,0000 SQ. FT.	RATE PER ACRES ñ	PLANTING DATES ò MTS–L'STONE	PIEDMONT	COASTAL
RYEGRASS	0.9 POUNDS	40–50 LBS.	8/1–12/1	8/15–1/1	8/15–3/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/1–4/1	3/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 POUNDS	4–6 LBS.	3/15–8/1	3/1–8/15	2/15–8/15

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER SEE MANUAL FOR EROSION AND SEDIMENT TABLE 6-24.1 PAGES 6-134 – 6-136.

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

Ds3 ESTABLISHING A PERMANENT VEGETATIVE COVER AS A DISTURBED AREA.

- –TO STABILIZE THE SOIL
- –TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS
- –TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES



*APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS"

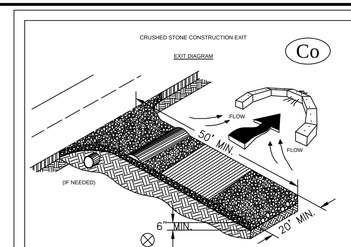
INCLUDING:
- –CUT OR FILL SLOPES
- –EARTH SPILLWAYS
- –BORROW AREAS
- –CHANNEL BANKS
- –BERMS
- –ROADSIDES
- –SPOILS AREAS
- –GULLIED LANDS

*GRADING AND SHAPING REQUIRED WHERE FEASIBLE PRACTICAL
*SEEDED PREPARATION
–NOT REQUIRED IF USING HYDRAULIC SEEDING AND FERTILIZING
–WHEN REQUIRED:

SLOPE	SEEDBED
3:1 OR FLATTER	≥ 4" DEEP
2:1 TO 3:1	1" TO 4" DEEP
2:1 OR STEEPER	DEPRESSION EVERY 6"–8" WITH HAND TOOL

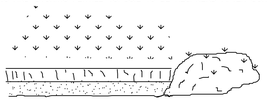
*HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE
*MULCH ALL SLOPES STEEPER THAN 3% AND IN BOTTOM OF SPILLWAYS AND ON ROAD BANKS
*ANCHOR MULCH IMMEDIATELY

DISTURBED AREA STABILIZATION
(With Permanent Vegetation)



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. LENGTH SHALL BE NOT LESS THAN 50' EXCEPT FOR SINGLE RESIDENCE LOT.
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.

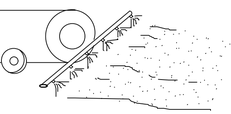
STRIPPING AND STORING FERTILE TOPSOIL TO BE RESPREAD AFTER CONSTRUCTION.



*RECOMMENDED FOR SIDE 2:1 OR FLATTER SLOPES
*TOPSOIL SHOULD BE TESTED TO JUSTIFY STRIPPING
–pH 5.0 TO 7.5
–SOLUABLE SALTS ≤ 500 ppm
*STOCKPILE SHOULD NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE
*RECOMMEND RESPREADING 5" DEEP

Tp TOPSOILING

CONTROLLING DUST AT THE SITE



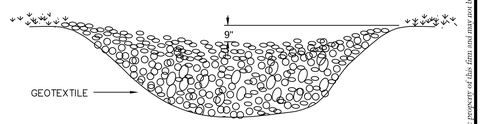
*TEMPORARY METHODS:
–MULCHES
–TEMPORARY VEGETATIVE COVER
–SPRAY ON ADHESIVES
–TELLAGE
–IRRIGATION
–BARRIERS
–CALCIUM CHLORIDE

*PERMANENT METHODS
–PERMANENT VEGETATION
–TOPSOILING
–STONE COVER

*CHEMICAL CONTROL

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1,200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Du DUST CONTROL ON DISTURBED AREAS



Cd-S STONE CHECK DAM

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF LEGACY PARK FOR CH REALTY IX - SANSONE I

DRAWING TITLE: EROSION & SEDEMENTATION DETAILS

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150
MARK D. CRAPPS
GSWCC CERTIFICATION # 2888

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO: SESC-7

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

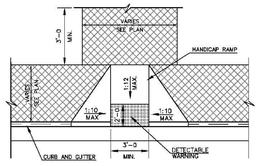
Wed, 02 Mar 2022 - 9:22am - cstrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm), A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.

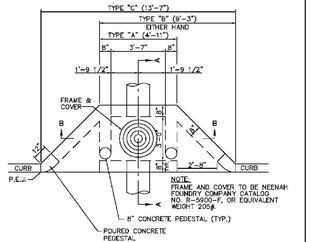
SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth TECHNICAL DETAILS P-4

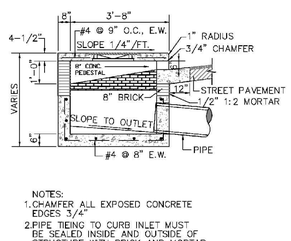
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



PLAN OF CURB INLET

City of Port Wentworth TECHNICAL DETAILS SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



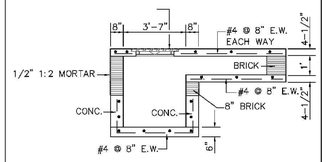
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth TECHNICAL DETAILS SD-3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. 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.

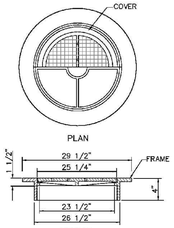


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

CURB INLET SECTION B – B

City of Port Wentworth TECHNICAL DETAILS SD-4

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

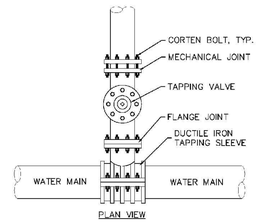


NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth TECHNICAL DETAILS SD-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



PLAN VIEW

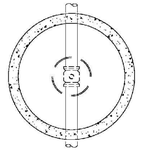
NOTE:
THE TAPPING SLEEVE AND VALVE MUST BE INSTALLED IN A MANHOLE. SEE DWG W-7 FOR THE MANHOLE DETAIL.

STANDARD TAPPING SLEEVE

City of Port Wentworth TECHNICAL DETAILS W-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

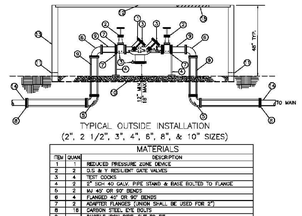
NOTES:
1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO., CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth TECHNICAL DETAILS W-14

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



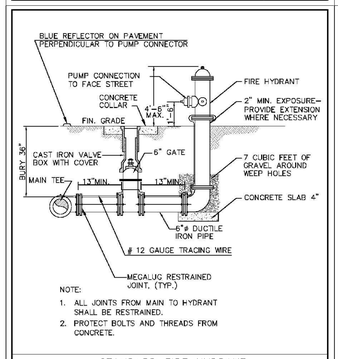
ITEM	QUAN	MATERIALS DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	2	O.S. & Y. RESILIENT GATE VALVES
3	4	TEST COCKS
4	2	3" ISO- 40 GALV. PIPE (STAND & BRACE BOLTED TO FLANGE
5	2	90, 45° OR 22 1/2° BENDS
6	4	FLANGED 45° OR 90° BENDS
7	1	GRINNELL STANDARD FLANGE SHALL BE USED FOR 3")
8	1	4" GRINNELL STANDARD FLANGE
9		DUCTILE IRON PIPE CUT TO FIT
10	4	4" PEA GRAVEL IN BOTTOM OF 24" OR CONCRETE SLAB
11	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE
12		3/16 ALUMINUM TREAD PLATE 2' WIDTH COVER W/ SUPPORTS AS NEEDED
13		BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX PER CITY SPECS
14		D.I. OR PVC PIPE
15		2" X 2" MIN. HATCH

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE OF SUFFICIENT LARGE SO CONNECTION 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.

REDUCED PRESSURE DETECTOR FOR FIRE SYSTEM

City of Port Wentworth TECHNICAL DETAILS W-24

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

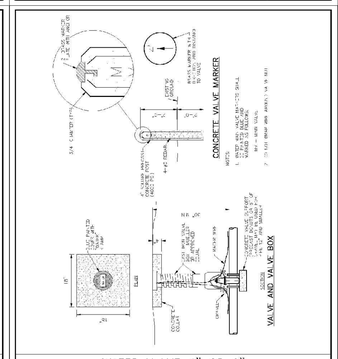


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth TECHNICAL DETAILS W-9

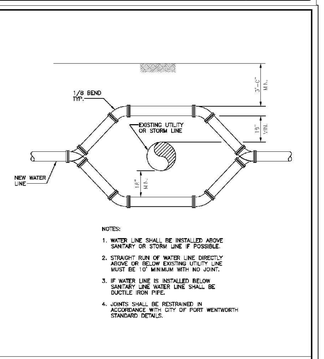
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



WATER VALVE 4" OR 6"

City of Port Wentworth TECHNICAL DETAILS W-36

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

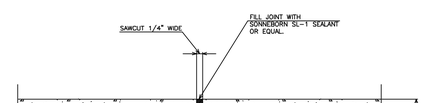


NOTES:
1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

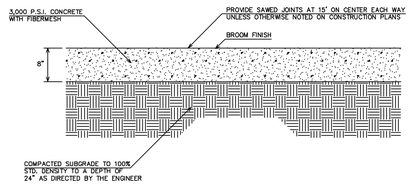
STANDARD UTILITY CROSSING

City of Port Wentworth TECHNICAL DETAILS W-6

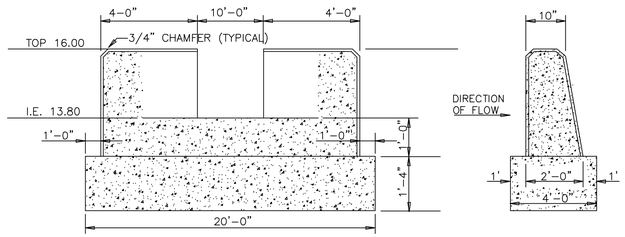
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



JOINT SEALER DETAIL



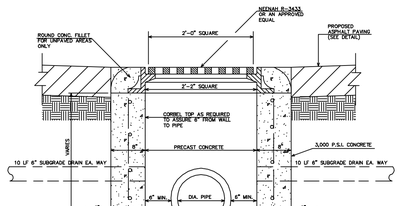
P-19 CONCRETE PAVEMENT



FRONT ELEVATION END ELEVATION

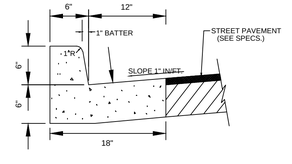
NOTE:

D-26 RETANGULAR WEIR



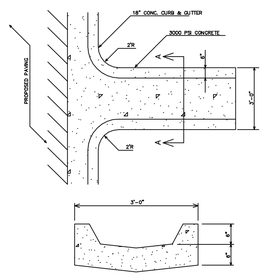
NOTE:
10 L.F. 6" PERFORATED SUBDRAIN BEDDED IN STONE EACH SIDE OF INLET TO BE INCLUDED IN COST OF INLET.

D-5 GRATE INLET



NORMAL GUTTER

P-3 18" CURB AND GUTTER



SECTION A–A

D-21 CONCRETE FLUME

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF LEGACY PARK FOR CH REALTY IX - SANSONE I

DRAWING TITLE: SITE DETAILS

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: DET-1

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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Attachment: LEGACY PARK BUILDING 2 7-0977-01-028 S-SITE PLAN MAY 2022 - Site Plan 2.2022 (2655 : Site Plan Review Application (Specific) 7-0977-01-028 Legacy Park Bld 2 MAY 2022)

Wed, 02 Mar 2022 - 9:22am cstrouser
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/09/22 06:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2656)

DOC ID: 2656

Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-027 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 3) in a P-I-2 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-027 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 3) in a P-I-2 (Planned Industrial) Zoning District

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

Facts and Findings: The site plan consist of a 735,000 square foot warehouse / distribution center. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This project will be served by City of Port Wentworth water and sewer utilities. This application is under review by City Engineers, Thomas & Hutton. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, May 9, 2022 at 6:30 PM.

ATTACHMENTS:

- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Landfill Certification (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Flood Maps (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Flow Test (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water Collection Form (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water Distribution form (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water-Wastewater Availability Form (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (PDF)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (PDF)

220188

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

Site Plan Review Application

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

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

Site Plan Address: 0 Hendley Road

PIN #(s): 7-0977-01-027

Zoning: P-I-2 Estimated Cost of Construction: $ 33,606,884

Type of Construction: Tilt-Wall Warehouse/Distribution and associated Infrastructure

Project Name: Legacy Park - Building 3

Applicant's Name: Kern & Co., LLC - Chad Zittrouer

Mailing Address: P O Box 15179 - Savannah, GA 31416

Phone #: 912-354-8400 Email: czittrouer@kernengineering.com

Owner's Name (If Different form Applicant): CH Realty IV - Sansone I, LLC

Mailing Address: 120 S Central Ave - St. Louis, MO 63105

Phone #: (314)-336-2372 Email: jbrown@sansonegroup.com

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

Applicant's Signature — Date: 3.25.22

Owner's Signature (If Different form Applicant) — Date: 3.31.22

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

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 on a flash drive or download link ONLY (NO CD'S)
- ☐ 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

3.25.22
Date

Updated 10/19/2021

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00349346 4/01/2022 8:29 AM
OPER: ME TERM: 011
REF#: CK 6851

TRAN: 112.0000 BLDG PERMIT
220188 886.00CR
CH REALTY IV - SANSONE I, LLC
7-0977-01-027
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

ADJACENT PROPERTY OWNERS

PROPERTY	PIN	OWNER	ADDRESS
1	7-0976-02-021	D.B. ASTER III LLC	250 GILBRALTAR ROAD, HORSHAM, PA 19044
2	7-0037-02-002A	PFJ SOUTHEAST LLC	PO BOX 54650, LEXINGTON, KY 40555
3	7-0037-02-002	PFJ SOUTHEAST LLC	PO BOX 54650 LEXINGTON, KY 40555
4	7-0037-01-043	ENMARK STATION INC	PO BOX 728 SAVANNAH, GA. 31402
5	1-0903-02-013	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
6	1-0903-02-003	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
7	1-0903-05-012	GEORGIA PORTS AUTHORITY	PO BOX 2406 SAVANNAH, GA. 31402
8	7-0979-01-001	MANER, FREDRICK D.	PO BOX 30032 SAVANNAH, GA. 31410
9	7-0979-01-002	ADAMS & DAISE SANDRA D & DARREL M.	26 DEVON DR WEST ORANGE NJ 07052
10	7-0979-01-003	STEELE, ALEXANDER	602 W. 45TH STREET SAVANNAH, GA. 31405
11	7-0979-01-004	WHITE OAK BAPTIST CHURCH	135 MONTEITH ROAD, SAVANNAH, GA. 31407
12	7-0979-01-005	HICKS, FANNIE MAE	143 MONTIETH ROAD, SAVANNAH, GA. 31407
13	7-0979-01-008	UTTERMOST SAVANNNAH LLC	PO BOX 16134 SAVANNAH, GA. 31416
14	7-0977-01-020	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

15	7-0977-01-019	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
16	7-0977-01-018	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
17	7-0977-01-017	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308
18	7-0977-01-016	THOMAS, LEON	208 MONTIETH ROAD, SAVANNAH, GA. 31407
19	7-0977-01-015	BRYANT, MAE FRANCES	212 MONTIETH ROAD, SAVANNAH, GA. 31407
20	7-0977-01-014	BRYANT & JONES ROBERT L. & COTEA D.	216 MONTIETH ROAD, SAVANNAH, GA. 31407
21	7-0977-01-013	HURST, WILBERT	220 MONTIETH ROAD, SAVANNAH, GA. 31407
22	7-0977-01-012	STEWART, SHUBERT STEWART THELMA & ROBIN, RUTH & MARION	230 MONTIETH ROAD, SAVANNAH, GA. 31407
23	7-0977-01-011	MOUNT MARIA BAPTIST CHURCH	230 MONTIETH ROAD, SAVANNAH, GA. 31407
24	7-0977-01-010	BODY OF CHRIST CHURCH	201 BIRCH DRIVE, RINCON, GA. 31326
25	7-0977-01-008	UTTERMOST SAVANNAH LLC	PO BOX 16134, SAVANNAH, GA. 31416
26	7-0977-01-024	CZURA WALTER M.	PO BOX 6567, HILTON HEAD, SC 29938
27	7-0977-01-025	CZURA WALTER M.	PO BOX 6567, HILTON HEAD, SC 29938

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

Owner Certification – Legacy Park – Buildings 2 & 3

I, DAVE WILLIAMS (CH Realty IV – Sansone I, LLC), hereby certify that that all land clearing, construction, land development and drainage will be done according to the approved stormwater management design plan.

3.4.7 Exhibit 4 - Owner/Client Declaration

1. The owner/client will be responsible to maintain and operate the fire system from the tapping valve up to and including the backflow detector check valve assemble, along with the internal fire system.

2. The owner/client has responsibility to operate and maintain the backflow prevention device at subject location, and to include testing on an annual basis of the device as required by the City of Port Wentworth.

CH Realty IV - Sansone I, LLC

Owner/Client Name (Please Print)

Owner/Client Signature

3.31.22

Date

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Application (2656 : Site Plan Review Application (Specific) 7-

LANDFILL CERTIFICATION

City of Port Wentworth
7224 GA Hwy 21
Port Wentworth, GA 31407

RE: **LEGACY PARK – BUILDINGS 2 & 3**

City Engineering,

This is to certify that according to the public records of the City of Port Wentworth and/or Chatham County and to all subsurface investigations as we have deemed necessary, none of the sewers, services or any other utilities associated with this project are constructed on or serving structures constructed or proposed to be constructed on solid waste landfills.

Name **Chadwick R. Zittrouer, P.E.** Georgia P.E. No. 32285

Signature

Date January 20, 2022

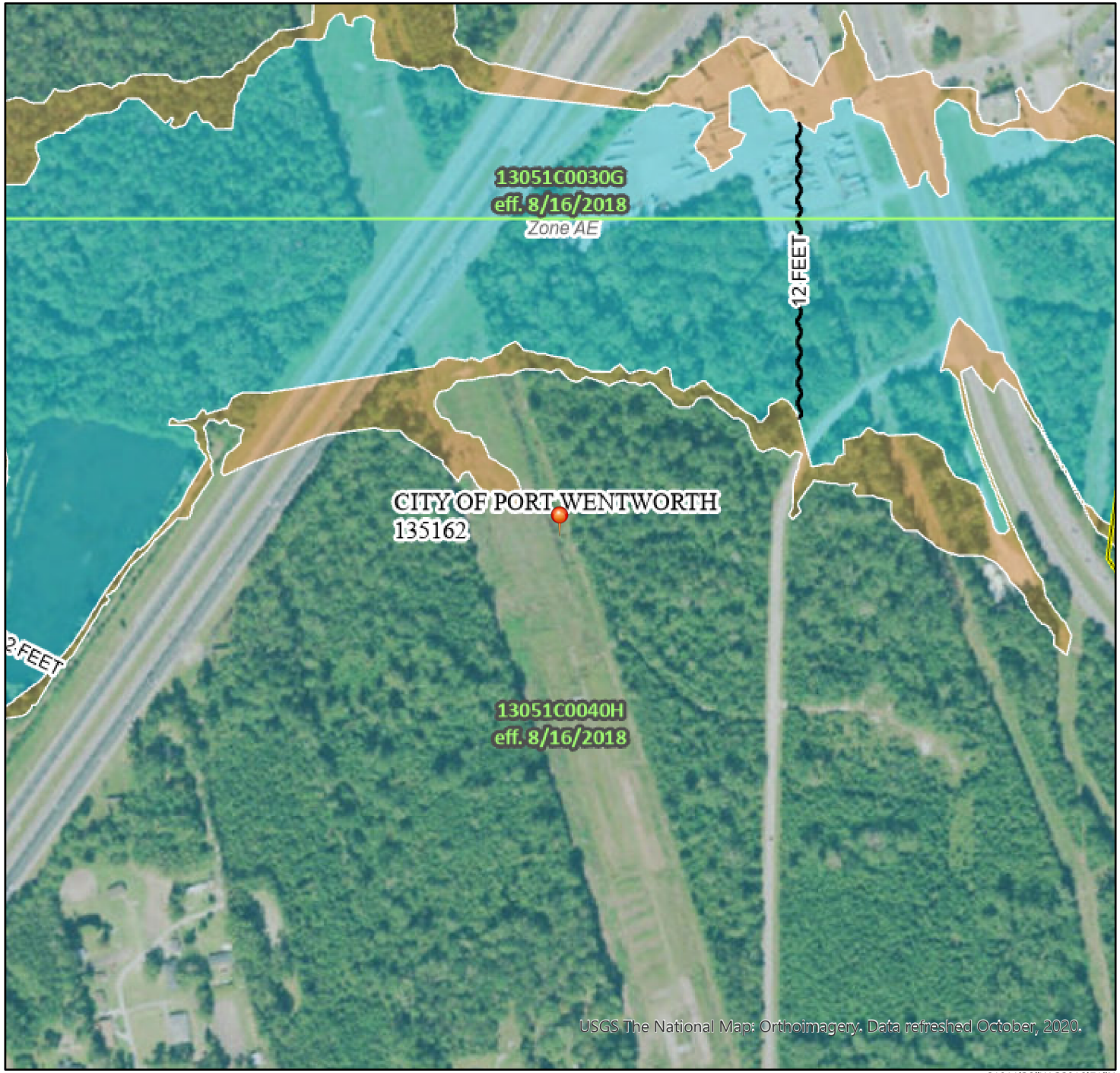
SEAL

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Landfill Certification (2656 : Site Plan Review Application

National Flood Hazard Layer FIRMette

FEMA

81°12'7"W 32°11'21"N



81°11'30"W 32°10'51"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, V
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazar of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk du Levee. See Notes. Zone X
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zo
- Effective LOMRs
- Area of Undetermined Flood Haza

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Ch
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 11/2/2020 at 6:31 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Flood Maps (2656 : Site

National Flood Hazard Layer FIRMette

FEMA

81°12'6"W 32°11'10"N

81°11'28"W 32°10'39"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BF Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, V
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  - NO SCREEN Area of Minimal Flood Hazard Zo
  - Effective LOMRs
  - Area of Undetermined Flood Haza
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Cl
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - 513 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 11/2/2020 at 6:30 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Flood Maps (2656 : Site

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

FIRE HYDRANT FLOW TESTS
KERN & CO., LLC PROJECT NO.: 210071.000

Location	Inspector	Date
6941 GA HWY 21 PORT WENTWORTH	JERRY E. TUCKER	4-22-21

Static	Residual	FLOW	G.P.M.	Size of Main	Time
68	62	58	1420		3:00 PM

DESCRIPTION

NOTE: This Flow Test was conducted with 2.5” Pollard Diffuser.

7 Mall Court (31406) ▪ P.O. Box 15179 ▪ Savannah, Georgia 31416 ▪ Phone: (912) 354-8400
319 S. Walnut Street, Suite A ▪ Statesboro, Georgia 30458 ▪ Phone: (912) 225-3373
Fax: (912) 356-1865 ▪ E-mail: info@kernengineering.com ▪ Web: www.kernengineering.com

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Flow Test (2656 : Site Plan Review Application (Specific) 7-

3.5.3 Exhibit 1 - Wastewater Collection System Check List

Typical Wastewater System Plan shall include:	Check Off
1) Layout and legend	X
2) Exhibit 2 completed (load data)	X
3) For effluents with process water, comply with the City's Pretreatment Ordinance.	
4) Show sewer easement (if applicable)	
5) Manholes numbered and placed at 350' (max.) spacing	X
6) Manholes placed at line directional changes	X
7) Manhole frame and invert elevations shown	X
8) Invert elevations shown for all pipe inside manholes	X
9) Minimum gradient of 0.4% used for 8" pipes	X
10) Maximum height of 2' between invert of pipes and invert of discharge manholes	X
11) Minimum angle of 90 degrees for influent lines	X
12) All sanitary sewers profiled	N/A
13) Oil/grease traps and details provided for service station and food service preparers	N/A
14) Grading, paving, drainage, erosion control plans attached	X
15) Attach certification that water and/or sewer lines are not in nor Do they serve structures built upon solid waste landfills	X
16) For pump station design:	
a. Attach design calculations with pump curves	X
b. City of Port Wentworth pump station design standards used to prepare drawings, details and specifications	N/A
17) City of Port Wentworth sewer specifications and details used	X
18) Proposed water/sewer agreement attached	
19) Georgia Registered Professional Engineer stamp and signature	X

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water Collection Form (2656 : Site Plan Review Application

3.4.3 Exhibit 1 - Water Distribution System Check List

Typical Water System Plan shall include:	Check Off
1) Layout and legend	X
2) Water System analysis and design (include calculations)	X
3) Show waterline easement (if applicable)	X
4) Pipe separated distances called out at utility crossings	X
5) Isolation Valves	X
6) Valves 8" and larger placed in manholes	X
7) Meters sized and located on plans	X
8) All service connections shown	X
9) Existing and proposed fire hydrants shown	X
10) Fire Flow Demand (Exhibit 2)	
▪ Calculate water need based upon ISO Guidelines	X
▪ Show maintenance responsibility for fire line and appurtenances in owner/client agreement (Exhibit 3)	
▪ Show Backflow Detector Check Assembly	X
▪ If no fire system is proposed, please indicate on the plans	
11) Irrigation System	
▪ Calculate water need based upon system design	
▪ Show size and location of backflow preventor and	
▪ water meter	
▪ If no irrigation system is proposed, please indicate	
▪ on the plans	
12) Attach certification that water lines are not in nor do they serve structures built upon solid waste landfills	X
13) City of Port Wentworth specifications and details used	X
14) Proposed water/sewer agreement attached	
15) Georgia Registered Professional Engineer stamp & signature	X

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water Distribution form (2656 : Site Plan Review Application

Appendix A Water/Wastewater Availability

WATER/WASTEWATER AVAILABILITY REQUEST FORM

Date: 3/31/21

A. Owner/Developer CH Realty IV - Sansone I, LLC Phone# 314-336-2372

Address 120 S Central Ave - St. Louis, MO 63105

Contact Person John Brown Phone # 314-504-3111

Address 120 S Central Ave - St. Louis, MO 63105

Engineer Kern & Co., LLC - Chad Zittrouer Phone # 912-354-8400

Development Name Legacy Park - Building 3

B. Development Location 0 Hendley Road

Township, Map & Parcel # (Attach Plat) _____

C. Type of Development (Circle appropriate choice)

Residential Multi-Family Commercial Industrial X Institutional

Number of lots/single family units _____ Building Square Footage _____

Number of multi/family units _____

Type of Business(es) Warehouse/Distribution

Rezoning Required: Yes **No** **Subdivision Required:** Yes **No**

D. Maximum number of employees in 24 hour period _____

If restaurant, seating capacity _____

If car wash, number of bays _____

If Laundromat, number of washers _____ If church, number of seats _____

E. **SITE PLANS AND WATER/WASTEWATER USE CALCULATIONS ARE NEEDED FOR FEE QUOTES**

732,500 SF - Warehouse @ 3 GPD / 1,000 SF = 2197.5 GPD

2,500 SF Office - 15 GPD / 200 SF = 187.5 GPD

Total = 2,385 GPD

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Water-Wastewater Availability Form (2656 : Site Plan Review

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

December 18, 2020

RLC#: 19-107
Approved JD
Expires: 12/18/2025
RLC PM: Troy Smith
Corps PM: Ross Sulliva

Regulatory Division
SAS-2005-01056

Greenland Developers, LLC
ATTN: Mr. Wilson Burns
Post Office Box 1628
Springfield, Georgia 31329

Dear Mr. Burns:

I refer to a letter dated August 27, 2020, submitted on your behalf by Resource & Land Consultants, requesting an approved Jurisdictional Determination (JD) for your site located at the intersection of Hendley Road and Monteith Road in Port Wentworth, Chatham County, Georgia (Latitude 32.18399, Longitude -81.1949). This project has been assigned number SAS-2005-01056 and it is important that you refer to this number in all communication concerning this matter. Note that a preliminary JD was issued by this office for this site on July 8, 2020.

We have completed an approved JD for the site. Any wetlands on-site 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. I have enclosed an "Approved JD Form," which details whether the wetlands present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The approved JD review area is depicted within the bold red polygon labeled as the "AJD Project Area" on the attached exhibit entitled "Figure No. 8 Approximate Aquatic Resources Sketch", dated August 27, 2020. The wetlands (A and C) depicted with yellow crosshatching and labeled as "Non-Adjacent Wetland" on the above referenced exhibit are not waters of the United States and are therefore not within the jurisdiction of Section 404 of the Clean Water Act. The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404.

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

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 Corps (Part 320.3(h) of Title 33 of the CFR).

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 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 Corps has based its determination is later found to be in error, this decision may be revoked.

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 contact Mr. Ross Sullivan, Project Manager, Coastal Branch, via telephone at 912-652-5618 or email at roscoe.l.sullivan@usace.army.mil.

Sincerely,

RUTLIN.WILLIAM.M.1390465064

Digitally signed by RUTLIN.WILLIAM.M.1390465064
Date: 2020.12.18 12:26:44 -05'00'

William M. Rutlin
Chief, Coastal Branch

Copy Furnished: Mr. Troy Smith, Resource and Land Consultants.

Enclosure

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Greenland Developers, LLC ATTN: Mr. Wilson Burns	File Number: SAS-2005-01056	Date: December 18, 2020
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Mr. Ross Sullivan U.S. Army Corps of Engineers, Savannah District 100 W. Oglethorpe Avenue, Savannah, Georgia 31401 Phone: 912-652-5618 Email: roscoe.l.sullivan@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Mr. Philip Shannin Administrative Appeal Review Officer CESAS-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (404) 562-5136; Fax: (404) 562-5138 Email: Philip.a.shannin@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 12/18/2020
ORM Number: SAS-2005-01056
Associated JDs: SAS-2005-01056 (PJD issued on 7/8/2020
Review Area Location[1]: State/Territory: Georgia City: Port Wentworth County/Parish/Borough: Chatham
Center Coordinates of Review Area: Latitude 32.18399 Longitude -81.1949

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size		§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters):[3]				
(a)(1) Name	(a)(1) Size		(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size		(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size		(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size		(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

[1] Map(s)/figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)):[4]				
Exclusion Name	Exclusion Size		Exclusion[5]	Rationale for Exclusion Determination
Wetland A	3.20	acre(s)	(b)(1) Non-adjacent wetland.	Wetland A is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.
Wetland C	1.98	acre(s)	(b)(1) Non-adjacent wetland.	Wetland C is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year. Wetland C was likely contiguous to Wetland B prior to the construction of Hendley Road. However, there is not a direct hydrologic surface connection through or over Hendley Road.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: Approved JD Request dated 8/27/2020

This information is sufficient for purposes of this AJD.
Rationale: N/A

☐ Data sheets prepared by the Corps: Title(s) and/or date(s).
☒ Photographs: Aerial: 1999 and 2018 aerial imagery
☒ Corps site visit(s) conducted on: 9/24/2020
☒ Previous Jurisdictional Determinations (AJDs or PJDs): SAS-2005-01056 (PJD issued 7/8/2020)
☒ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B*.
☒ USDA NRCS Soil Survey: Figure 3
☒ USFWS NWI maps: Figure 4
☒ USGS topographic maps: Figure 2

Other data sources used to aid in this determination:

[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

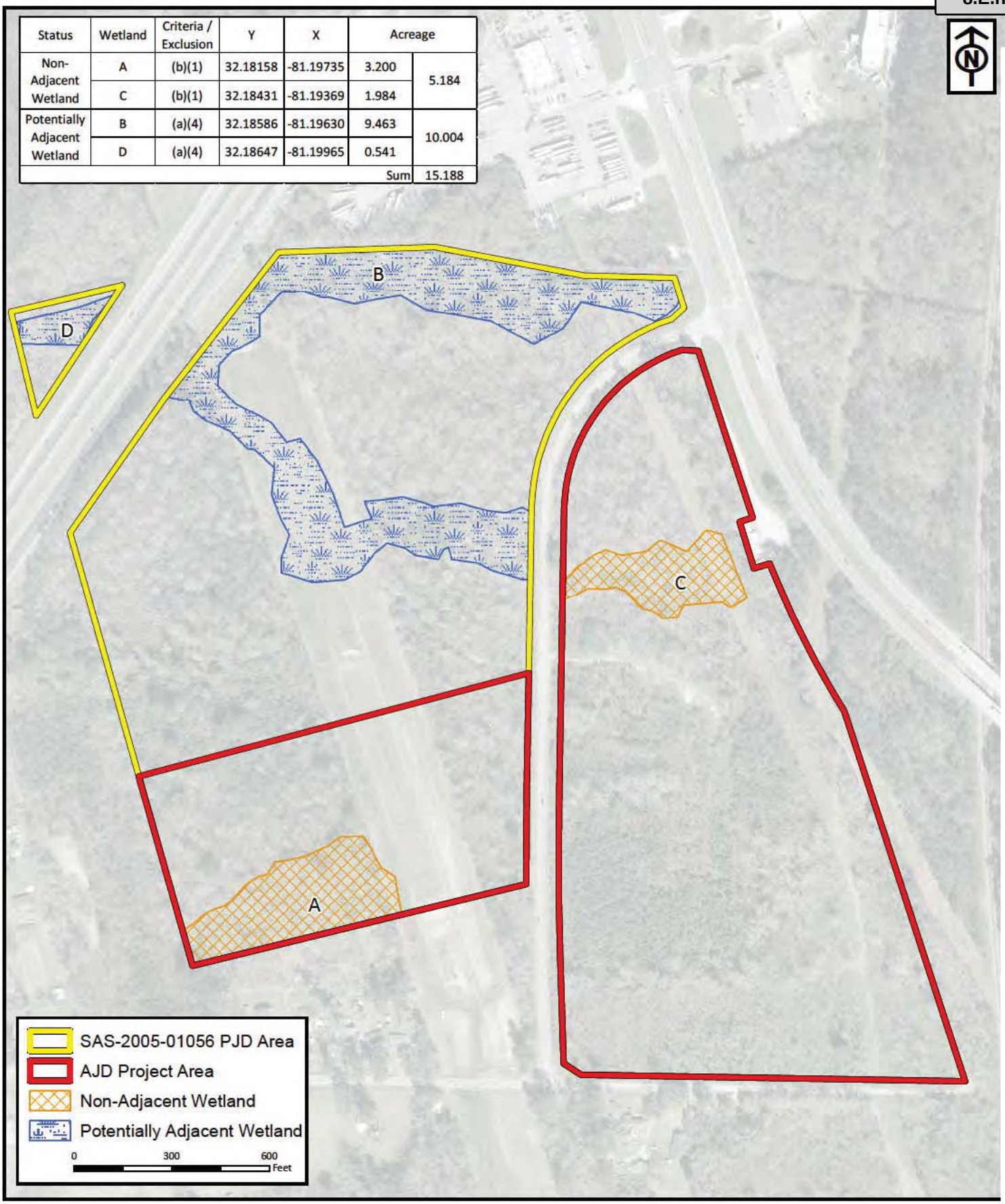
Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	Figure 6 LiDAR Map
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): Resource & Land Consultants conducted a site visit on 8/6/2020. Using the Antecedent Precipitation Tool Version 1.0, which used rainfall data from the Savannah International Airport weather station, we have determined that normal rainfall conditions were present for the nearest weather station on the date of the site visit as published data was within 30% of the 30 year average.

C. Additional comments to support AJD: N/A

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

Status	Wetland	Criteria / Exclusion	Y	X	Acreage	
Non-Adjacent Wetland	A	(b)(1)	32.18158	-81.19735	3.200	5.184
	C	(b)(1)	32.18431	-81.19369	1.984	
Potentially Adjacent Wetland	B	(a)(4)	32.18586	-81.19630	9.463	10.004
	D	(a)(4)	32.18647	-81.19965	0.541	
					Sum	15.188



RLC Project No.:	19-107.2
Figure No.:	8
Prepared By:	TS
Sketch Date:	8/27/2020
Map Scale :	1 inch = 400 feet

Hester Farm Place

Chatham County, Georgia

Approximate Aquatic Resources Sketch

Prepared For: Greenland Developers

RLC
RESOURCE + LAND CONSULTANTS
41 Park of Commerce Way, Ste 303
Savannah, Georgia 31405
912.443.5895 www.rlandc.com

Y:\2019 Projects\19-107 Hendley Road Greenland Tracts\graphics\AJD8_Sketch.mxd

Source(s) 201

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Delineation (2656 : Site Plan Review Application

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

DEPARTMENT OF THE ARMY PERMIT

PERMITTEE: CH Realty IX-Sansone I Savannah 21-95, L.P.; Attn: Mr. Blake Roell

PERMIT NUMBER: SAS-2005-01056

ISSUING OFFICE:

Savannah District
U.S. Army Corps of Engineers
100 West Oglethorpe Avenue
Savannah, Georgia 31401

NOTE: The term "you" and its derivatives used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate District or Division office of the U.S. Army Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

PROJECT DESCRIPTION: To permanently discharge fill material into 4.52 acres of wetlands for the construction of an industrial warehouse facility with associated infrastructure to include an internal road network, truck court, passenger car parking, utility construction and stormwater management facilities.

PROJECT LOCATION: The project site is located south of the Interstate 95 and Augusta Road intersection, north of Monteith Road and bisected by Hendley Road in the city of Port Wentworth, Chatham County, Georgia (Latitude 32.1839, Longitude -81.1963).

1. PERMIT CONDITIONS:

a. General Conditions.

(1) The time limit for completing the work authorized by this Individual Permit ends on September 30, 2026. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date.

(2) You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a

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good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

(3) If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

(4) If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

(5) If a conditioned Water Quality Certification has been issued for your project, you must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

(6) You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

(7) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States because of any such removal or alteration.

b. Special Conditions

(1) All dredged or borrowed material used as fill in waters of the United States shall be from clean, uncontaminated sources and free from cultural resources. For the purposes these special permit conditions, the term waters of the United States includes all jurisdictional streams, wetlands, open waters, ditches, swales and other conveyance located on the project site.

(2) Unless specifically authorized by this permit, no construction, discharge of fill material, excavation, mechanized land clearing, tree or other vegetation removal, stockpiling of fill material or other work/activity shall occur in waters of the United States.

(3) Prior to any land disturbing activity on the project site, the permittee shall clearly mark all waters of the United States that are authorized to be impacted (impact-

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

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waters). Acceptable forms of marking include high visibility orange construction fencing or flagging at eye level, at intervals of 25 feet or less along the entire jurisdictional boundary. Pin flags or other ground level marking is not acceptable. In addition, the permittee shall clearly mark waters of the United States that are not to be impacted (no-impact-waters), if they are located within 50 feet of any construction activities. The boundaries of impact-waters and no-impact-waters shall be marked differently, to ensure that these areas are clearly identifiable to equipment operators. All no-impact-waters marking shall be maintained until the entire project has been completed.

(4) Unless specifically authorized by this permit, borrow pits or sites for stockpiling fill dirt are prohibited within 200 feet of streambanks or within 50 feet of wetlands and open waters to minimize the potential for introduction of sediment into waters of the United States.

(5) Construction debris, uncured concrete, demolition debris, or other waste materials shall not be discharged into streams, wetlands, or other open waters; or placed at sites near such areas, where migration into waters of the United States could be anticipated.

(6) Equipment staging areas and equipment maintenance areas are prohibited within 200 feet of streambanks or within 50 feet of wetlands and other open waters to minimize the potential for wash water, petroleum products, or other contaminants from construction equipment entering waters of the United States.

(7) The permittee shall ensure that all features of the project's master drainage plan, such as drainage ditches, road-side ditches, swales and other storm-water conveyances, are designed and constructed to avoid: drainage of wetlands; diversion of storm-water away from wetlands; and other hydrologic alterations of natural drainage patterns that would adversely impact wetlands. The permittee shall be responsible for any inadvertent and/or unforeseen hydrologic impacts to waters of the United States resulting from alteration of natural drainage patterns. The permittee shall also ensure that secondary road ditches and/or small after-project drainage ditches do not inadvertently impact wetlands or waters of the United States.

(8) The permittee shall minimize bank erosion and sedimentation in construction areas by utilizing Best Management Practices for stream corridors, installing and maintaining significant erosion and sediment control measures, and providing daily reviews of construction and stream protection methods. Check dams and riprap placed in streams and wetlands as erosion control measures are considered a fill and not authorized under this permit unless they were specifically authorized by this permit.

(9) All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the requirements of the Georgia Erosion and Sedimentation Control Act of 1975 (Georgia ESCA), as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control,

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(Latest Edition)," published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the Georgia ESCA.

(10) The permittee shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975 to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. The permittee shall obtain U.S. Army Corps of Engineers authorization prior to installing any erosion control measures in waters of the United States.

(11) The permittee shall install and maintain erosion and sediment control measures in fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975; and permanently stabilize fill areas at the earliest practicable date.

(12) Once the project site is sufficiently stabilized through re-vegetation, the permittee shall remove all silt fencing and other non-biodegradable erosion control measures from stream banks, riparian areas, wetlands and upland areas immediate adjacent to other waters of the United States.

(13) The permittee shall obtain and comply with all applicable Federal, state and local authorizations required for the authorized activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975. Information concerning variances can be obtained from Georgia EPD on their website at www.gaepd.org, or by calling (404) 463-1463.

(14) If you or your contractors discover any federally listed threatened or endangered species and/or their habitat while accomplishing the activities authorized by this permit, you must immediately STOP work and notify the U.S. Army Corps of Engineers within 24 hours. The U.S. Army Corps of Engineers will contact the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service to determine if the species and/or habitat warrant further consultation.

(15) Prior to the commencement of any permitted construction activity in designated floodplains and/or floodways on the project site, the permittee shall ensure that the activity complies with the applicable rules, requirements and regulations of the regulatory programs administered by the Federal Emergency Management Agency and/or the Georgia Floodplain Management Office; including revision of the National Flood Insurance Program map, if required.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

(16) This permit does not authorize the interference with any existing or proposed Federal Project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein, which may be caused by or result from existing or future operations undertaken by the United States in the public interest.

(17) A copy of this permit, including the approved drawings and plans; special conditions; and any amendments shall be maintained at the work site whenever work is being performed. The permittee(s) shall assure that all contractors, subcontractors, and other personnel performing the permitted work are fully aware of the permit's terms and conditions.

(18) The permittee shall notify the issuing office, in writing (electronic facsimile is acceptable), at least 10 days in advance of their intent to commence work in waters of the United States for the permitted activity. The permittee shall also notify this office, in writing, 30 days after this project is completed using the enclosed Certification of Compliance Form.

(19) All work will be performed in accordance with the following attached exhibit which is incorporated in and made part of the permit: “Wetland Impact Exhibit” sheets EX-1 and EX-2 dated November 25, 2020

(20) Prior to the commencement of any permitted work in aquatic resources for this activity, the permittee shall purchase 25.76 wetland mitigation credits from AA Shaw Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the AA Shaw Mitigation Bank, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

(21) Wetland and/or Stream Avoidance/Minimization Areas: The Permittee shall avoid the remaining 5.48 acres of on-site potentially jurisdictional wetland, as detailed on the attached exhibit described in special condition (19). These natural wetland areas were avoided as part of the permit application review process and therefore will not be disturbed by any dredging, filling, mechanized land clearing, agricultural activities, or other construction work whatsoever. The U.S. Army Corps of Engineers reserves the right to deny review of any requests for future impacts to these natural wetland and/or stream areas.

2. FURTHER INFORMATION:

a. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344).

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b. Limits of this Authorization.

(1) This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.

(2) This permit does not grant any property rights or exclusive privileges.

(3) This permit does not authorize any injury to the property or rights of others.

(4) This permit does not authorize interference with any existing or proposed federal projects.

c. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

(1) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(2) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

(3) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

(4) Design or construction deficiencies associated with the permitted work.

(5) Damage claims associated with any future modification, suspension, or revocation of this permit.

d. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

e. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following:

(1) You fail to comply with the terms and conditions of this permit.

(2) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

(3) Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

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procedures contained in 33 Code of Federal Regulations (C.F.R.) § 325.7, or enforcement procedures such as those contained in 33 C.F.R. § 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order, which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate.

(4) You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 C.F.R. § 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

f. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the U.S. Army Corps of Engineers will normally consider a request for an extension of time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

DocuSigned by:
D58BC76BB11E423...

(PERMITTEE)

9/14/2021
(DATE)

This permit becomes effective when the federal official, designated to act for the Secretary of the Army, has signed below.

Issued for and in behalf of:
Joseph R. Geary, PhD, PE
Colonel, U.S. Army
Commanding

September 28, 2021
(DATE)

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

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When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities with compliance with its terms and conditions, have the transferee sign and date below.

_____ _____
(TRANSFEREE) (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To request the transfer of this permit and the associated liabilities with compliance with its terms and conditions, the permittee and transferee must sign and date below.

_____
(PERMITTEE-Printed Name)

_____ _____
(PERMITTEE-Signature) (DATE)

_____
(TRANSFERREE-Printed Name)

_____ _____
(TRANSFERREE-Signature) (DATE)

By signature below, the U.S. Army Corps of Engineers hereby validates the transfer of the permit from the permittee named above to the transferee named above.

_____ _____
Issued for and in behalf of: (DATE)
Joseph R. Geary, PhD, PE
Colonel, U.S. Army
Commanding

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

DocuSign Envelope ID: C4CD7706-7653-4DBC-A85F-A00D196D4507

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2005-01056

PERMITTEE ADDRESS: CH Realty IX-Sansone I Savannah 21-95, L.P., Attn: Mr. Blake Roell, 120 South Central Avenue, Suite 500, St. Louis, Missouri 63105

LOCATION OF WORK: located south of the Interstate 95 and Augusta Road intersection, north of Monteith Road and bisected by Hendley Road in the city of Port Wentworth, Chatham County, Georgia (Latitude 32.1839, Longitude -81.1963)

PROJECT DESCRIPTION: The project will permanently discharge fill material into 4.52 acres of wetland to construct a warehouse facility and associated infrastructure.

ACRES OF WATERS OF THE UNITED STATES IMPACTED: 4.52 acres of wetland

DATE WORK IN WATERS OF THE UNITED STATES COMPLETED: _____

COMPENSATORY MITIGATION REQUIRED: 25.76 wetland credits from the AA Shaw mitigation bank.

DATE MITIGATION PURCHASED (include bank name): _____

Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the following address:

Commander
U.S. Army Engineer District, Savannah
Attention: Coastal Branch, Regulatory Division
100 West Oglethorpe Avenue
Savannah, Georgia 31401

Please note that your permitted activity is subject to compliance inspection by an U.S. Army Corps of Engineers' representative. If you fail to comply with the permit conditions, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

_____ _____
Signature of Permittee Date

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: CH Realty IX-Sansone I Savannah 21-95, L.P.		File Number: SAS-2005-01056	Date: September 28, 2021
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
X	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice .

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appeal able. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

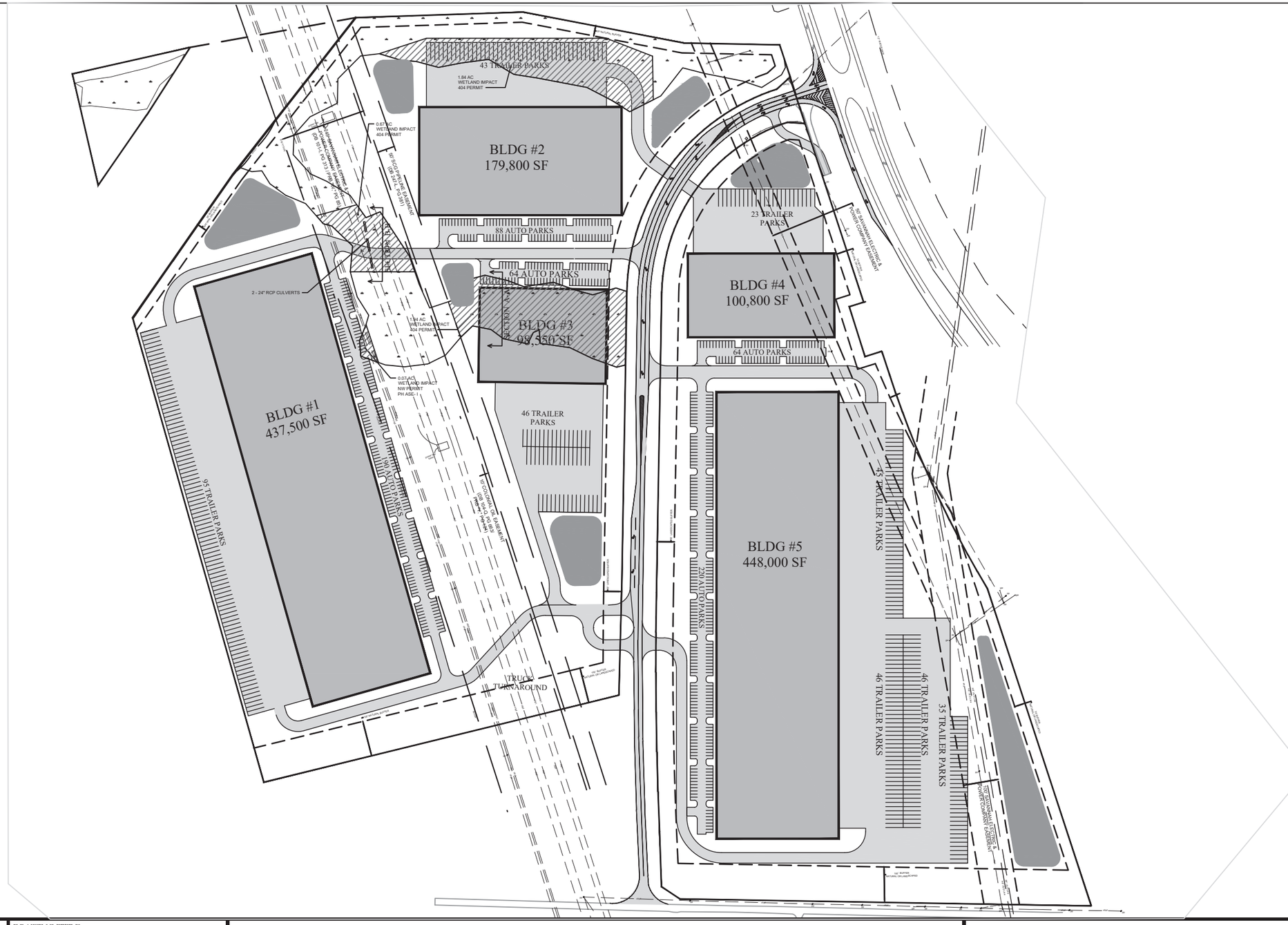
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Ross Sullivan U.S. Army Corps of Engineers, Savannah District 100 W. Oglethorpe Avenue, Savannah, Georgia 31401 Phone: (912) 652-5618 Email: roscoe.l.sullivan@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Mr. Philip Shannin Administrative Appeal Review Officer CESAS-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (404) 562-5136; Fax: (404) 562-5138 Email: Philip.a.shannin@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)



SCALE:	1"=300'
PROJECT NO:	150110.000
DATE:	11/25/20
DRAWN BY:	CRZ
CHECKED BY:	CRZ
SHEET NO:	EX-1

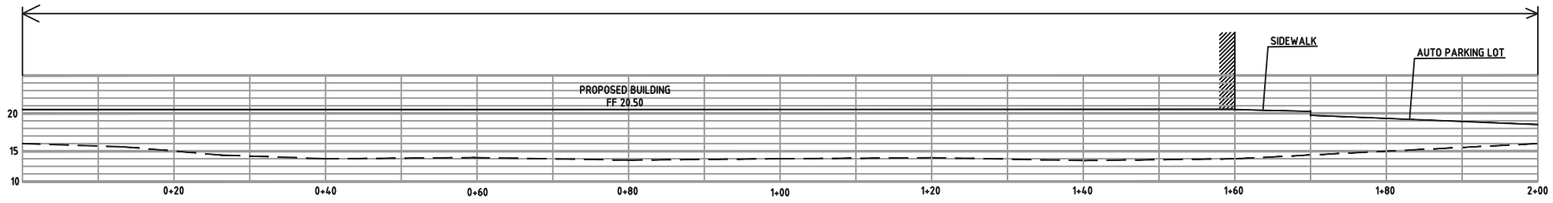
DRAWING TITLE:

WETLAND
IMPACT
EXHIBIT

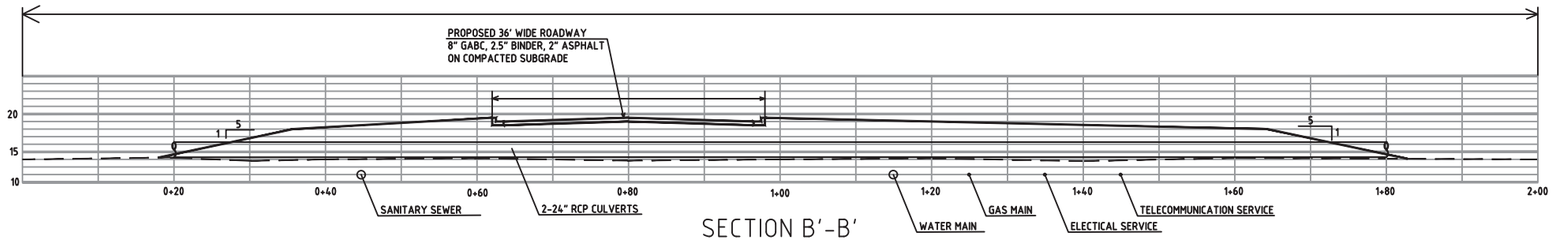
MONTIETH INDUSTRIAL DEVELOPMENT
AT GA HWY 21 / HENDLEY ROAD
PORT WENTWORTH, GA

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)



SECTION A'-A'



SECTION B'-B'

SCALE:	1"=20'
PROJECT NO:	150110.000
DATE:	11/25/20
DRAWN BY:	CRZ
CHECKED BY:	CRZ
SHEET NO:	EX-2

DRAWING TITLE:

WETLAND IMPACT EXHIBIT

MONTIETH INDUSTRIAL DEVELOPMENT AT GA HWY 21 / HENDLEY ROAD PORT WENTWORTH, GA

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Wetland Permit (2656 : Site Plan Review Application (Specific)

Project Timeline

Project Number: 220188

Project Name: Legacy Park Building 3 Specific Site Plan

Applicant / Engineer: Chad Zittrouer, Kern & Co., LLC

Owner: CH Realty IV – Sansone, LLC

City Review Engineer:

- 3/28/2022 – Application received; incomplete – missing following: PDF, Hydro, Application signed by owner, 15 copies.
- 3/30/2022 – sent email to Chad for missing information.
- 4/1/2022 – received PDF of submittal
- 4/1/2022 – sent to T&H to start a site plan review
- 4/20/2022 – sent an email to T&H for an update on review. Jennifer Roach responded they should have a letter back to us by April 29th.
-

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Timeline (2656 : Site Plan Review Application (Specific) 7-

SITE DRAWINGS OF

LEGACY PARK - BUILDING #3

FOR

CH REALTY IX - SANSONE I, LLC

PORT WENTWORTH, GA

KC PROJECT #:210071.000

FEBRUARY 2022

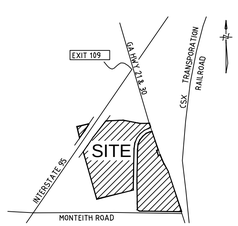
NRCS REVISION DATE:

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

VICINITY MAP:



VICINITY MAP

PROJECT PREPARED BY:

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

REV NO.	DATE	DESCRIPTION	SHEETS

PROJECT SITE DATA:

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

INDEX OF DRAWINGS:

	COVER SHEET		
N1	GENERAL NOTES		
EX1	EXISTING CONDITIONS		
EX2	EXISTING CONDITIONS		
SESC -1	INITIAL EROSION PLAN		
SESC-2	INTERMEDIATE EROSION PLAN		
SESC-3	FINAL EROSION PLAN		
C1	STAKING PLAN		
C2	PAVING, GRADING & DRAINAGE PLAN		
C3	UTILITY PLAN		
SESC-4	EROSION NOTES		
SESC-5	EROSION NOTES		
SESC-6	EROSION NOTES		
SESC-7	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		
DET-1	SITE DETAILS		

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

SESC NOTES

SESC NOTES:

1. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING AS TEMPORARY STABILIZATION. ALL PERMANENT GRASS SHALL BE SOD.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATIVE ON ALL STOCKPILED SOILS.
4. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE 1.5"–3.5" STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
6. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S, STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS (AVAILABLE FROM THE CITY OF SAVANNAH'S WEBSITE) AND THE SPECIFICATIONS, NOTES AND DETAILS ON THESE DRAWINGS.
8. TESTING – COORDINATE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
9. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
10. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
11. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN–OFF OF STORM WATER.
12. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACK FILLED WITH APPROVED FULL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557. TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
13. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD, UNLESS NOTED OTHERWISE, BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SOIL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
14. THE SUBGRADE SHOULD BE PROOF ROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM–D–1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
15. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
16. ANY FOOTING EXCAVATIONS THAT ARE DIRECTLY ADJACENT TO THE EXISTING FOUNDATIONS SHOULD BE DONE IN SMALL INCREMENTS TO AVOID UNDERMINING THEM AND CAUSING A LOSS OF SUPPORT TO THE EXISTING STRUCTURE. IF NECESSARY, THE EXCAVATIONS SHOULD BE SHEETED AND BRACED OR THE SOIL IN THE AFFECTED AREA SHOULD BE STABILIZED BY GROUTING.
17. THE FOOTING EXCAVATIONS AND ALL OF THE PREPARED SLAB UPGRADE SHOULD BE MAINTAINED IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY BEARING, SHOULD BE REWORKED AND RECOMPUTED TO THE REQUIRED DENSITY AND BEARING.
18. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
19. ALL CONSTRUCTION WITHIN THE CITY'S RIGHT–OF–WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS PERMIT PRIOR TO CONSTRUCTION.
20. ALL CONSTRUCTION SHALL CONFORM TO GOVERNING AGENCY'S TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
21. THE DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED; THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT THIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. SEDIMENTATION BASIN SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK.

WATER & SEWER

WATER – SEWER NOTES:

1. FOR ALL WATER, SANITARY SEWER LINES AND STORM DRAINAGE INSTALLATION, CALL – ONE CALL UTILITIES PROTECTION CENTER BEFORE YOU DIG DIAL 811 OR 1–800–282–7411. WWW.GEORGIA811.COM CALL 3 WORKING DAYS BEFORE YOU DIG.
2. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.
3. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.
4. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND OTHER FOREIGN MATTER AT ALL TIMES.
5. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
6. CLEAN THE INTERIORS OF ALL PIPE BY WASHING OUT ALL DIRT BEFORE LAYING.
7. FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM TIME OF 2 MINUTES AND UNTIL THE WATERMAIN RUNS CLEAR IS REQUIRED IN ORDER TO PURGE THE LINE OF ANY FOREIGN MATERIALS.
8. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, AR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
9. MAINTAIN A MINIMUM OF EIGHTEEN (18") INCH VERTICAL SEPARATION DISTANCE BETWEEN ALL WATER LINE/LATERALS AND ALL STORM DRAIN LINES AND SANITARY SEWER LINES/LATERALS.
10. IF AN IRRIGATION SYSTEM IS PROPOSED FOR SUBJECT DEVELOPMENT, COMPLY WITH THE FOLLOWING REQUIREMENTS BEFORE ANY CONNECTION TO THE CITY WATER SYSTEM:
    (A) SUBMIT PLANS AND SPECIFICATIONS FOR SUBJECT IRRIGATION SYSTEM.
    (B) INSTALL AN APPROVED BACKFLOW PREVENTOR ON THE IRRIGATION SYSTEM.(C) METER THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GOVERNING AGENCY'S SPECIFICATIONS.
    (D) RESTRAIN ALL CRITICAL BENDS AND CONNECTIONS.
    (E) PROVIDE ERU CALCULATIONS FOR THE IRRIGATION SYSTEM
11. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE GOVERNING AGENCY'S WATER OPERATION DEPARTMENT.
12. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE BY THE CORE DRILL METHOD.
13. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE PUBLIC WORKS DEPARTMENT WILL ONLY MAKE THE WET TAP. THE GOVERNING AGENCY WILL NOT INSTALL THE WATER SERVICE LATERAL.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CERTIFICATIONS OF BACKFLOW DEVICES TO THE ENGINEER.
15. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE GOVERNING AGENCY'S LATEST CONSTRUCTION SPECIFICATION AND DETAILS.
16. LOCATE HIGHPOINT OF WATERMAIN AND INSTALL AIR RELIEF VALVE TO FACILITATE AIR REMOVAL FROM WATERMAIN.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
18. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
19. SEE ARCHITECTURAL PLUMBING PLAN FOR EXACT TIE LOCATION & LINE SIZES.
20. ALL WATER METERS AND STRAINERS SHALL BE PURCHASED FROM THE CITY.
21. THE INDIVIDUAL REQUESTING WATER SERVICE SHALL BE RESPONSIBLE FOR EXCAVATION, TAPPING, AND BACKFILLING THE WATER MAIN FROM WHICH THE SERVICE IS REQUIRED.
22. ALL MATERIAL USED FROM TAP TO DISCHARGE PIPE SHALL BE M.J. DUCTILE IRON, RESTRAINED JOINT, INCLUDING BY–PASS.
23. ALL VALVES 4–INCHES OR LARGER SHALL BE INSTALLED IN A MANHOLE, FOR THE TAPPING VALVE ONLY.
24. ALL TAPPING SLEEVES SHALL BE DUCTILE IRON, MJ, AND PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF ONE HOUR WITH A PRESSURE LOSS NO GREATER THAN 1 PSI.
25. THE GOVERNING AGENCY'S WATER DEPARTMENT SHALL INSPECT THE PRESSURE TEST, IF THE CITY DOES NOT INSPECT THE PRESSURE TEST, THE CITY WILL NOT ACCEPT ANY RESPONSIBILITY OF MAINTENANCE FOR THE TAPPING VALVE OR SLEEVE.
26. THE TAPPING GATE VALVE SHALL BE RESILIENT SEAT, EPOXY COATED, M.J. BY FLANGE, DOMESTIC MADE.
27. ALL MATERIAL USED AND WHICH COMES IN CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY OR PUBLIC HEALTH. MATERIALS MUST BE CERTIFIED FOR CONFORMATION WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. BACKFLOW PREVENTOR, VALVES AND POST INDICATOR VALVES FOR FIRE SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA72.
29. IF THIS IS AN EXISTING FACILITY, THE WATER METER AND BACKFLOW PREVENTOR WILL NEED TO MEET THE CURRENT STANDARDS.
30. FOR FORCE MAIN DISCHARGE MANHOLES (INCLUDING THE TWO (2) MANHOLES DOWNSTREAM OF THE DISCHARGE MANHOLE, FOR A TOTAL OF THREE (3) MANHOLES), DROP MANHOLES AND LIFT STATION WETWELLS: THE PROTECTIVE COATING SHALL BE A POLYMER BASED POLYURETHANE OR A HIGH–BUILD, SOLVENT–FREE EPOXY COATING. FOR SMALL LIFT STATIONS AT THE DISCRETION OF THE CITY, THE NUMBER OF MANHOLES REQUIRING COATING MAY BE REDUCED.
31. FOR LIFT STATION WETWELLS, THE COATING LIMITS SHALL INCLUDE FROM THE BOTTOM OF FILLET, WETWELL WALLS, AND ROOF. COATING SYSTEM SHALL OVERLAP 1' TO 2' WHERE HATCHES SIT ON THE ROOF; BUT SHALL EXCLUDE THE WETWELL FLOOR. FOR MANHOLES, THE COATING LIMITS SHALL INCLUDE FROM THE FLOW LINE IN THE TROUGH OF THE INVERT UP TO THE RING WITH A 1' TO 2' OVERLAY ON THE RING.
32. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
33. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
34. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
35. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AN TRACER WIRE AS DESCRIBED ABOVE.
36. ALL SIGNS SHALL BE 30" HIGH INTENSITY OR DIAMOND GRADE.
37. THREE INCH AND LARGER WATER METER AND STRAINERS SHALL BE PURCHASED FROM THE CITY.

***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 216' OF 4" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 700' OF 6" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE REQUIRES CLEANOUT EVERY 100' & AT TURNS > 45 DEGREES.

SITE NOTES

SITE NOTES:

1. THE GOVERNING AGENCY RESERVES THE RIGHT TO ACCESS PROPERTY FOR ON SITE INSPECTIONS.
2. PROPOSED DETENTION AND/OR SEDIMENTATION POND SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK OR BUILDING ERECTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY ON SITE INSPECTION.
4. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF CONTROL STRUCTURE & DETENTION POND UPON COMPLETION OF THE CONTRACT.
5. CONTRACTOR WILL NEED TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE CITY'S/COUNTY'S RIGHT OF WAY.
6. NO TREE MULCHING WITHIN OR ON TOP OF THE DETENTION BASIN.
7. ALL DRAINAGE STRUCTURES GREATER THAN 3 FEET SHOULD HAVE STEPS FOR EASY ACCESS.
8. AS–BUILT SHALL CONTAIN ACCURATE INFORMATION INCLUDING DEPTH, LENGTH, SIZE, SLOPE OF PIPES. ALSO REQUIRED ARE SPOT ELEVATIONS ON THE STORMWATER DETENTION FACILITY, PAVEMENTS TO ENSURE THE SITE GRADING PLAN AND THE CAPACITY OF THE DETENTION FACILITY ARE BUILT ACCORDING TO THE ACCEPTED CONSTRUCTION PLANS. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PROPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES. THE DISTANCE OF THE CENTERLINE UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER; AND ANY OTHER REQUIREMENT MADE BY THE GOVERNING AGENCY'S.
9. THE GOVERNING AGENCY MAY RESERVE THE RIGHT TO REQUIRE TELEVISING, PER CITY TELEVISING MANUAL, OF ALL SANITARY SEWER LINES 8" OR LARGER, ALL NEWLY CONSTRUCTED STORMWATER LINES AND STORMWATER LINES WHERE DAMAGE COULD OCCUR DURING CONSTRUCTION.
10. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
11. 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, AND OBTAINED UTILITY LOCATES AS REQUIRED.
12. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
13. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
14. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
15. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM. NAVD 88.
16. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
17. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT– OF–WAY AT 1% MINIMUM.
18. UNSUITABLE SUBGRADE MATERIAL WILL BE DETECTED BY PROOF ROLLING A MINIMUM OF 2 PASSED WITH A MINIMUM TRUCK WEIGHT OF 40 KIPS AFTER ROADWAY HAS BEEN BROUGHT TO APPROXIMATE SUBGRADE ELEVATION, TO BE OBSERVED BY ENGINEER AND GOVERNMENTAL INSPECTOR.
19. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
20. SUBGRADE WILL BE COMPACTED FOR A DEPTH OF 24" EXTENDING 24" BEYOND PAVEMENT EDGES, TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY AS MEASURED A.A.S.H.O. METHOD T–99.
21. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING WILL BE AN ENGINEER APPROVED VEHICULAR TRAFFIC PAINT. (WHITE IN COLOR & 4" WIDE)
22. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
23. SAW–CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
24. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR BACK OF CURBING.
25. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
26. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
27. SEE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
28. ALL UTILITIES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
30. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYATEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.

ADA NOTES

ADA NOTES:

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

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

B. HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%
   - MAX SLOPE OF SIDE FLARES 10%
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES:
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE:
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES:
   MUST COMPLY WITH ADA. THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER 25 No. 022285 2/22/22 CHRISTOPHER R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
GENERAL NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
N1

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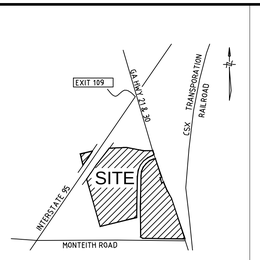
Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-6400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA REGISTERED PROFESSIONAL ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF LEGACY PARK - BUILDING #3 FOR CH REALTY IX - SANSONE I

DRAWING TITLE:

EXISTING CONDITIONS

UTILITIES PROTECTION CENTER

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CALL THREE WORKING DAYS BEFORE YOU DIG

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY!

GRAPHIC SCALE

(IN FEET)
1 inch = X ft.

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
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DATE: _____ BY: _____

SHEET NO:

EX1

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Wed, 02 Mar 2022 - 9:58am cittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

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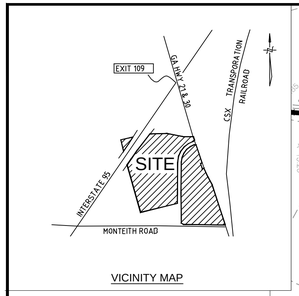

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

HENDLEY DRIVE

SURVEY CONTROL: 1/2" IRON ROD N 794,891.13 E 956,815.39

SURVEY CONTROL: 1/2" IRON ROD N 794,250.35 E 956,826.46

STATE ROUTE 30 MONTEITH ROAD 60' R/W (AKA MONTIETH ROAD)

146 LF 24" RCP CULVERT @ 0.28%

1170.98'

CFES IE 11.37

CFES IE 11.00

Asphalt

OHU

GW

UP

FES

HW REP

UTILITIES PROTECTION CENTER

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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RELEASED FOR CONSTRUCTION

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STAMP:

GEORGIA REGISTERED PROFESSIONAL No. 32285 ENGINEER CHADWICK R. ZITTROUER 2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INITIAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

SESC-1C

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Wed, 02 Mar 2022 - 9:58am cittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Building 2&3.dwg

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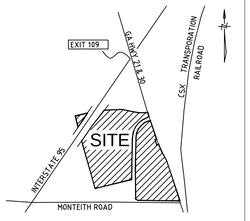

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

6377 LF SINGLE ROW SILT FENCE

LATITUDE 32.1850677
LONGITUDE -81.0951721

130 LF 24" RCP CULVERT @ 0.25%

136 LF 24" RCP CULVERT @ 0.25%

170 LF 24" RCP CULVERT @ 0.25%

72 LF 36" RCP CULVERT

62 LF 18" RCP CULVERT

CONCRETE HEADWALL

FORM MH
TOP 13.50
E.B.15

SURVEY CONTROL:
1/2" IRON ROD
N 796,277.29
E 956,849.64
ELEVATION 15.57'

3" SANITARY FORCEMAIN

CFES
IE 12.00

CFES
IE 12.34

FES
IE 12.43

FES
IE = 12.60'

Approximate Location of Floodplain Boundary

Zone AE

Zone X

Telephone Cabinets on Concrete Slab with Wooden Retaining Wall

Graded Drive

Gravel Drive

Asphalt

Utility power underground

Metal Carport

Shed

Metal Container

Building

Dumpster Fence

Pj

Cc

Oj

Co

5'XS-RWCMP (Broken)

5'XS-RWCMP (Leaning)

Power line crossing Plat Record Book Y, Page 12

Grantor: Georgia Power Company
Grantee: Georgia Power Company
Purpose: Power Line Easement
Dated: 1/7/1966
Recorded: Plat Record Book Y, Page 12

Grantor: Georgia Power Company
Grantee: Georgia Power Company
Purpose: Power Line Easement
Dated: 1/7/1966
Recorded: Plat Record Book Y, Page 12

50' Easement centered on Power Lines claimed by Georgia Power Company
Savannah Electric & Power Co.
PRB C PP 253-1
Savannah Electric & Power Co.
Dated: Jan 7,1966

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1 inch = X ft.

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
CHADWICK R. ZITTROUER
2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INITIAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-1A

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Wed, 02 Mar 2022 - 9:58am crittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

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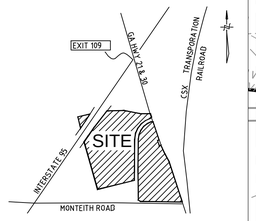

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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STAMP:

GEORGIA REGISTERED PROFESSIONAL No. 032985 ENGINEER CHADWICK R. ZIV TITCHER 9/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INITIAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-1B

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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DATE: _____ BY: _____

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DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

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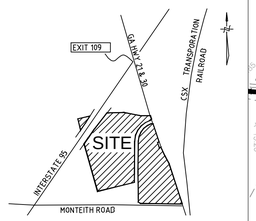

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

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ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

HENDLEY DRIVE

SURVEY CONTROL: 1/2" IRON ROD N 794,891.13 E 956,815.39

SURVEY CONTROL: 1/2" IRON ROD N 794,250.35 E 956,826.46

Pl

Pn

Ok

146 LF 24" RCP CULVERT @ 0.28%

6377 LF SINGLE ROW SILT FENCE

STATE ROUTE 30 MONTEITH ROAD 60' R/W (AKA MONTEITH ROAD)

CFES IE 11.37

CFES IE 11.00

Asphalt

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA REGISTERED PROFESSIONAL No. 32285 ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

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SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

SESC-1C

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Wed, 02 Mar 2022 - 8:20am crittrouer
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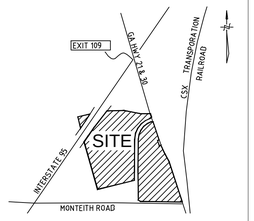

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

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GEORGIA REGISTERED PROFESSIONAL No. 032085 PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER 9/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INTERMEDIATE EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-2A

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GRAPHIC SCALE

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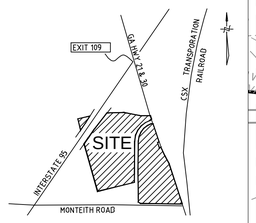

VICINITY MAP

SITE DATA:

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ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

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OWNER NAME: CH REALTY IX - SANSONE I, LLC

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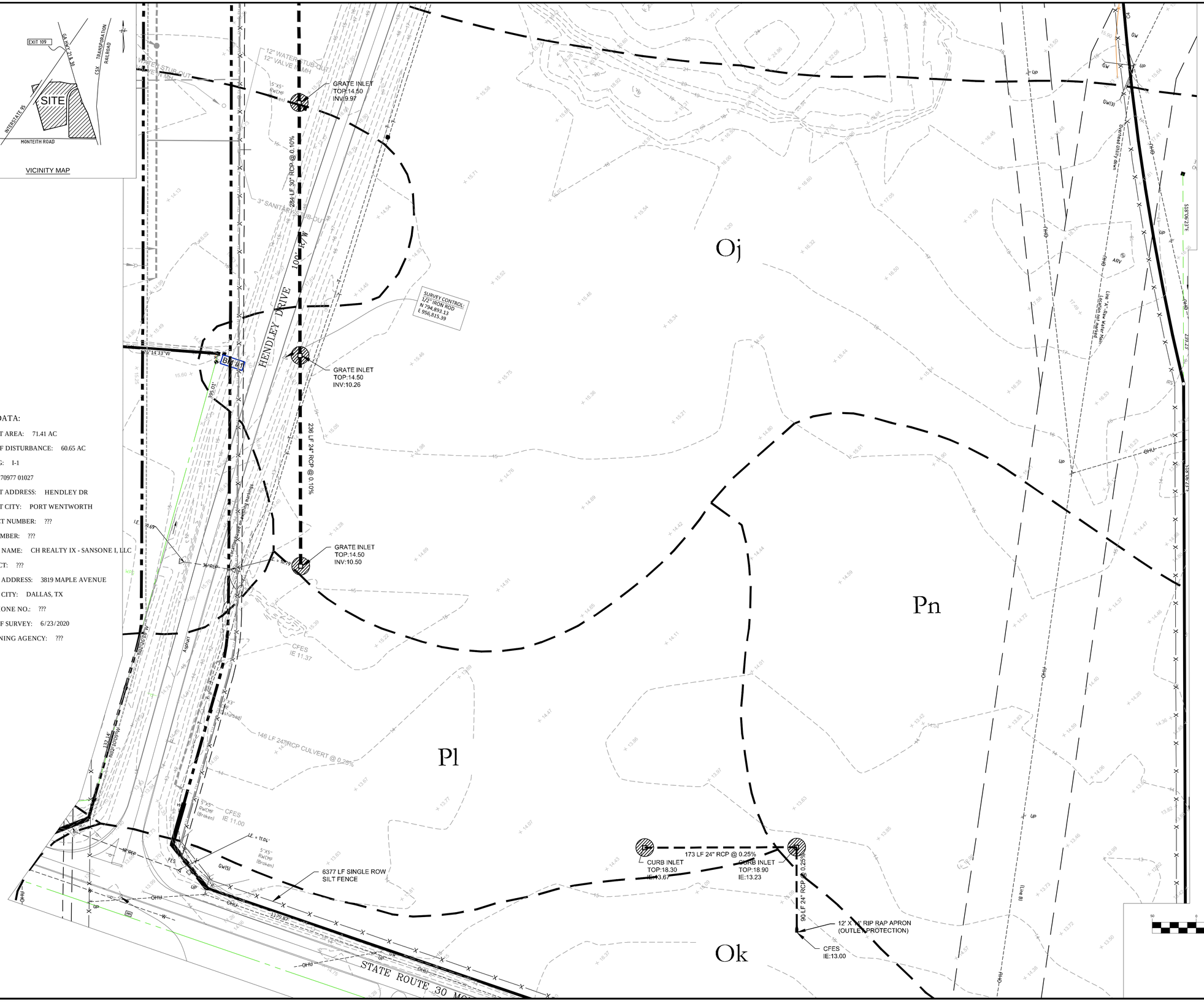

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STAMP:

GEORGIA REGISTERED No. 35595 PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER 2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

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SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

SESC-2B

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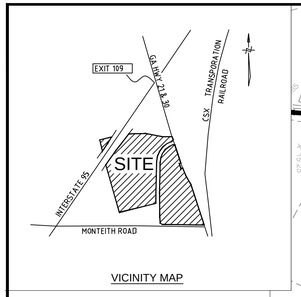

VICINITY MAP

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ZONING: I-1

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OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

HENDLEY DRIVE

SURVEY CONTROL: 1/2" IRON ROD N 794,788.13 E 956,815.39

GRATE INLET TOP:14.50 INV:10.26

238 LF 24" RCP @ 0.10%

GRATE INLET TOP:14.50 INV:10.50

36"RCP

CFES IE 11.37

146 LF 24" RCP CULVERT @ 0.28%

CFES IE 11.00

LE = 11.04'

6377 LF SINGLE ROW SILT FENCE

173 LF 24" RCP @ 0.25%

CURB INLET TOP:18.30 IE:13.67

CURB INLET TOP:18.90 IE:13.23

90 LF 24" RCP @ 0.25%

12' X 18' RIP RAP APRON (OUTLET PROTECTION)

CFES IE:13.00

STATE ROUTE 30 MONTEITH ROAD 60' R/W (AKA MONTEITH ROAD)

SURVEY CONTROL: 1/2" IRON ROD N 794,250.35 E 956,826.46

LE = 13.72'

LE = 13.77'

Pn

Pl

Ok

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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DATE: _____ BY: _____

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA REGISTERED No. 22695 PROFESSIONAL ENGINEER CHADWICK R. ZITTROWER 2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

INTERMEDIATE EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

SESC-2C

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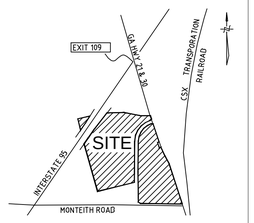
Wed, 02 Mar 2022 - 8:20am crittmoyer
DRAWING PATH: G:\2021\210071.000 \dwg\ Sansone - Buildings 2&3.dwg

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

Wed, 02 Mar 2022 - 9:20am cstinson
DRAWING PATH: C:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

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319 Walnut Street, Suite A Statesboro, Georgia 30458 Phone: (912) 225-3333

STAMP:

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER No. 32295 2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

FINAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-3A

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GRAPHIC SCALE

(IN FEET)
1 inch = X ft.

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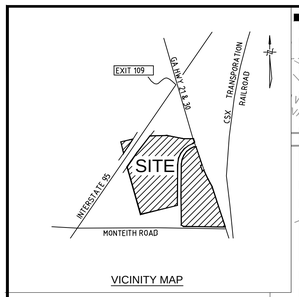


VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

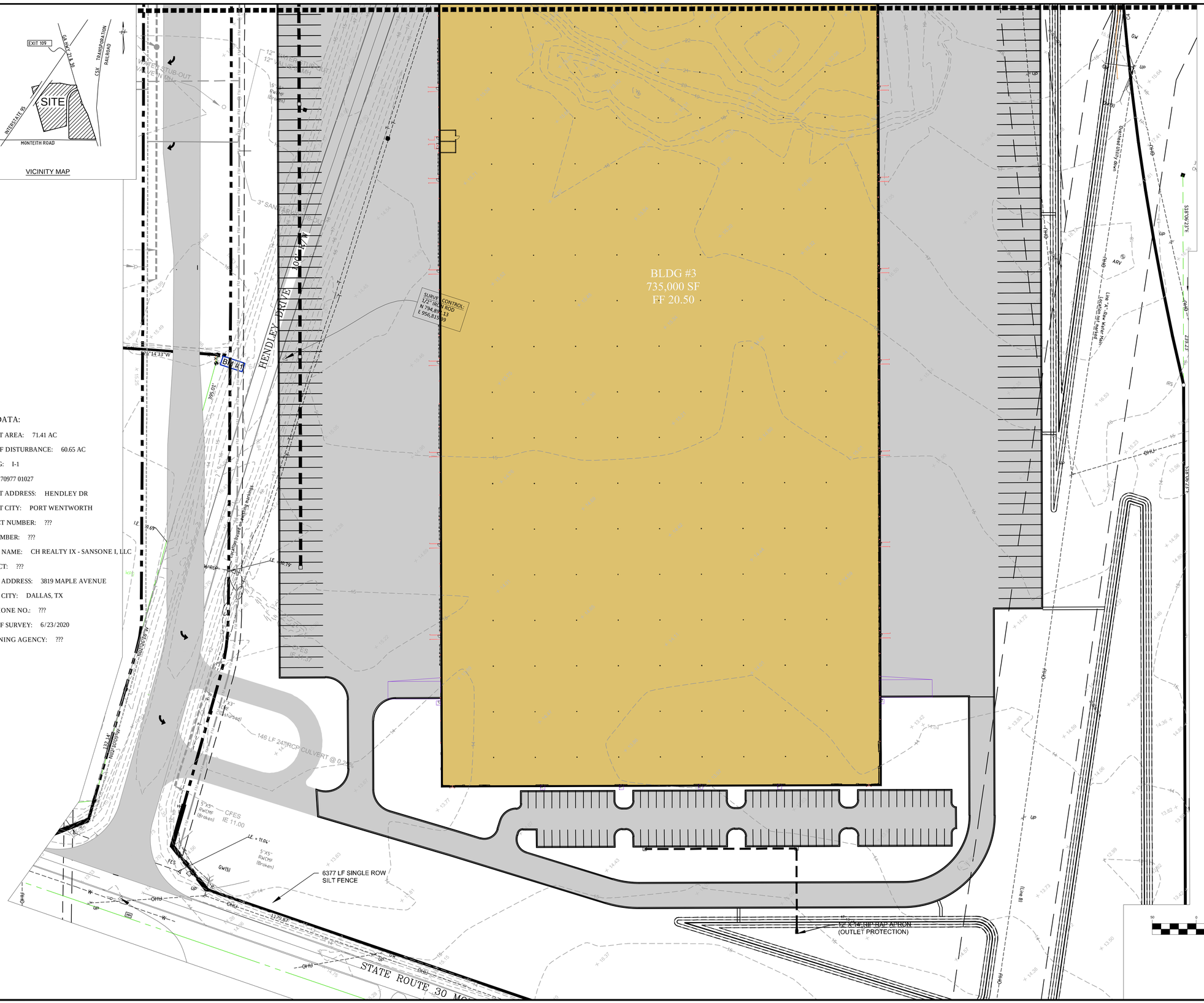
OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???



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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

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7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-6400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:

GEORGIA
REGISTERED
PROFESSIONAL
CHRISTOPHER R. ZITTROUER
2/22/22
ENGINEER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

FINAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-3B

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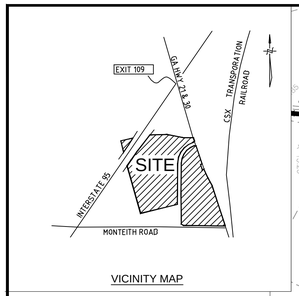
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

735,000 SF
FF 20.50

HENDLEY DRIVE

SURVEY CONTROL:
1/2" IRON ROD
N 794,210.13
E 956,815.89

SURVEY CONTROL:
1/2" IRON ROD
N 794,210.35
E 956,826.46

146 LF 24" RCP CULVERT @ 0.2%

6377 LF SINGLE ROW SILT FENCE

12' X 14' RIP RAP APRON
(OUTLET PROTECTION)

STATE ROUTE 30 MONTEITH ROAD 60' R/W
(AKA MONTIETH ROAD)

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GRAPHIC SCALE

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3323

STAMP:

GEORGIA REGISTERED PROFESSIONAL ENGINEER 032285 PROFESSIONAL ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

FINAL EROSION PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	SESC-3C

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Wed, 02 Mar 2022 - 9:20am cittrouer
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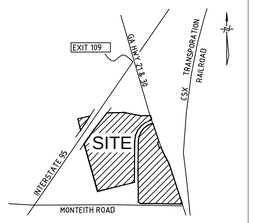
Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

GRINDER LIFT STATION TOP: 15.00 IE IN: 4.00 BOTTOM: 1.00

CONNECT TO EXISTING 3" FORCE MAIN STUBOUT

3" PLUG AND CHECK

12" WATER STUB-OUT

3" SANITARY FORCEMAIN

130 LF 24" RCP CULVERT @ 0.25%

170 LF 24" RCP CULVERT @ 0.25%

136 LF 24" RCP CULVERT @ 0.25%

12' X 14' RIP RAP APRON (OUTLET PROTECTION)

C.O. IE:13.00

C.O. IE:12.00

C.O. IE:11.00

C.O. IE:10.00

C.O. IE:9.00

C.O. IE:8.00

6" SDR 26 PVC LATERAL

BLDG #3
735,000 SF
FF 20.50

Approximate Location of Floodplain Boundary

Approximate Location of Wetland Boundary

Unity Creek

Unity Creek Tributary

Gravel Drive

Asphalt

Metal Carport

Metal Building

Metal Container

Shed

Wood Fence

Chainlink Fence

Overhead Power Lines

Underground Power Lines

Power Pole

Light Pole

Fire Hydrant

Water Valve

Water Meter

Sanitary Sewer Manhole

Storm Manhole

Storm Inlet

Curb Inlet

Flared End Section

Concrete Headwall

Concrete Retaining Wall

Knee Wall

Tree Line

Tree Island

Utility poles underground

Potential for crossing Property to the West

Ghodrati Ghodrati, Inc.

Sanitary Sewer Easement Granted to Savannah Electric and Power Company (Georgia Power Company) PRB C, PP 23 Power Co. Savannah Electric and Power Co. Deed No. LER-79 Date: Jan 21, 1966

20' Easement centered on Power Lines claimed by Savannah Electric and Power Company

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1 inch = X ft.

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319 Walnut Street, Suite A Statesboro, Georgia 30458 Phone: (912) 225-5733

STAMP:

GEORGIA REGISTERED 025685 PROFESSIONAL 2/22/22 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

STAKING PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: C1

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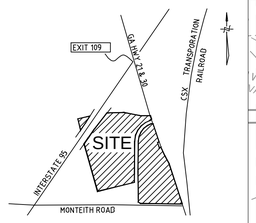
Wed, 02 Mar 2022 - 9:20am crittmore
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

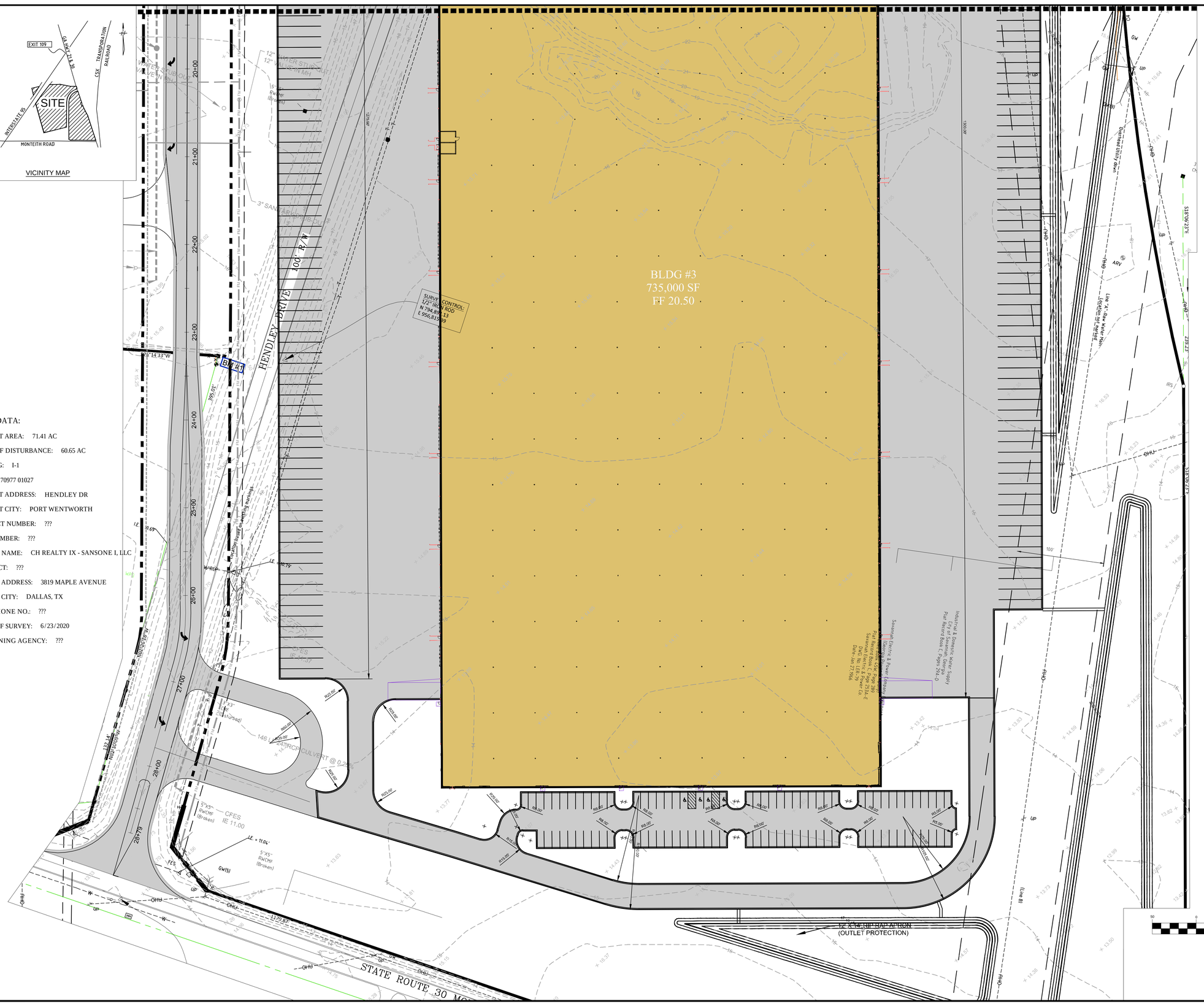
OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???



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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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☐ RELEASED FOR CONSTRUCTION
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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:

GEORGIA
REGISTERED
No. 22585
PROFESSIONAL
ENGINEER
CHADWICK R. ZITTROUER
2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

STAKING PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	C1-2

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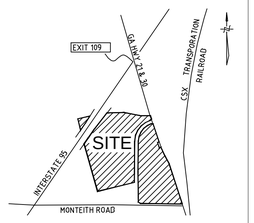
Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

Wed, 02 Mar 2022 - 9:20am rzittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg



VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

BLDG #3
735,000 SF
FF 20.50

STORM MANHOLE
TOP:15.00
INV:9.32

CURB INLET
TOP:18.75
INV:9.16

GRATE INLET
TOP:18.50
INV:9.32

GRATE INLET
TOP:14.50
INV:9.60

GRATE INLET
TOP:14.50
INV:9.85

CFES
INV:8.92

CFES
INV:8.00

CFES
INV:8.25

130 LF 24" RCP CULVERT @ 0.25%

235 LF 54" RCP @ 0.10%

268 LF 54" RCP @ 0.10%

276 LF 48" RCP @ 0.10%

246 LF 42" RCP @ 0.10%

170 LF 24" RCP CULVERT @ 0.25%

278 LF 36" RCP @ 0.10%

3" SANITARY FORCEMAIN

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319 Walnut Street, Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
CHADWICK R. ZITTROUER
2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

PGD
PLAN

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GRAPHIC SCALE

(IN FEET)
1 inch = X ft.

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
C2

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DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

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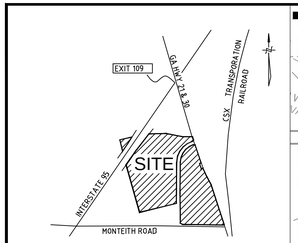

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

BLDG #3
735,000 SF
FF 20.50

HENDLEY DRIVE

STATE ROUTE 30 MONTEITH ROAD

UTILITIES PROTECTION CENTER

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☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-6400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32295 CERTIFICATE OF AUTHORIZATION 5/22/23 CHADWICK R. ZWICKER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
PGD PLAN

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	C2-2

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

Wed, 02 Mar 2022 - 9:20am cstinsser
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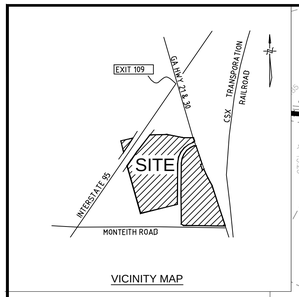

VICINITY MAP

SITE DATA:

PROJECT AREA: 71.41 AC

AREA OF DISTURBANCE: 60.65 AC

ZONING: I-1

P.I.N.: 70977 01027

PROJECT ADDRESS: HENDLEY DR

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: CH REALTY IX - SANSONE I, LLC

CONTACT: ???

OWNER ADDRESS: 3819 MAPLE AVENUE

OWNER CITY: DALLAS, TX

TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

735,000 SF
FF 20.50

HENDLEY DRIVE

SURVEY CONTROL:
1/2" IRON ROD
N 794,850.13
E 956,815.99

GRATE INLET
TOP:14.50
INV:10.26

238 LF 24" RCP @ 0.10%

GRATE INLET
TOP:14.50
INV:10.50

173 LF 24" RCP @ 0.25%

CURB INLET
TOP:18.30
IE:13.67

CURB INLET
TOP:18.90
IE:13.23

180 LF 24" RCP @ 0.25%

12' X 34' RIP RAP APRON
(OUTLET PROTECTION)

CFES
IE 13.00

146 LF 24" RCP CULVERT @ 0.25%

CFES
IE 11.00

CFES
IE 11.00

STATE ROUTE 30 MONTEITH ROAD 60' R/W
(AKA MONTIETH ROAD)

SURVEY CONTROL:
1/2" IRON ROD
N 794,250.35
E 956,836.46

Asphalt

1179 LF

395.01'

S 89° 14' 33" W

287.79'

S 00° 56' 58" W

239.23'

S 89° 03' 02" E

Wed, 02 Mar 2022 - 9:21am cstrenuer
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Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-6400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 035085
2/22/22
CHADWICK R. ZITTROWER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
PGD PLAN

UTILITIES PROTECTION CENTER

811

KNOW WHAT'S BELOW.
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WWW.GEORGIA811.COM

CALL THREE WORKING DAYS BEFORE YOU DIG

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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
C2-3

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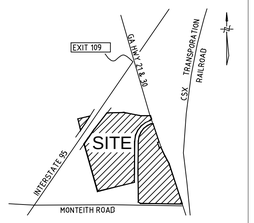

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TELEPHONE NO.: ???

DATE OF SURVEY: 6/23/2020

GOVERNING AGENCY: ???

BLDG #3
735,000 SF
FF 20.50

GRINDER LIFT STATION
TOP: 15.00
IE IN: 4.00
BOTTOM: 1.00

CONNECT TO EXISTING 3" FORCE MAIN STUBOUT

2" DCVA

2" WATER METER

2" VALVE IN A BOX

CONNECT TO EXISTING 12" WATER STUBOUT WITH 12" X 10" REDUCER

3" PLUG AND CHECK VALVE

130 LF 24" RCP CULVERT

3" SANITARY FORCEMAIN

FIRE HYDRANT ASSEMBLY

C.O. IE:13.00

C.O. IE:12.00

C.O. IE:11.00

C.O. IE:10.00

C.O. IE:9.00

6" SDR 26 PVC LATERAL

10" C-900 PVC FIRE LINE

136 LF 24" RCP CULVERT @ 0.25%

170 LF 24" RCP CULVERT @ 0.25%

72 LF 36" RCP CULVERT

24" RCP HEADWALL

Approximate Location of Floodplain Boundary

Approximate Location of Wetlands Boundary

Graded to Drain

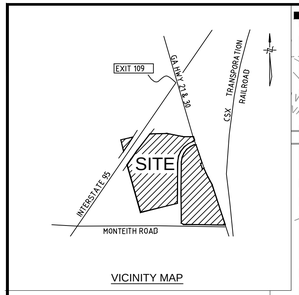
Graded to Pond

Pond for crossing Approximate top of bank

Unable to Access

Unable to Access

Unable to Access



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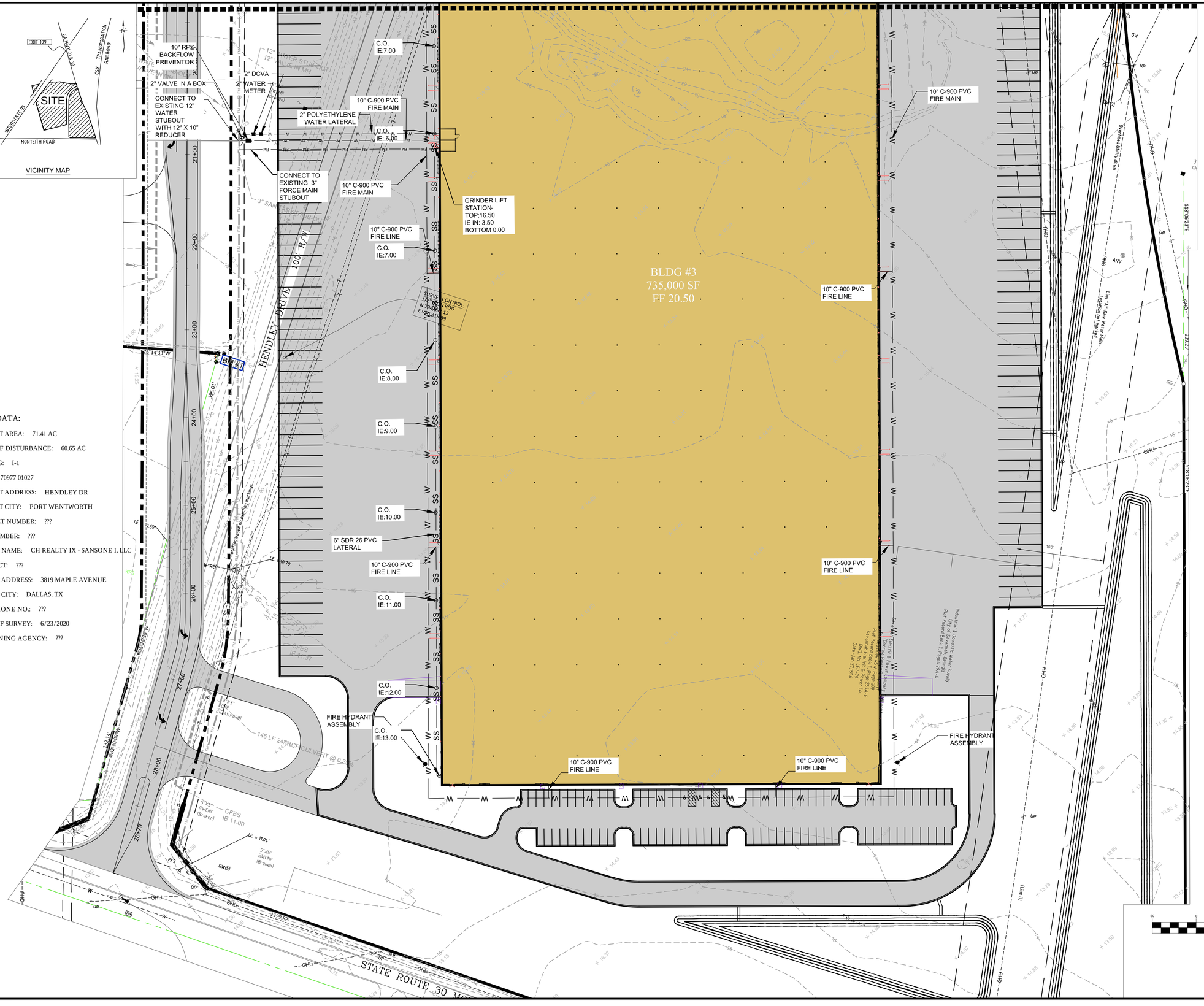

Kern & Co., LLC
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7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-6400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:

GEORGIA
CHADWICK R. ZITTROUER
PROFESSIONAL ENGINEER
No. 32205
2/22/22

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:

UTILITY PLAN

UTILITIES PROTECTION CENTER

811

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CALL THREE WORKING DAYS BEFORE YOU DIG

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
C3-2

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EROSION AND SEDIMENTATION CONTROL ACTIVITIES SCHEDULE

TENTAIVE VS. SPECIFIC BEGIN/END DATES	APRIL 2021	MAY 2021	JUNE 2021	JULY 2021	AUGUST 2021	SEPTEMBER 2021
IMPLEMENTATION OF SILT FENCE, SEDIMENT STORAGE & CONSTRUCTION EXIT						
CLEARING, GRUBBING & INSTALL TREE PROTECTION FENCING						
EXCAVATION AND ROUGH GRADING						
CONSTR. OF TEMPORARY & PERMANENT SEDIMEN-TATION CONTROL & TEMP. GRASSING						
FINISHED GRADING						
PAVING, CONSTRUCTION UTILITIES, ETC.						
REMOVAL OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES						
FINAL STABILIZATION & FINAL GRASSING						
MAINTENANCE OF BMP'S						

NOTE: NO CLEARING AND/OR GRUBBINGACTIVITIES WILL COMMENCE PRIOR TO THE INITIAL PERIMETER & SEDIMENT STORAGE BMP'S ARE IMPLEMENTED UNLESS THOSE ACTIVITIES ARE STRICTLY TO INSTALL SAID BMP'S.

Ds1

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO AMINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE.
2. WOOD WASTER SHALL BE APPLEIED AT A DEPTHH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE SHOULD REMAIN ON SITE, BECHIPED AND APPLIED AS MULCH.
3. POLYEHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

APPLYING MULCH
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS BE APPLIED UNIFORMLY BYHAND OR BY MECHANICAL EQUIPMENT
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20–30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES..

Ds2

Table 6.4.1: Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates: Rate per Acre	Broadcast Rates: Pure Live Seed (PLS) per 1000 sqft	Resource Area	Planting Dates by Resource Area	Remarks
BARLEY *Hordeum vulgare*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L	August - November	14,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P	August - December	Use on productive soils.
			C	September - December	
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L	February - April	200,000 seed per pound. May volunteer
in mixture	10 lbs	0.2 lb	P	February - April	for several years. Use inoculant EL
			C	January - March	
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L	March - June	1,500,000 seed per pound. May last for
in mixture	2 lbs	0.05 lb	P	March - June	several years. Mix with Sericea
			C	February - June	lespedeza.
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L	April - June	137,000 seed per pound. Quick dense
in mixture	10 lbs	0.2 lb	P	April - July	cover. Will provide excessive competion
			C	April - July	in mixtures if seeded at high rate.
MILLET, PEARL *Pennisetum glaucum*					
alone	50 lbs	1.1 lbs	M-L	March - July	88,000 seed per pound. Quick dense
			P	April - August	cover. May reach 5feet in height. Not
			C	April - August	recommended for mixtures.
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L	September - November	13,000 seed per pound. Use on
in mixture	1 bu. (32 lbs)	0.7 lb	P	September - November	productive soils. Not as a winter hardy
			C	September - November	as rye or barley.
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L	July - November	18,000 seed per pound. Quick cover.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P	August - December	Drought tolerant and winter hardy.
			C	January - February September - December	
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L	January - April August - December	227,000 seed per pound. Dense cover.
			P	January - April August - December	Very competitive and is not to be
			C	January - March August - December	used in mixtures.
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L	April - August	55,000 seed per pound. Good on
			P	April - August	droughty sites. Not recommended for
			C	March - July	mixtures.
TRITICALE *x Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C	January, September-October, December	Use on lower part of Southern Coastal
in mixture	1/2 bu. (24 lbs)	0.6 lb			Plain and in Atlantic Coastal Flatwoods
					only.
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L	September - December	15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P	October - December	
			C	January, October-December	

Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily
Rates is seeding rates by 50 % when drilled.
M-L represents the Mountain, Blue Ridge, and ridges and Valleys MLRA
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

Table 6.5.2: Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates: Rate per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area	Remarks
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with tem porary cover	60 lbs	1.4 lbs	P	March - June	166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread
with other perennials	30 lbs	0.7 lb	C	February - May	
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with tem porary cover	60 lbs	1.4 lbs	M-L	March - May	
with other perennials	30 lbs	0.7 lb	P	February - May	Same
BERMUDA, COMMON *Cynodon dactylon*					
hulled seed			P	April - May	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	C	April - May	
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed					
with tem porary cover	10 lbs	0.2 lb	P	January - May October - December	Plant with winter annuals
with other perennials	6 lbs	0.1 lb	C	January November - December	Plant with Tall Fescue
BERMUDA SPRINGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 cu ft or sod plugs 3' x 3'	0.9 cu ft	M-L	April - June	A cubic foot contains approximately 650 springs. A bushel contains 1.25 cubic feet or approximately 800 springs.
			P	April - June	
Coastal, Common, of Tift 44			C	March - May	Same as above
Tift 79			C	April - May	Southern Coastal Plain only
CENTIPEDE *Eremochloa Ophiuroides*					
	Block sod only		P	January - May November - December	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 as north Athens and Atlanta.
			C	January - May November - December	
CROWNVETECH *Coronilla varia*					
with winter annuals or cool season grasses	15 lbs	0.3 lb	M-L	September - October	330, seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pound of Tall fescue or 15 pounds of rye. Inoculate see with M inoculant. Use from North Atlanta and Northward.
			P	September - October	
FESCUE, TALL *Festuca arundinacea*					
alone	50 lbs	1.1 lb	M-L	March - April August - October	227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb	P	August - October	
KUDZU *Pueraria rhomboidgrinca*					
Plants or crowns	3' - 7' apart		ALL	January - March	Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*			M-L	April - May	
			P	March - May	
scarified	60 lbs	1.4 lb	C	February - May	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.
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C	January - February	Mix with Tall fesue or winter annuals.
seed - bearing hay	3 tons	138 lbs	M-L	January - February	Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
			P	January	
			C	January	
LESPEDEZA *Anthyllis vulgata* *Hedysarum vulgare DC* or ***Appalow*** *Lespedeza cuneate (Dumont) G. Don)*					300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop sod stands. Inoculate seed with EL inoculant.
			M-L	March - May	
			P	March - May	
scarified	60 lbs	1.4 lb	C	February - May	
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C		
LESPEDEZA, SHRUB *Lespedeza bicolor* *Lespedeza thunbergii*					
			M-L	January - March	
			P	January - March	
plants	3' x 3'		C	January - February	Provide wildlife food and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L	March - May	1,500,000 seed per pound. Quick cover. Drought
			P	March - May	tolerant. Grows well with Sericea lespedeza on
with other perennials	2 lbs	0.05 lb	C	March - May	roadbanks.
MAIDENCANE *Panicum hemitomon*					
sprigs	2' x 3' spacing	ALL		February - April	For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL *Panicum amarum var amarulum*					
			P	March - April	Grows well on coastal sand dunes; borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
	20 lbs	0.5 lb	C	March - April	
REED CANARY GRASS *Phalaris arundinacea*					
alone	50 lbs	1.1 lb	M-L	August - October	
with other perennials	30 lbs	0.7 lb	P	August - October	Grows similar to Tall fescue
SUNFLOWER, "AZTEC" MAXIMILLIAN *Helianthus maximiliani*					
			M-L	April - May	227,000 seed per pound. Mix with Weeping
			P	April - May	lovegrass or other low-growing grasses or legumes.
	10 lbs	0.2 lb	C	April - May	

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 to Mountain, Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs. See Figure 6.4.1

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

TABLE 6 6.1. 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	06-12-12	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.	
6. Temporary cover crops seeded alone	First	10-10-10	900 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.	30 lbs./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.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

OGEECHEE RIVER
Project Name: OLD AUGUSTA COMMERCE CENTER
Address: OLD AUGUSTA PARKWAY
City/County: EFFINGHAM COUNTY, GEORGIA
Date on Plans: 3/03/2021
NAME AND EMAIL: BECKNELL INDUSTRIAL
JOEL REPISCAK
jrepiscak@becknellindustrial.com

TO BE SHOWN ON ES&PC PLAN

PAGE #	Y/N		
	Y	1.	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1of 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)
	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.	Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*(A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)
SESC 6	Y	4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
SESC2	Y	5.	Provide the name, address and phone number of primary permittee.
SESC2	Y	6.	Note total and disturbed acreage of the project or phase under construction.
SESC2	Y	7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER	Y	8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
SESC6	Y	9.	Description of the nature of construction activity.
SESC2	Y	10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
SESC6	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.
SESC5	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 23 of the permit.
SESC5	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 pg 22 of the permit.*
SESC5	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."*
SESC6	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.
SESC5	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."*
SESC5	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."*
SESC6	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."
SESC6	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."
SESC6	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."
SESC6	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.*
SESC6	N/A	23.	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 21 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.*
SESC5	Y	24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drumat the construction site is prohibited.*
SESC5	Y	25.	Provide BMPs for the remediation of all petroleum spills and leaks.
SESC6	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.*
SESC6	Y	27.	Description of practices to provide cover for building materials and building products on site.
SESC4	Y	28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
SESC5	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).

PAGE #	Y/N		
SESC5	Y	30.	Provide complete requirements of inspections and record keeping by the primary permittee.*
SESC5	Y	31.	Provide complete requirements of sampling frequency and reportinof sampling results.*
		32.	Provide complete details for retention of records as per Part IV.F. of the permit.*
SESC6	Y		
SESC1,2,3	Y	33.	Description of analytical methods to be used to collect and analyze the samples from each location.*
		34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
SESC4	Y		
		35.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
		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.*
		37.	Graphic scale and north arrow.
		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.
N/A	1 inch = 100ft or	Flat 0 - 2%	0.5 or 1
	larger scale	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.
ALL	Y	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*
ALL	Y	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.
POST	Y	42.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
HYDRO	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
PRE&POST	Y	44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
SESC1,2,3	Y	45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
SESC1,2,3	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion.Identify/Delineate all storm water discharge points.
ALL	Y		
SESC4	Y	47.	Soil series for the project site and their delineation.
		48.	The limits of disturbance for each phase of construction.
		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 activites until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permitees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.
SESC1,2,3	Y		
SESC7	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.
SESC7	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.
		52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for 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

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 49.52 AC

REQUIRED STORAGE:
67 CY/AC x 49.52 AC = 3317 CY
3317 CY x 27CF/CY = 89,559 CF OF REQUIRED STORAGE

PROVIDED STORAGE :
(ELEV 13 – ELEV 9)(239,419 SF AT ELEV 13 + 171,605 SF AT ELEV 9) / 2 = 822,168 CF OF PROVIDED STORAGE

CHAD ZITTROUER
MARK D. CRAPPS

GSWCC CERTIFICATION # 8150
GSWCC CERTIFICATION # 2888

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL No. 32785 2/22/22 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSION NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
SESC-4

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

Wed, 09 Mar 2022 - 9:21am - rcittrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

Hazardous Wastes:

All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the ESPCP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous waste will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

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 storm water discharges. The location of sanitary waste units must be identified on the Intermediate Erosion Control Plan Sheet by the contractor once the locations have been determined.
Sanitary Sewer will be provided by Municipal Authority/Septic System at the completion of this project.

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

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.
ALL DISCHARGES FROM THIS SITE SHALL BE COMPOSED ENTIRELY OF STORM WATER WITH THE FOLLOWING EXCEPTIONS:

ACCEPTABLE NON–STORM WATER DISCHARGES

Storm water discharge from a construction site or construction activities that is mixed with a storm water discharge from an industrial source or activity other than construction where:

a. the industrial source or activity other than construction is located on the same site as the construction activity and is an integral part of the construction activity;

b. the storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of NPDES Permit No. GAR100001; and

c. storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring are covered by a different NPDES general permit or individual permit authorizing such discharges and the discharges are in compliance with a different NPDES permit.

d. discharges from fire fighting activities; fire hydrant flushing; potable water sources including water line flushing; irrigation drainage; air conditioning condensate; springs; uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials or pollutants.

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.
– FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–6602.
– FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITH IN 24 HOURS AT 1–800–424–6602.
– FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD WILL BE CONTACTED WITHIN 24 HOURS.
– FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

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 on–site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minmize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposed 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.

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

Fertilizer/Herbicieds – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and 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.

INSPECTIONS:

Permittee Requirements.

(1). Each day when any type of construction activity has taken place at a primary permitee'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 the site for the evidence of off–site sediment tracking. These inspections must be conducted until a Notice of Termination has been submitted.
(2). Measure rainfall once every 24 hours except and non–working Saturday, non–working Sunday and non–working Federal holiday until a Notice of Termination is submitted. 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 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 measure are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.
(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) 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 measure are effective in preventing significant impacts to receiving water(s).
(5). Based on the results of each inspection,the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.
(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5)..of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/ or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify an incident, the inspection report shall contain a statement 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.

5. Maintenance
The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements
This permit requires the monitoring of nephelometric turbidity in receiving waters 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 and tertiary permittees with a total planned disturbance equal to or greater that five (5) acres. This section is not applicable to secondary permittees. 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 equal to or more detailed that 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 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) must be hand–drawn on the USGS topographic map from where the storm water(s) enter 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 timeline 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 by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titles "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 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.

c. 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 waters , or all outfalls, or a combination of receiving water and outfalls. 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 waters 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 waters 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 furthest downstream at the site) but upstream of any other storm water discharge not associated with permitted activity. Where appropriate, several downstream samples from across the receiving waters may need to be taken and arithmetic average of the turbidity of these samples used for the downstream turbidity value.
(c) Ideally the samples should be taken from horizontal and vertical center of the receiving waters or the storm water outfall channels.
(d) Care should be taken to avoid stirring the bottom sediments in the receiving waters 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 sheet flow 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 landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region).
(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.

d. Sampling Frequency.
(1) The primary permittee must sample in accordance with 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 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 permittees control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after beginning of the storm water discharge.
(3) Sampling by the permittee shall occur for the following qualifying events:
(a) For each area of the site that discharges to a receiving water or from an outfall, the first rain event reaches or exceeds 0.5 inch with a storm water discharge that allows for sampling during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location.
(b) In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in the permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;
(c) At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed , installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours until the selected turbidity standard is attained, or until post–storm event inspections determine that BMPs ar properly designed, installed and maintained;
(d) Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6)., or the tertiary permittee, in accordance with Part IV.D.4.c.(6)., must include a written justification in 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 must met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.
*Note that the Permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week
(7) Non–storm water discharges. Except for flows from fire fighting activities, sources of non–storm water listed in Part III.A.2. of this permit that are combined with stormwater discharge associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for non–storm water components of the discharge.

A. 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 report period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD 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 as conducted as per the Plan.
3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The applicable permittees shall retain a copy of the proof of submittal at the construction site or the proof of the 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. If an electronic submittal is provided by EPD then the written correspondence may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service.

F. Retention of Records

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all sampling information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit.
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.
2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the primary permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at anytime upon written notification to the permittee.

STORMWATER SAMPLING
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 25, the value that was selected from Appendix B in Permit No. GAR100001. The NTU is based upon the disturbed acreage of 49.52 acres for the project site, the surface water drainage area of 1 square miles, and receiving water which supports warm water fisheries.

An "Erosion & Sedimentation Inspection and Maintenance Report" sheet is attached.
Should inspection reveal any deficiencies, a copy of the report shall be sent to:

ATTN: CH REALTY IX–SANSOME I, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
PHONE

ATTN: Kern & Co.
7 Mall Court
Savannah, GA 31406
912–354–8400

Governing Agency: Georgia Environmental Protection Division
Coastal District – Brunswick Office
One Conservation Way
Brunswick, GA 31520
1–800–241–4113

The design professional who prepared the ES&PC plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

DESIGN PROFESSIONAL 7–DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

I Certify the site was in compliance with the ES&PC Plan on the date of inspection.

_____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

Inspection revealed the following discrepancies from the ES&PC Plan.

_____
_____
_____

These deficiencies must be addressed within two days and a re–inspection scheduled.
Work shall not proceed on the site until design Professional Certification is obtained.

ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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 STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

MARK D. CRAPPS GSWCC CERTIFICATION # 2888
CHAD ZITTROUER GSWCC CERTIFICATION # 8150

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.

MARK D. CRAPPS GSWCC CERTIFICATION # 2888
CHAD ZITTROUER GSWCC CERTIFICATION # 8150

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP: GEORGIA REGISTERED No. 32285 PROFESSIONAL 2/22/22 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSOON NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
SESC-5

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

Wed, 02 Mar 2022 - 9:21am cottrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

SECONDARY PERMITTEES

NOTE: THIS MASTER LIST TO BE COMPLETE AND SIGNED. KEPT IN THE ON SITE CONSTRUCTION TRAILER

SECONDARY PERMITTEE'S SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES MUST SUBMIT SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

NAME: PHONE:
COMPANY: FAX:
ADDRESS:
ADDRESS: _____
GSWCC LEVEL IA CERTIFICATION NO. _____ SIGNATURE

NAME: PHONE:
COMPANY: FAX:
ADDRESS:
ADDRESS: _____
GSWCC LEVEL IA CERTIFICATION NO. _____ SIGNATURE

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

Cold Water (Trout Stream)

Site Size, acres	Surface Water Drainage Area, square miles							
	0–4.99	5–9.99	10–24.99	25–49.99	50–99.99	100–249.99	250–499.99	500+
1.00–10	25	50	75	150	300	500	500	500
10.01–25	25	25	50	75	150	200	500	500
25.01–50	25	25	25	50	75	100	300	500
50.01–100	20	25	25	35	59	75	150	300
100.01+	20	20	25	25	25	50	60	100

Warm Water (Supporting Warm Water Fisheries)

Site Size, acres	Surface Water Drainage Area, square miles							
	0–4.99	5–9.99	10–24.99	25–49.99	50–99.99	100–249.99	250–499.99	500+
1.00–10	75	150	200	400	750	750	750	750
10.01–25	50	100	100	200	300	500	750	750
25.01–50	50	50	100	100	200	300	750	750
50.01–100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

To use these tables, select the size (arces) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use.

Wed, 03 May 2022 - 9:21am - cottrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

EROSION AND SEDIMENT NARRATIVE NOTES

1. DESCRIPTION: 1 WAREHOUSE, TRAILOR PARKING, EMPLOYEE PARKING, WATER & SEWER SYSTEM, STORM DRAINAGE, AND REQUIRED SOIL EROSION CONTROL.
2. SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION: FOR INFORMATION REGARDING THE SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION PLEASE REFERENCE THE PAVING, GRADING, AND DRAINAGE PLAN, AND THE SOIL EROSION PLAN OF THE CONSTRUCTION DRAWINGS. THE ENTIRE SITE IS COMPOSED OF SOIL TYPE Cc(Cape Fear), Oj(Ocilla Complex), Pj(Pelham Loamy Sand)
3. VEGETATION: THE EXISTING SITE IS CURRENTLY WOODED.
4. EROSION CONTROL PROGRAM: VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. LAND WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES WILL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES. STORM DRAIN OUTLET PROTECTION DEVICES.
5. SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE INSTALLATION OF SILT FENCE. A CONSTRUCTION EXIT BE INSTALLED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
6. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
7. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
8. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS WILL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES WILL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION WILL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.
9. 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.
10. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
11. "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 STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND–DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."
12. THERE ARE NO STATE WATERS ON OR WITHIN 200' OF THIS SITE. NO WRESTED VEGETATION – NO BUFFER REQUIRED.
13. ALL NON–EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50–FOOT UNDISTURBED STREAM BUFFERS AAS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25–FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION WITHOUT FIRST ACQUIREING THE NECESSARY VARIANCES AND PERMITS.
14. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:
    KERN & CO., LLC
    P.O. BOX 15179
    SAVANNAH, GA 31416
    912.354.8400
15. DEVELOPER/OWNER/PRIMARY PERMITTEE:
    CH REALTY IX–SAMSONE 1
    3819 MAPLE AVENUE
    DALLAS, TX 75219
    PHONE #:
16. TWENTY–FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL: SHERRY KERN, KERN & CO., LLC 912–547–8402
17. DRAINAGE FLOWS THROUGH LITTLE HEARST BRANCH AND THEN INTO SAVANNAH RIVER.
18. RUNOFF COEFFICIENT
    PRE DEVELOPED: ?
    POST DEVELOPED: ?
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. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
21. ALL GRASSING SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 1983 EDITION
22. CONTRACTOR SHOULD BE RESPONSIBLE FOR NOTIFYING THE ENGINEER SEVEN DAYS PRIOR TO CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY ENGINEER A $1,000.00 FINE SHOULD BE ACCESSED.
23. HYDRAULIC SEEDING SHALL INCLUDE THE SEED, FERTILIZER, & WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER. APPLY IN A SLURRY UNIFORMLY OVER THE AREA AT A RATE OF 500 LBS/ACRE.
24. THE OPERATOR WILL ENSURE THAT ALL MEASURES AND FACILITIES FOR CONTROL OF EROSION AND SEDIMENTATION DURING SITE PREPARATION, OPERATION, AND/OR RECLAMATION ACTIVITIES SHALL ADHERE TO THE FOLLOWING:
25. ALL EROSION AND SEDIMENTATION CONTROL MEASURES OR FACILITIES, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONTINUOUSLY MAINTAINED BY THE OPERATOR, SO AS TO BE EFFECTIVE.
26. SEDIMENT IN SURFACE RUNOFF WATER SHALL BE TRAPPED BY USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS, SEDIMENT BARRIERS OR SIMILAR STRUCTURES.
27. PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE. TEMPORARY VEGETATION AND/OR MULCH SHALL BE EMPLOYED WHERE NECESSARY TO PROTECT EXPOSED CRITICAL AREAS UNTIL PERMANENT VEGETATION OR STABILIZATION IS ATTAINED.
28. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED WHEREVER FEASIBLE TO PROVIDE FOR NATURAL BUFFER AREAS.
29. DIVERSIONS, DIKES, AND BERMS SHALL BE EMPLOYED TO RETAIN, DIRECT AND CONTROL SURFACE WATER RUNOFF FROM AFFECTED AREAS INTO SEDIMENT CONTROL STRUCTURES.
30. ALL SURFACE WATER DISCHARGES SHALL BE CONTROLLED AND RELEASED AT A NON–EROSIVE VELOCITY ONTO STABILIZED AREAS OR INTO STABILIZED CHANNELS.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150
MARK D. CRAPPS
GSWCC CERTIFICATION # 2888

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 032085 PROFESSIONAL ENGINEER 2/22/22 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK - BUILDING #3
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSION NOTES

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
SESC-6

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			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			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			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			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			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.
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.
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			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			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.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
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.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			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			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			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			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
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.

A PERMANENT VEGETATION USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

- BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES OR GRAVEL TYPE SOILS.
- TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DO NOT USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
- MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 1.

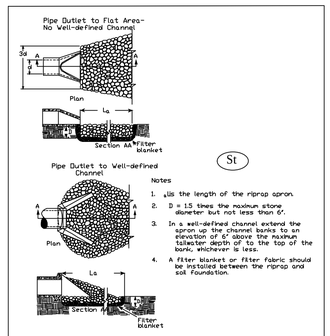
Fertilizer Requirements for soil Surface Application

Fertilizer Type	Fertilizer Type (lbs./acre)	Fertilizer Type (lbs./sq.ft.)	Season
10-10-10	1000	.025	Fall

- AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.
- LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.
- ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS.
- INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
- IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
- SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER.
- IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFREEN 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

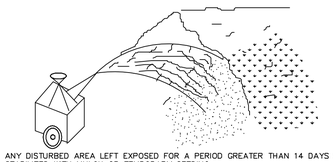


St

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 banks, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

Figure 6-24.3 - Riprap Outlet Protection (Modified From Va SWCC)

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.



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

* SITE PREPARATION
  - –GRADING AND SHAPING
  - –SEEDBED PREPARATION
  - –APPLY LIME AND FERTILIZER
  - –PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
  - –APPLY MULCHING MATERIAL IF NEEDED
  - –IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION

*PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

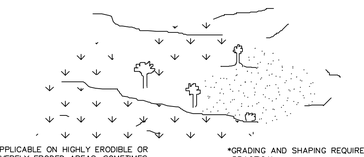
SEEDING RATES FOR TEMPORARY SEEDINGS

SPECIES	RATE PER 1,0000 SQ. FT.	RATE PER ACRES ñ	PLANTING DATES ò MTS-L'STONE	PIEDMONT	COASTAL
RYEGRASS	0.9 POUNDS	40-50 LBS.	8/1-12/1	8/15-1/1	8/15-3/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/1-4/1	3/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 POUNDS	4-6 LBS.	3/15-8/1	3/1-8/15	2/15-8/15

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER SEE MANUAL FOR EROSION AND SEDIMENT TABLE 6-24.1 PAGES 6-134 - 6-136.

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

Ds3 ESTABLISHING A PERMANENT VEGETATIVE COVER AS A DISTURBED AREA.
- –TO STABILIZE THE SOIL
- –TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS
- –TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES



*APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS"

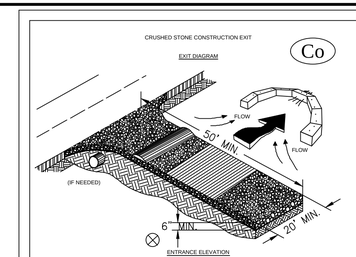
INCLUDING:
- –CUT OR FILL SLOPES
- –EARTH SPILLWAYS
- –BORROW AREAS
- –CHANNEL BANKS
- –BERMS
- –ROADSIDES
- –SPOILS AREAS
- –GULLIED LANDS

*GRADING AND SHAPING REQUIRED WHERE FEASIBLE PRACTICAL
*SEEDED PREPARATION
- –NOT REQUIRED IF USING HYDRAULIC SEEDING AND FERTILIZING
- –WHEN REQUIRED:

SLOPE	SEEDBED
3:1 OR FLATTER	≥ 4" DEEP
2:1 TO 3:1	1" TO 4" DEEP
2:1 OR STEEPER	DEPRESSION EVERY 6"-8" WITH HAND TOOL

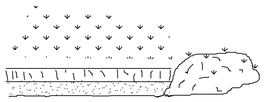
*HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE
*MULCH ALL SLOPES STEEPER THAN 3% AND IN BOTTOM OF SPILLWAYS AND ON ROAD BANKS
*ANCHOR MULCH IMMEDIATELY

DISTURBED AREA STABILIZATION
(With Permanent Vegetation)



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. LENGTH SHALL BE NOT LESS THAN 50' EXCEPT FOR A SINGLE RESIDENCE LOT.
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.

STRIPPING AND STORING FERTILE TOPSOIL TO BE RESPREAD AFTER CONSTRUCTION.

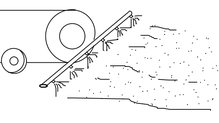


*RECOMMENDED FOR SIDE 2:1 OR FLATTER SLOPES
*TOPSOIL SHOULD BE TESTED TO JUSTIFY STRIPPING
- –pH 5.0 TO 7.5
- –SOLUABLE SALTS ≤ 500 ppm

*STOCKPILE SHOULD NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE
*RECOMMEND RESPREADING 5" DEEP

Tp TOPSOILING

CONTROLLING DUST AT THE SITE



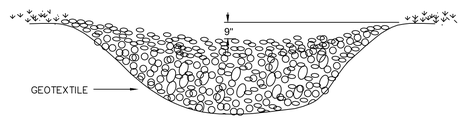
*TEMPORARY METHODS:
- –MULCHES
- –TEMPORARY VEGETATIVE COVER
- –SPRAY ON ADHESIVES
- –TELLAGE
- –IRRIGATION
- –BARRIERS
- –CALCIUM CHLORIDE

*PERMANENT METHODS
- –PERMANENT VEGETATION
- –TOPSOILING
- –STONE COVER

*CHEMICAL CONTROL

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1,200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

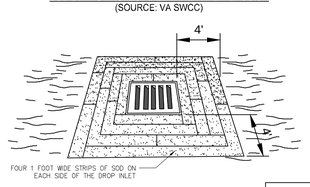
Du DUST CONTROL ON DISTURBED AREAS



Cd-S STONE CHECK DAM

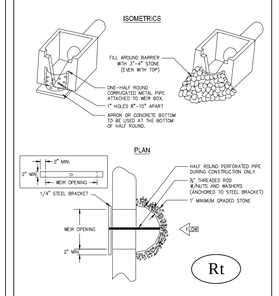
INLET SEDIMENT TRAP

SOD STRIPS PROTECT INLET AREA FROM EROSION
(SOURCE: VA SWCC)



Sd2-F

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

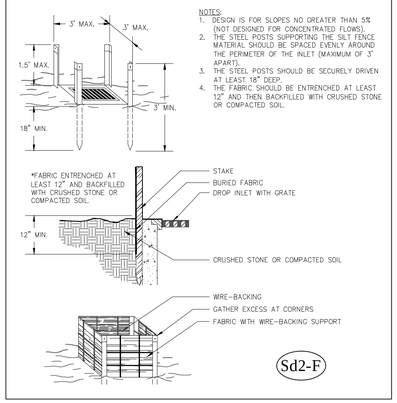


Rt

GaSWCC (Amended – 2013)

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

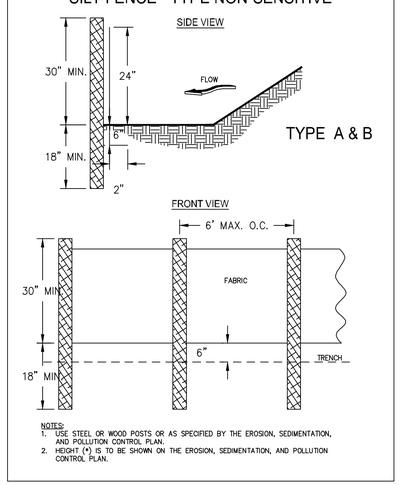
STEEL FRAME AND SILT FENCE INSTALLATION



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.

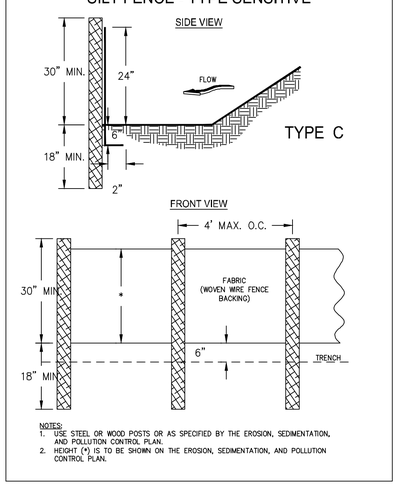
Sd2-F

SILT FENCE - TYPE NON-SENSITIVE



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 SENSITIVE



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.

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF LEGACY PARK FOR CH REALTY IX - SANSONE I

DRAWING TITLE:
EROSION & SEDEMENTATION DETAILS

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150
MARK D. CRAPPS
GSWCC CERTIFICATION # 2888

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
SESC-7

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Wed, 02 Mar 2022 - 9:22am - cattrouer
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg

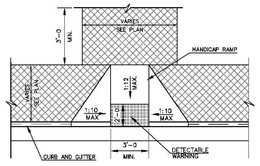
Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm), A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.

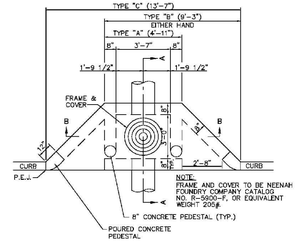
SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth TECHNICAL DETAILS P-4

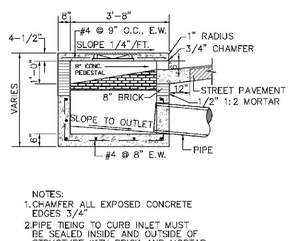
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



PLAN OF CURB INLET

City of Port Wentworth TECHNICAL DETAILS SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



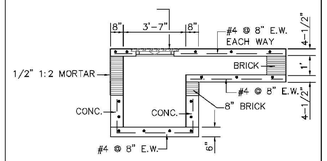
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth TECHNICAL DETAILS SD-3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. 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.

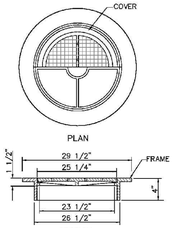


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

CURB INLET SECTION B – B

City of Port Wentworth TECHNICAL DETAILS SD-4

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

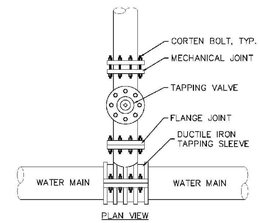


NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth TECHNICAL DETAILS SD-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



PLAN VIEW

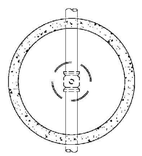
NOTE:
1. TAPPING SLEEVE AND VALVE MUST BE INSTALLED IN A MANHOLE. SEE DETAIL W-14 FOR THE MANHOLE DETAIL.

STANDARD TAPPING SLEEVE

City of Port Wentworth TECHNICAL DETAILS W-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

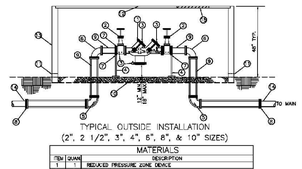
NOTES:
1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO., CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth TECHNICAL DETAILS W-14

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



MATERIALS

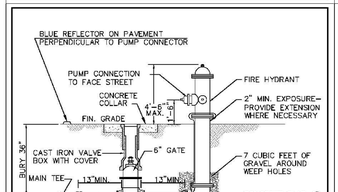
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	2	O.S. & Y. RESILIENT GATE VALVES
3	4	TEST COCKS
4	2	3" ISO- 40 GALV. PIPE (STAND & BASE BOLTED TO FLANGE
5	2	90, 45° OR 22 1/2° BENDS
6	4	FLANGED 45° OR 90° BENDS
7	6	COUPLED STAINLESS UNION SHALL BE USED FOR 3")
8	1	GALVANIZED STEEL BACK PLATE
9		DUCTILE IRON PIPE CUT TO FIT
10	4	4" PEA GRAVEL 18" BOTTOM OF 3/4" OR CONCRETE SLAB
11	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE
12		3/16 ALUMINUM TREAD PLATE 2" MESH COVER W/ SUPPORTS AS NEEDED
13		BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX PER CITY SPECS
14		O.I. OR PVC PIPE
15		2" X 2" MIN. HATCH

NOTES:
1. FOR FINAL APPROVAL ASSEMBLY MUST BE CENTERED IN ENCLOSURE OF SUFFICIENT SIZE TO ALLOW TESTING. ALL 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.

REDUCED PRESSURE DETECTOR FOR FIRE SYSTEM

City of Port Wentworth TECHNICAL DETAILS W-24

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

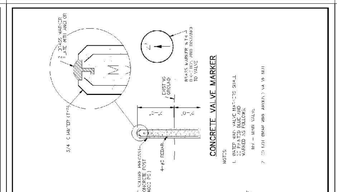


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth TECHNICAL DETAILS W-9

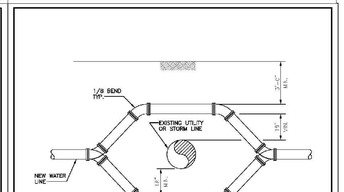
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



WATER VALVE 4" OR 6"

City of Port Wentworth TECHNICAL DETAILS W-36

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

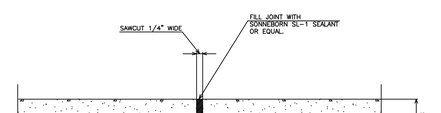


NOTES:
1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

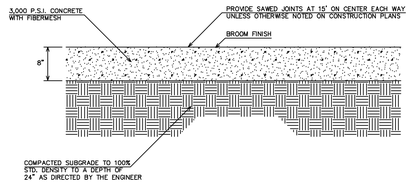
STANDARD UTILITY CROSSING

City of Port Wentworth TECHNICAL DETAILS W-6

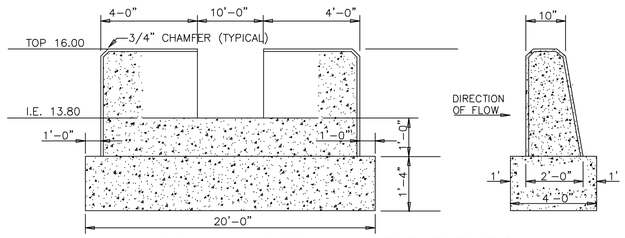
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



JOINT SEALER DETAIL



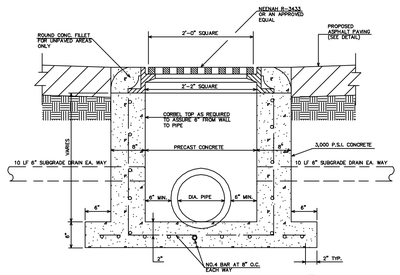
P-19 CONCRETE PAVEMENT



FRONT ELEVATION END ELEVATION

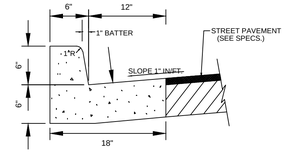
NOTE:

D-26 RETANGULAR WEIR



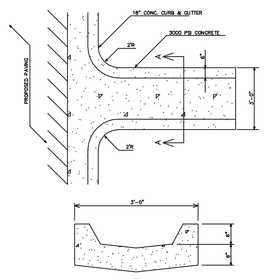
NOTE:
10 L.F. 6" PERFORATED SUBDRAIN BEDDED IN STONE EACH SIDE OF INLET TO BE INCLUDED IN COST OF INLET.

D-5 GRATE INLET



NORMAL GUTTER

P-3 18" CURB AND GUTTER



D-21 CONCRETE FLUME

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF
LEGACY PARK
FOR
CH REALTY IX - SANSONE I

DRAWING TITLE:
SITE DETAILS

SCALE:	1" = 50'
PROJECT NO:	210071.000
DATE:	2/22/22
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
DET-1

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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Attachment: LEGACY PARK BUILDING 3 7-0977-01-027 S-SITE PLAN MAY 2022 - Site plan 2.2022 (2656 : Site Plan Review Application (Specific) 7-0977-01-027 Legacy Park Bld 3 MAY 2022)

Wed, 02 Mar 2022 - 9:22am cstrouser
DRAWING PATH: G:\2021\210071.000\dwg\Sansone - Buildings 2&3.dwg