CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 14, 2021

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 10, 2021 7:00 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Northpoint Industrial, LLC., for of PIN #'s 7-0039-01-017, 7-0039-01-018Y, 7-0039-01-018Z, 7-0039-01-022Y, 7-0039-01-022Z, 7-0039-01-040, 7-0039-01-042, 7-0039-01-043 (120 Pinderpoint Road) for a Specific Development Site Plan to allow a Trailer Yard in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow a Warehouse / Distribution Center (Lineage) in a P-I-2 (Planned Industrial) Zoning District

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 10, 2021

Council Meeting Room | **Regular Meeting** | **7:00 PM**

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Vice-Chairman Rufus Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Apr 12, 2021 6:30 PM

RESULT:	**ACCEPTED AS AMENDED [UNANIMOUS]**
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Gabrielle Nelson, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

Minutes Acceptance: Minutes of May 10, 2021 7:00 PM (ADOPTION OF MINUTES)

A. Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a General Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

Mr. Harvey stated the application was completed. Scott Munson with Thomas & Hutton was present on behalf of the applicant. Mr. Munson gave a overview of the project. Commissioner Nelson asked where the property was located. Mr. Munson responded that the closest properties would be the Pineforest subdivision. Commissioner Morris asked if the density exhibit that was received is acceptable for this type of site plan application. Mr. Harvey responded that the provided plan was acceptable due to this is a general development site plan application. There were no public comments. Commissioner Bright made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow a Warehouse / Distribution Center (Lineage) in a P-I-2 (Planned Industrial) Zoning District

The applicant, Chad Zittrouer was present and gave a overview of the project. Commissioner Morris asked if the access to this site was on Hendley Road. Mr. Zittrouer responded yes the access was off Hendley Road and that all the improvements to Hendley Road that was required when at the time of Rezoning of the property would be done in conjunction with this project. Rob Sangdahl, Lineage Logistics, gave a overview of what Lineage is, a cold storage supply chain management company, and how their process works. They will process imported produce from the Ports by taking in the bulk fruit / vegetable, fumigate if needed, repackage and export out to stores for sale. Mr. Sangdahl stated that they estimate around 65 jobs and about 80 truck a day. The overall project is a reduction in size than shown in the concept plan that was presented during the rezoning process. Richard Desmeule, RKB Architects, spoke about the building construction. Commissioner Franklin asked to confirm the location on Hendley Road and how the trucks would come and go from the site. Mr. Sangdahl stated that the trucks will have to go to and from the site via Hendley Road and Highway 21. Mr. Zittrouer stated they would have a turnaround at the entrance for any truck that come down Hendley Road to be able to safely turn around to go back out to Highway 21. The improvements that will be done at the intersection of Highway 21 and Hendley Road include a extension of the existing left turn lane on Highway 21 and a dedicated right turn lane on Hendley Road to Highway 21. Mr. Zittrouer also explained that a traffic analysis had been conducted and a traffic light was warranted according to the study but does not guarantee GDOT would allow a red light at the intersection of Hendley Road and Highway 21. Commissioner Nelson asked about the benefit to the community with only 65 jobs added and if Lineage had reached out to the community. Mr. Zittrouer responded that Lineage has had very little contact with the community but the current owner of the entire industrial park had a meeting with the community several weeks ago and agreed to deed approximately 10 acres to the Church at the end of Monteith Road. Commissioner Morris asked if this the only development that will take place on Hendley Road. Mr. Zittrouer respond no this would not be the only development in the Park. Commissioner Morris asked if the greenery showed on the plan would remain or if it would be removed. Mr. Zittrouer responded that the greenery would remain surrounding the building. Commissioner Rollf asked how many trucks would be allowed on the left turn lane on Highway 21. Mr. Zittrouer answered that the turn lane on highway 21 would exceed the required length by GDOT. Commissioner Nelson asked if the road improvements would be completed during the Lineage project. Mr. Zittrouer responded they would be completed in conjunction with the Lineage project and that the landowners are under contractual agreement to complete the improvements

Minutes Acceptance: Minutes of May 10, 2021 7:00 PM (ADOPTION OF MINUTES)

and that no certificate of occupancy would be issued until the improvements were done. Chairman Neesmith asked if the fumigation process was chemical or ultraviolet. Mr. Sangdahl responded it was chemical. There were no public comments. Commissioner Morris made a motion to approve. Commissioner Bright seconded the motion to approve. Commissioner's Herrin, Bright, Franklin, Rollf and Morris voted Yes. Commissioner Nelson voted No. The motion passes 5-1.

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

C. Site Plan Review Application submitted by Pete Schoenauer, Tidewater Engineering, Inc., on behalf of PSM 2021, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd, Home 2 Suites) for a Specific Development Site Plan to allow a Hotel in a P-C-3 (Planned General Business) Zoning District

The applicant Pete Schoenauer, Tidewater Engineering was present. Mr. Schoenauer gave a overview of the project and offered to answer any questions. Commissioner Rollf asked where the location of this project was. Mr. Schoenauer answered the project was behind Bojangles on Magellan Blvd. Commissioner Morris asked if the entire site would be cleared. Mr. Schoenauer responded that yes the whole site would be cleared, so that the stormwater linear pond that would serve the entire parcel. Commissioner Nelson asked if they had a estimated completion date. Mr. Schoenauer responded that he does not have a date but the owners were ready to start as soon as they had all their approvals. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Gabrielle Nelson, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson

D. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton, on behalf of BEP Rice Hope LLC., for PIN # 7-0906-04-076 (Cold Creek Pass) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Lakeside at Rice Hope Phase 1C-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, Thomas & Hutton, was present and gave a brief overview of the project. Commissioner Nelson asked if there was anymore room to develop in that area of Rice Hope. Mr. Mercer responded that not in the Lakeside phase. Commissioner Morris asked if the documents in the letter in the packet were under review by the City. Mr. Harvey responded that the close out package was under review by the City. There were no public comments. Commissioner Franklin made a motion to approve. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

Minutes Acceptance: Minutes of May 10, 2021 7:00 PM (ADOPTION OF MINUTES)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Gabrielle Nelson, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson

E. Subdivision Application submitted by Neil P. McKenzie, P.E., Coleman Company Inc., on behalf of Bald Eagle Partners for PIN # 7-0906-04-091 (Rice Hope Road) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Mulberry Tract Phase II) for the purpose of Single-Family Homes

The applicant, Neil McKenzie, Coleman Company Inc., was present and gave a brief overview of the project. Commissioner Nelson asked if there was anymore room to develop in that area of Rice Hope. Mr. McKenzie responded that yes. There were no public comments. Commissioner Rollf made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wanda Rollf, Planning Commissioner
SECONDER:	Bill Herrin, Rosetta Franklin
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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

_____
Chairman

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

_____
Secretary

Minutes Acceptance: Minutes of May 10, 2021 7:00 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 06/14/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2451)

DOC ID: 2451

Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Issue/Item: Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

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

Facts and Findings: The subject property is composed of 6 separate parcels. The assemblage of the property is 404.69 acres of which approximately 125 acres is wetland areas. The proposed project consists of 5,629,500 square feet of warehouse space associated auto parking, trailer parking, drainage, utility, access and infrastructure improvements. This project's Development Impact Assessment is under review by City Engineer's T.R. Long Engineering, P.C.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 14, 2021 at 6:30 PM.

ATTACHMENTS:

- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Property Exhibit 5.13.21 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 5.13.21 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Timeline (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (PDF)

210184

RECEIVED
MAY 14 2021
BY: MLE

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Phillip R. McCorkle, McCorkle, Johnson, & McCoy, LLP Phone #: (912) 232-6000/(912) 232-7416

Mailing Address: 319 Tattnall Street Savannah, Georgia 31401

Name of Property Owner: Please see attachment 1 Phone #: _____
(Use back if more than one owner)

Address of Property: Tax records indicate "Saussy Rd 31407"

PIN #: Please see attachment 2 Number of Acres: 404.41

Zoning Classification:	Present	R-A	Requested	P-I-1
Use of Property:	Present	Vacant	Requested	Warehousing

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

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

The adjacent properties to the North are (i) part on a large industrial park located mostly in Effingham County and (ii) a tract recently rezoned by Council to P-I-1. Subject Property is a natural extension of thse areas that are zoned for and being developed for warehousing.

Attach the following documents:

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

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

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

Sworn to and subscribed before me this 14th day of May, 2021.

Signature of Applicant

Notary Public

Angela B Todaro
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 01/31/2023

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Attachment 1

List of Property Owners

Samuel Varnedoe, Jr.	(706) 358-2964
Comer Varnedoe Meadows	(912) 856-6960

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Attachment 2

List of Property Identification Numbers (PIN)

Varnedoe and Meadows	7-0976-02-044	
	7-0976-02-043	(portion)
	7-0976-02-042	
	7-0976-02-040	
	7-0976-02-039	
	7-0976-02-037	
	7-0976-02-036	(portion)

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY 21, VARIABLE WIDTH RIGHT OF WAY, AND THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD); THENCE ALONG THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD) THE FOLLOWING SIX COURSES AND DISTANCES: N56°43'31"W A DISTANCE OF 797.52' TO A POINT, N56°42'48"W A DISTANCE OF 974.85' TO A POINT, N15°04'35"W A DISTANCE OF 13.32' TO A POINT, N57°01'23"W A DISTANCE OF 540.55' TO A POINT, S11°05'32"E A DISTANCE OF 27.84' TO A POINT, N57°01'23"W A DISTANCE OF 816.66' TO A POINT; THENCE S13°12'10"E A DISTANCE OF 1,283.45' TO A POINT; THENCE S13°11'41"E A DISTANCE OF 138.91' TO A POINT, AND BEING THE **POINT OF BEGINNING**; THENCE S13°11'41"E A DISTANCE OF 877.27' TO A POINT; THENCE S82°26'30"W A DISTANCE OF 448.66' TO A POINT; THENCE S18°53'40"E A DISTANCE OF 532.06' TO A POINT; THENCE N82°26'30"E A DISTANCE OF 450.99' TO A POINT; THENCE S18°53'40"E A DISTANCE OF 54.38' TO A POINT; THENCE N79°52'46"E A DISTANCE OF 50.59' TO A POINT; THENCE S43°22'27"E A DISTANCE OF 290.58' TO A POINT; THENCE S10°31'44"E A DISTANCE OF 770.00' TO A POINT; THENCE S11°26'33"W A DISTANCE OF 552.06' TO A POINT; THENCE S76°12'20"W A DISTANCE OF 1,003.24' TO A POINT; THENCE S15°19'30"W A DISTANCE OF 547.57'' TO A POINT; THENCE S69°35'46"W A DISTANCE OF 207.74' TO A POINT; THENCE N88°37'15"W A DISTANCE OF 553.67' TO A POINT; THENCE S35°21'15"W A DISTANCE OF 420.51' TO A POINT; THENCE N72°23'15"W A DISTANCE OF 279.27' TO A POINT; THENCE S44°46'35"W A DISTANCE OF 675.05' TO A POINT; THENCE S86°41'55"W A DISTANCE OF 220.18' TO A POINT; THENCE N21°00'25"E A DISTANCE OF 826.52' TO A POINT; THENCE N12°16'54"W A DISTANCE OF 2023.79' TO A POINT; THENCE S89°20'25"E A DISTANCE OF 539.93' TO A POINT; THENCE N12°35'20"W A DISTANCE OF 765.78' TO A POINT; THENCE N87°26'00"W A DISTANCE OF 119.52' TO A POINT; THENCE N88°16'20"W A DISTANCE OF 678.48' TO A POINT; THENCE N26°55'25"W A DISTANCE OF 768.93' TO A POINT; THENCE S70°48'30"W A DISTANCE OF 1158.51' TO A POINT; THENCE N08°18'16"W A DISTANCE OF 2276.80' TO A POINT; THENCE N49°05'52"E A DISTANCE OF 1675.19' TO A POINT; THENCE S39°47'53"E A DISTANCE OF 367.29' TO A POINT; THENCE S69°43'54"E A DISTANCE OF 1399.65' TO A POINT; THENCE S13°44'15"E A DISTANCE OF 216.26' TO A POINT; THENCE S11°06'45"E A DISTANCE OF 824.16' TO A POINT; THENCE S11°55'55"E A DISTANCE OF 1004.20' TO A POINT; THENCE S11°55'59"E A DISTANCE OF 568.91' TO A POINT; THENCE S11°55'55"E A DISTANCE OF 275.81' TO A POINT; THENCE N81°56'10"E A DISTANCE OF 399.64' TO A POINT; THENCE N13°32'50"W A DISTANCE OF 276.45' TO A POINT; THENCE N81°56'10"E A DISTANCE OF 1091.13' TO THE **POINT OF BEGINNING**; AND CONTAINING 404.41 ACRES.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Surrounding Property Owners within 250 feet of Phase II

Angela A. Anderson
PIN: 70975 01001
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

John Henry Hargrove, Et al.
PIN: 70975 01002
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards
PIN: 70975 01002A
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 918 Barberry Lane, Peachtree City, Georgia 30269

Everlina Jones & Clifford Reynolds
PIN: 70975 01002B
Property Address: 362 Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 160 Village Lake Drive, Pooler, Georgia 31322

Ruth W. Thomas
PIN: 70976 02014
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Matthew Jerome Jackson, Sr.
PIN: 70976 02014A
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 3 Winoka Drive, Garden city, Georgia 31408

Willie Steele
PIN: 70976 02007
Property Address: Punkin Bridge Road, Port Wentworth, Georgia 31407
Mailing Address: P.O. Box 23092, Savannah, Georgia 31403

Edward B. Deal Properties No. 2, LLC
PIN: 70976 02009
Property Address: Berrien Avenue, Port Wentworth, Georgia 31407
Mailing Address: 301 Oxford Lane, Savannah, Georgia 31405

Raddie Jackson, et al.
PIN: 70976 02010
Property Address: Berrien Avenue, Port Wentworth, Georgia 31407
Mailing Address: 208 Jenks Street, Savannah, Georgia 31415

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Georgia Power Company
PIN 70975 01027
Property Address: 300 Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 241 Ralph McGill Blvd. NE, Bin 10180, Atlanta, Georgia 30308

Claretha Holmes, Dolres Hicks, Patricia Bing, Joseph (J.W.) Bowers, Clarence Bowers, Jimmy Bowers and Larry Bowers.
PIN: 70975 01014
Property Address: 0 Jeffers Rd, Port Wentworth, GA 31407
Mailing Address: P.O. Box 555616, Orlando, FL 32855

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on May 14th, 20 21, to rezone real property described as follows:

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

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

Sworn to and subscribed before me this

14 day of May, 2021

TONIA R. HARBER ANDERSON NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 11/12/2022

Notary Public

Signature of Applicant
Phillip R. McCorkle

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

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

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

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

_____
Signature of Official

_____
Notary Public

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

Signature of Owner

Comer Varnedoe Meadows

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence

Notary Public

1/20/21

Date

MICHELLE LAWRENCE NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES 03-25-23

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

Signature of Owner

Samuel Varnedoe, Jr.

Donnelly Marks POA for Samuel Varnedoe, Jr.

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence

Notary Public

January 14, 2021

Date

MICHELLE LAWRENCE NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES 03-28-23

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00313387 5/14/2021 2:25 PM
OPER: ME TERM: 011
REF#: CK 2214

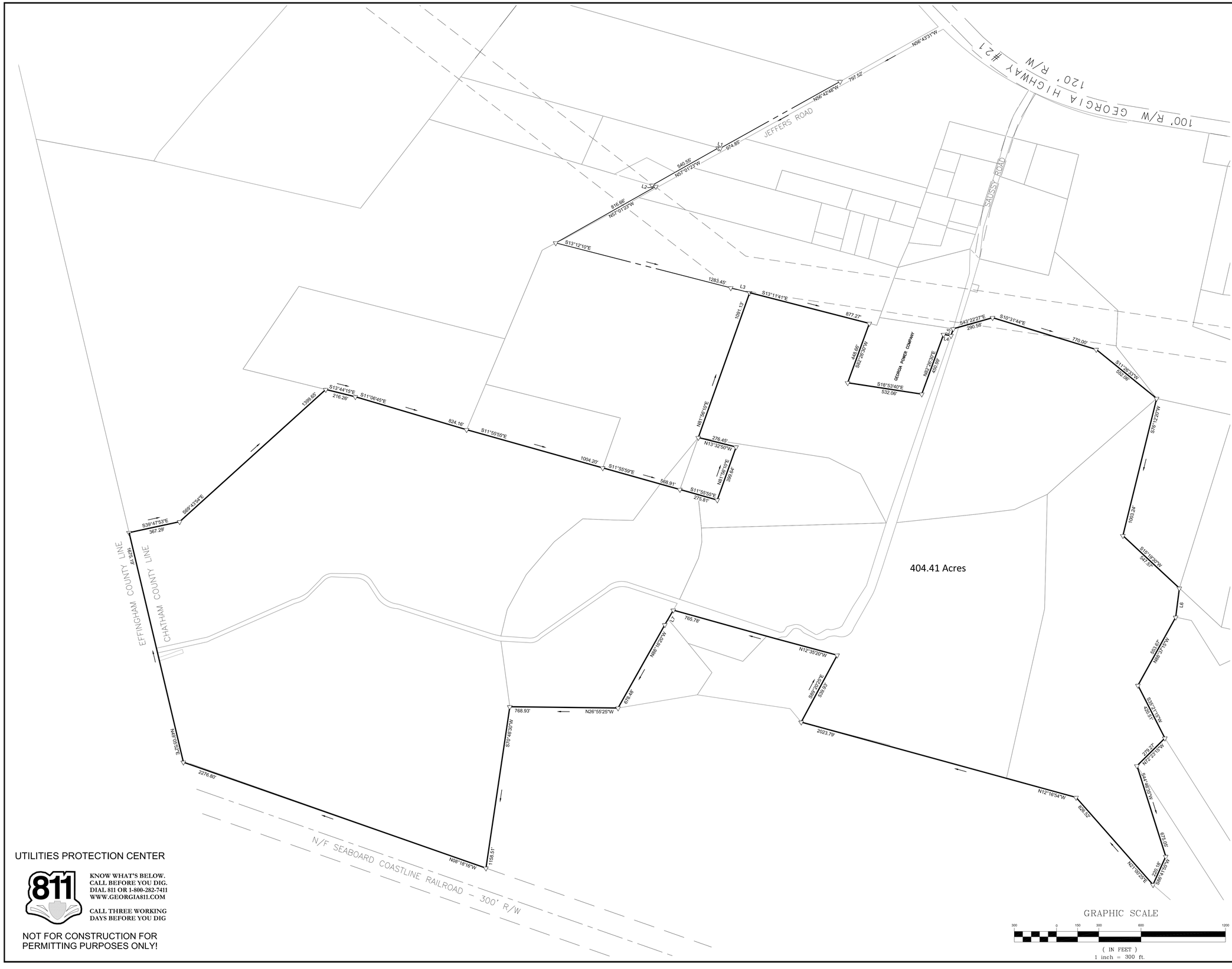
TRAN: 112.0000 BLDG PERMIT
210184 20,626.50CR
PHILLIP MCCORKLE
HIGHWAY 21
DEV-ZMA 20,626.50CR

TENDERED: 20,626.50 CHECK
APPLIED: 20,626.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	13.32'	N15°04'35"W
L2	27.84'	S11°05'32"E
L3	138.91'	S13°11'41"E
L4	54.38'	S18°53'40"E
L5	50.59'	N79°52'46"E
L6	207.74'	S69°35'46"W
L7	119.52'	N87°26'00"W

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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7 Mall Court (31406) P.O. Box 15779 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPERTY EXHIBIT OF VARNEDOE - WIGGINS PROPERTY AT GA HWY 21 - PORT WENTWORTH, GA

DRAWING TITLE:
PROPERTY EXHIBIT

SCALE:	1" = 300'
PROJECT NO:	200230.000
DATE:	5/13/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
EX-1

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Thu, 13 May 2021 - 5:01pm rmallace
DRAWING PATH: G:\2020\200230.000\dwg\VARNEDOE-WIGGINS - PH II PROPERTY EXHIBIT.dwg

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Property Exhibit 5.13.21 (2451 : Zoning Map Amendment VARNEDOE-WIGGINS TRACT PH II HIGHWAY 21 June 2021)

PROJECT SUMMARY:

PHASE I -
2,629,000 SF
362.15 AC

PHASE II -
5,629,500 SF
404.41 AC

TOTAL -
8,258,500 SF
766.56 AC

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5353

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF VARNEDOE-WIGGINS TRACT AT GA HWY 21 - PORT WENTWORTH, GA

DRAWING TITLE:
SITE PLAN

SCALE:	1" = 500'
PROJECT NO:	200230.000
DATE:	5/13/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
C1

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Thu, 13 May 2021 - 5:08pm wmartin
DRAWING PATH: G:\(2020\200230.000\dwg\VARNEDO-WIGGINS - Site Layout 5.4.21.dwg

Project Timeline

Varnedoe-Wiggins Tract PH II ZMA

DIA Review by T.R. Long Engineering

- 5/14/2021—application received
- 5/18/2021—sent DIA to T.R. Long Engineering for review
- 5/18/2021—Sent email to Creative Approach to order signs
- 5/18/2021—DRI report received from CRC
- 6/1/2021—Sent email to Trent for review status
- 6/1/2021—Signs received from Creative Approach.
-

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Timeline (2451 : Zoning Map Amendment VARNEDOE-WIGGINS TRACT

DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for
City of Port Wentworth, Georgia
DRI #3308
SPH-21 Industrial Park Phase II
May 18, 2021

Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

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Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

1. APPLICATION INFORMATION

1.1 Jurisdiction

City of Port Wentworth, Georgia
DRI # 3308
SPH-21 Industrial Park Phase II

1.2 Applicant

SPH-21, LLC
404-358-1178
chris@crossgateconsulting.com

2. PROJECT DESCRIPTION

2.1 Summary

This DRI is the second phase of development of the SPH-21 Industrial Park, Port Wentworth, GA. DRI 3270 covered the first phase of development. The second phase of the industrial park will comprise approximately 5,629,500 square feet of warehouses with associated infrastructure improvements. This represents approximately 68% of the overall project.

The developer is different from the current property owner. The current property owners are: Anthony Steele, Glenn Steele, Donnelly Marks - attorney in fact for Samuel Varnedoe Jr., Comer Varne

According to the DRI submittal, the estimated value at build out is $430,000,000. According to the DRI submittal the estimated annual local tax revenue for the project is $6,127,500.

3. PARCEL DATA

3.1 Size of Property

The project size is approximately 5,629,500 square feet.

3.2 General Location

The property is located in the Southeast Georgia region, referred to as the Coastal Region, consisting of ten counties and thirty-five communities. Pooler is in the northern part of the coastal region.

The DRI project is located along GA Highway 21.

The subject property is located in Port Wentworth, within Chatham County.

According to the United States Census Bureau, the 2019 population of Pooler was estimated to be 25,694.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

4. LAND USE INFORMATION

4.1 Site Map

The site plan for use of the property is attached.

4.2 Built Features

The applicant indicates that the development will not displace any existing uses.

4.3 Future Development Map Designation (Character Area)

According to the Character Areas Map from the City of Port Wentworth Comprehensive Plan, the project site is designated as Suburban and Rural Neighborhood. The Port Wentworth comprehensive plan has the following description for the Suburban character area: "These areas include where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas in encouraged to include neo-traditional, conservation subdivision, or cluster development patterns." The following description is for the Rural Residential character area: "The area is rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation."

4.4 Zoning District

The property is currently zoned Residential Agriculture. The Residential Agriculture zoning designation is defined in the Port Wentworth Code of Ordinances as follows: "The purpose of this district is to protect those more rural areas within Port Wentworth for future urban development and to protect certain rural highway roadside areas against strip development which can lead to traffic congestion, traffic hazards, and roadside blight."

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

5.1 Consistency with the Comprehensive Plan

The Port Wentworth Comprehensive Plan was adopted in 2016. The Character Areas map designates this area as Suburban and Rural Residential. The proposed DRI site is designated as Residential-Agriculture.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA

6.1 Regional Development Map and Defining Narrative

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

a. Conservation
b. Rural
c. Developed
d. Developing

The Regional Future Development Map designates the area as belonging to the Areas of Rapid Development and Areas of Significant Natural Resources designations.

6.2 Guiding Principles of the Regional Plan

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

6.3 Guiding Principles for Water and Wastewater

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

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6.4 Guiding Principles for Stormwater Management

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

6.5 Guiding Principles for Transportation

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

6.6 Guiding Principles for Historic and Cultural Resources

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.
2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.

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7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.
10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

6.8 Guiding Principles for Regional Growth Management

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.

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7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.
9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a "transfer of development rights" (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

6.9 Guiding Principles on Business and Industry

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
11. Increase existing industry retention and expansion rates.
12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
14. Encourage international economic developments that support strategic industry sectors.
15. Enhance economic development and tourism opportunities by increasing cross functional communication.

6.10 Guiding Principles for Agricultural Lands

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.

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4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.
8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

6.11 Guiding Principles for Communities for a Lifetime - Livable Communities

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic\financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
    a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
    b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
    c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
    d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.
f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.

4. The region will determine its "aging readiness" to provide programs, policies and services that address the needs of older adults.
5. The region will determine its "aging readiness" to ensure that communities are "livable" for persons of all ages.
6. The region will harness the talent and experience of older adults
7. To determine "age readiness," local comprehensive plans should review:
   a. Demographics;
   b. Quantity, quality, and type of existing housing stock;
   c. Land use patterns; and
   d. Quantity, quality, and type of recreational needs.
8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
10. Comprehensive plans will include goals and objectives that specifically address the aging population.
11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

6.12 Guiding Principles for Coastal Vulnerability and Resilience

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community's resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community's resilience and in understanding the region's vulnerabilities, and in taking positive collective actions to

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limit the impact of a disruptive crisis, and recovering rapidly from disasters.

3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

7. REGIONAL RESOURCE PLAN AND RIR

7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The proposed site is within RIR area related to wetlands.

7.2 Area Requiring Special Attention

The ARSA identifies areas requiring special attention, including:

Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

The project site includes locations designated as wetlands and floodplains. According to the developer, "wetland/floodplain impacts to be minimized. Any required mitigation to meet local, state and federal regulations to be provided."

7.3 Natural Resources

Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

7.4 Wetlands

The applicant indicates the proposed development will impact wetlands.

8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY CEDS)

8.1 Population and Employment Trends

County	2000	2015	2020	2025	2030
Chatham	232,048	275,057	286,869	297,352	307,472

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 232,048 to 307,472 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Chatham County, is a growing county in the region and had a 2019 population estimate of 289,430 according to the US Census. The Census population of Chatham County in 2000 was 232,048.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. Chatham County is located in the Savannah, Georgia Metroplitan Statistical Area (MSA). The Savannah MSA unemployment rate in September 2020 was 6.7 percent.

9. CRC Resources

9.1 Coastal Stormwater Supplement

The CRC applauds Chatham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

9.2 Regional Design Guidelines

The CRC recommends that the Chatham County ensure that new development creates an environment that contributes to the region's character. Regional Design Guidelines for the development are appropriate to implement quality growth.

Character Region Area for this area is *Tidewater Hearth* and may utilize the Character Key for *Industrial Areas*.

For technical assistance contact Cole Mullis, Regional Planner at cmullis@crc.ga.gov

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

SITE PLAN
PROVIDED BY THE APPLICANT

DRI #3308

SPH-21 Industrial Park Phase II

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

PROJECT SUMMARY:

PHASE I -
2,629,000 SF
362.15 AC

PHASE II -
5,629,500 SF
404.69 AC

TOTAL -
8,258,500 SF
766.84 AC

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) 225-5353

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PLANS OF VARNEDOE-WIGGINS TRACT AT GA HWY 21 - PORT WENTWORTH, GA

DRAWING TITLE:
SITE PLAN

UTILITIES PROTECTION CENTER
811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
DIAL 811 OR 1-800-282-7411
WWW.GEORGIA811.COM

CALL THREE WORKING DAYS BEFORE YOU DIG

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY!

GRAPHIC SCALE
500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SCALE:	1" = 500'
PROJECT NO:	200230.000
DATE:	4/26/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ
SHEET NO:	C1

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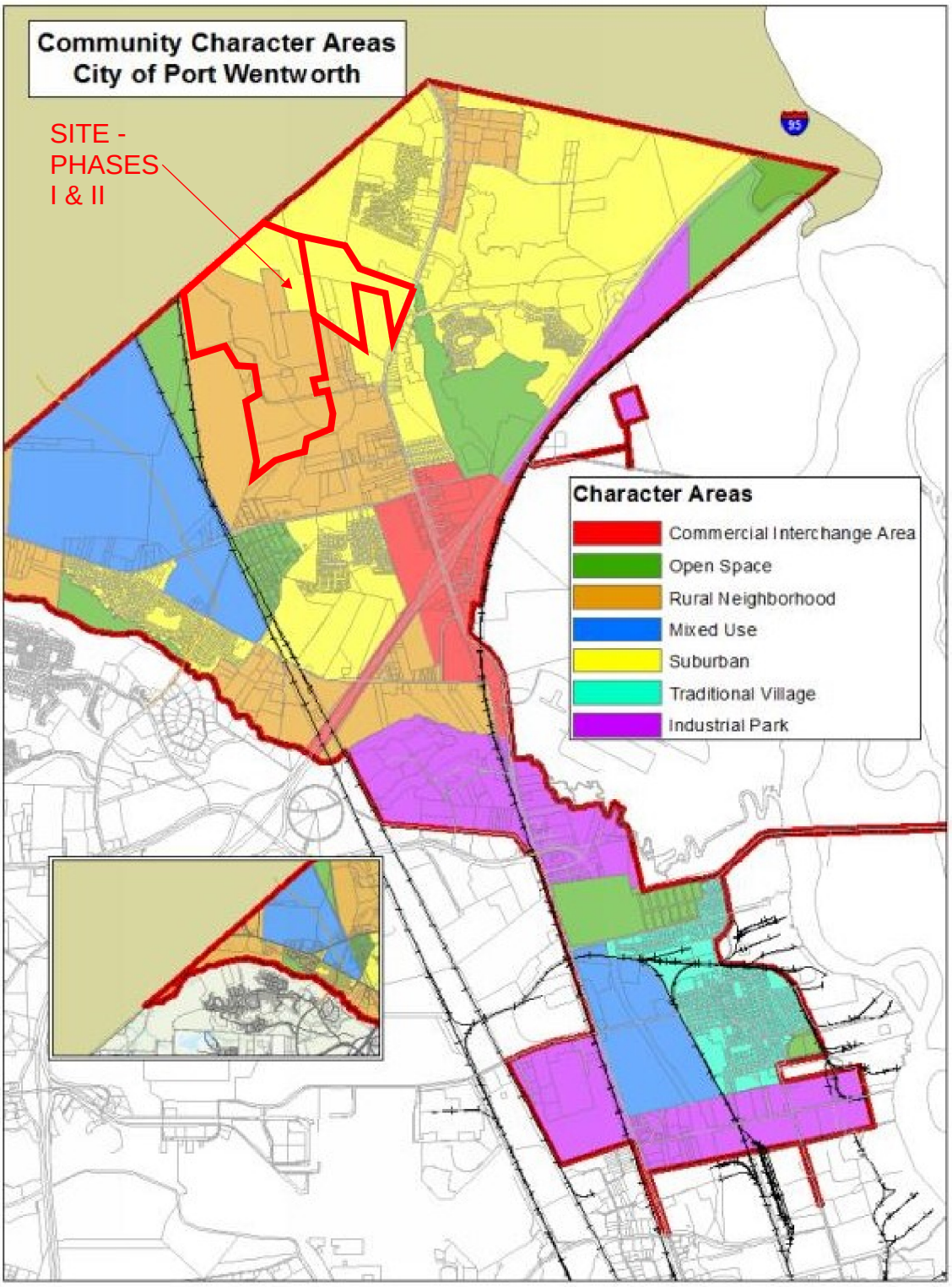
Tue, 04 May 2021 - 6:35am cstinnuer
DRAWING PATH: G:\2020\200230.000\dwg\VARNEDOE-WIGGINS - Site Layout 4.19.21_recover.dwg

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P1I JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment VARNEDOE-WIGGINS TRACT PH II HIGHWAY 21 June 2021)

PORT WENTWORTH
CHARACTER AREAS MAP
DRI #3308

SPH-21 Industrial Park Phase II

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment



Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

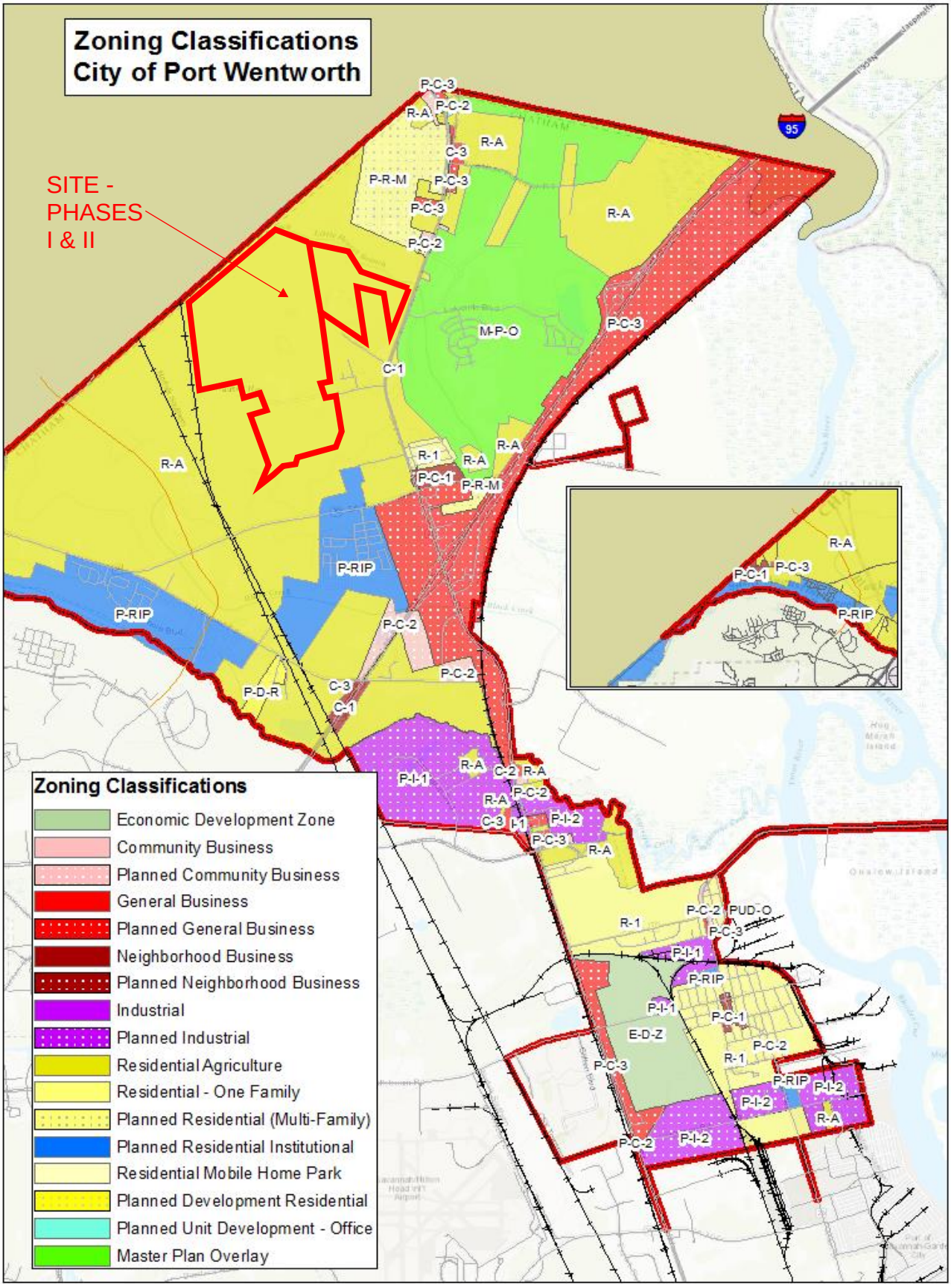
PORT WENTWORTH ZONING MAP

DRI #3308

SPH-21 Industrial

Park Phase II

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment



Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

PUBLIC COMMENTS

DRI #3308

SPH-21

Industrial Park

Phase II

Cole Mullis

From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Tuesday, May 18, 2021 1:06 PM
To: Cole Mullis
Cc: Bridget Lidy; James Laplander
Subject: City of Savannah Comments Regarding Review Requested for DRI #3308

Hello. The City of Savannah has reviewed this DRI project and has the following comments and concerns. The POC for this concern is also identified below and requests the following information is disclosed if City of Savannah services will be utilized:

COMMENTS/CONCERNS & DIRECT POC

We are doing our investigation for City of Savannah Water and Sewer. This project is in the City of Port Wentworth but they (Coastal Regional Commission - **DRI #3308**) need to send more information about this regarding:

- Who is supplying water & sewer
- Who is supplying electric service
- Address

We have not heard of a request for the City of Savannah to supply the I & D water to Port Wentworth or sewer service regarding DRI #3308.

Jim Laplander, PE
Director Water and Sewer Planning and Engineering Division
Water Resources Department
702 Stiles Avenue, Savannah, GA 31415
jlaplander@savannahga.gov
Office: 912.651.6573, Fax 912.650-7839, Mobile: (912) 658-6973

This concludes comments for the City of Savannah regarding this DRI project. Thank you

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design
5515 Abercorn Street, Savannah, GA 31405
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
O: 912.525-3100, ext. 1161
C: 912-346-8414
SAVANNAH
savannahga.gov

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 06/14/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2450)

DOC ID: 2450

Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Northpoint Industrial, LLC., for of PIN #'s 7-0039-01-017, 7-0039-01-018Y, 7-0039-01-018Z, 7-0039-01-022Y, 7-0039-01-022Z, 7-0039-01-040, 7-0039-01-042, 7-0039-01-043 (120 Pinderpoint Road) for a Specific Development Site Plan to allow a Trailer Yard in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Northpoint Industrial, LLC., for of PIN #'s 7-0039-01-017, 7-0039-01-018Y, 7-0039-01-018Z, 7-0039-01-022Y, 7-0039-01-022Z, 7-0039-01-040, 7-0039-01-042, 7-0039-01-043 (120 Pinderpoint Road) for a Specific Development Site Plan to allow a Trailer Yard in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently cleared with an existing 9 acre pond. This is part of the Northpoint Industrial Warehouse project that is currently under construction on Pinderpoint Road.

Facts and Findings: The site plan consist of a two (2) separate trailer yards made of milled asphalt paving. Stormwater will be routed to the existing pond and there will be no utilities proposed for this project. This application is under review by City Engineers, T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 14, 2021 at 6:30 PM.

ATTACHMENTS:

- 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application(PDF)
- 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Stormwater Maint Plan Agreement (PDF)
- 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Timeline (DOCX)
- 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (PDF)

210186

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

RECEIVED
MAY 14 2021
BY: KC

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: 120 PINDERPOINT ROAD

PIN #(s): 70039 01017,01018Y, 01018Z,01022Y,01022Z,01040,01042 AND 01043

Zoning: I-1 Estimated Cost of Construction: $ 1,900,000.00

Type of Construction: TRAILER YARD

Applicant's Name: CHAD ZITTROUER

Mailing Address: P.O.BOX 15179

SAVANNAH, GEORGIA 31416

Phone #: 912-354-8400 Email: CZITTROUER@KERNENGINEERING.COM

Owner's Name (If Different form Applicant): WREN BLALOCK NORTHPOINT INDUSRTIAL, LLC

Mailing Address: 113B HOUSTON STREET

SAVANNAH, GA. 31401

Phone #: 912-443-1578 Email: wblalock@northpoint-re.com

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

Applicant's Signature — Date: 5-14-2021

Owner's Signature (If Different form Applicant) — Date: 5-12-2021

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application (2450 : Site Plan Review Application (Specific) 120

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)
- X ☐ 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

_____ 5-14-21

Applicant's Signature Date

Updated 4/28/2020

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application (2450 : Site Plan Review Application (Specific) 120

Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

RECEIVED
MAY 14 2021
BY:

May 14, 2021

Mr. Brian Harvey
City of Port Wentworth
305 South Coastal Highway
Port Wentworth, Ga. 31407

Proposed Trailer Yards at
Pinder Point Property
120 Pinderpoint Road
KC File #: 180309.000

Dear Mr. Harvey,

The project consist of two separate trailer yards. The trailer yards will be milled asphalt paving… No utilities are involve in this project. All stormwater will be routed thru an existing pond and discharge to the St. Augustine Creek. No storm detention is proposed since we have direct discharge to the Creek.
If there are any questions, please feel free to contact us.

Respectfully Submitted,

Chad Zittrouer
Kern & Co., LLC

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.kernengi

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application (2450 : Site Plan Review Application (Specific) 120

Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

NARRATIVE FOR TRAILER YARDS AT PINDERPOINT
120 PINDERPOINT ROAD
PT. WENTWORTH, GEORGIA

The project is located on the northside of Pinderpoint Road. The site is presently cleared with an existing 9 acre pond. Improvements will consist two trailer yards with milled asphalt paving. The first trailer yard area of disturbance is 9.40 acres. The second trailer yard area of disturbance is 11.12 acres Stormwater will be routed to the existing pond and then released to the St. Augustine Creek. No storm detention is proposed since we have direct discharge to the Creek. No utilities are proposed for this project.

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application (2450 : Site Plan Review Application (Specific) 120

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.kernengin

Adjacent property owners and PIN

Owner Name: SAVANNAH INDUSTRIAL LLC

PIN: 70039 01039

Address: EXPANSION BLVD.

Owner Name: NORTHPOINT INDUSTRIAL, LLC

PIN: 70039 01035

Address: CROSSROADS EXPANSION

Owner Name: NORTHPOINT INDUSTRIAL, LLC

PIN: 70039 02009

Address: 211 PINDERPOINT ROAD

Owner Name: PINDERPOINT INDUSTRIAL I, LLC

PIN: 70039 02001

Address: 115 PINDERPOINT ROAD

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Application (2450 : Site Plan Review Application (Specific) 120

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00313413 5/14/2021 3:17 PM
OPER: ME TERM: 011
REF#: CK 6993

TRAN: 112.0000 BLDG PERMIT
210186 886.00CR
NORTHPOINT INDUSTRIAL
120 PINDERPOINT RD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 120 PINDERPOINT RD

Trailer Yards at Pinderpoint
120 Pinderpoint Road
Stormwater Management Inspection & Maintenance Agreement Plan

-As-built of development plan to be retained by Property Owner for reference.
-The operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to ay successor owner, unless assumed by a governmental agency.
-Legally binding arrangements shall be made regarding the inspection and maintenance of the stormwater management system if portions of the property are transferred.

Routine Monthly Inspections-

1. Visual Inspection for sediment build-up in drainage pipes, drainage swales and within the detention pond area.
2. Surface water ditches and detention pond side slopes will be visually inspected for erosion and gullying
3. The detention pond will be visually inspected for the presence of litter.
4. Inlets culverts, and pipes will be visually inspected to ensure that no obstructions are hindering the performance of the surface water drainage system.
5. Inlets, culverts and pipes will be visually inspected for leaks or structural damage.
6. Check fencing, signage, locks and road/access conditions.
7. Identify trees and/or landscaping which may need to be replaced.

Routine Monthly Maintenance-

1. Grass established during development will require mowing at least twice a month during the months of April – October and monthly during the months of November – March.
2. Any items identified during the monthly routine inspection should be resolved as soon as possible. If immediate attention is not feasible, a corrective action plan should be established.

Routine Annual Inspections-

1. Conduct a thorough inspection of the entire drainage system with as-built in hand to ensure all drainage structures are locatable, in working order and the overall drainage pattern is consistent with the as-built documents.
2. Conduct an inspection of irrigation system to ensure all sprinkler heads are working properly.
3. Check pH level in common area soils to identify the necessary lime or fertilizer applications necessary.
4. Check oxygen & pH level in detention pond to determine if any additives are necessary.

Annual Maintenance-

1. Any items identified in items 1 and 2 of the routine annual inspection.
2. Apply necessary lime and fertilizer applications per findings of items 3 & 4 of the routine annual inspection.

Special Inspection after Major Storm Events-

1. Unscheduled inspections to be conducted after major storm events including heavy rainfall or high wind conditions. Inspections should be conducted with several days after major storm event. Any it which are identified should be repaired as soon as possible.

Northpoint Realty

Wren Blalock

DATE: 5-12-21

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Stormwater Maint Plan Agreement (2450 : Site Plan Review

4075

Project Timeline

Specific Site Plan – 120 Pinderpoint Road Trailer Yar

Review assigned to T.R. Long Engineering

- 5/14/2021—Application received- Incomplete.
    - Missing: 15 copies of plan, PDF of Hydro and Site Plan
- 5/14/2021—Sent email to Chad Zittrouer that missing items needed to be received by 5:00 PM on 5/17/2021 or would not be on June 2021 meetings
- 5/17/2021—Received missing information.
- 5/17/2021—Sent Site Plan package to TR Long Engineering for review
- 6/1/2021—Sent follow up email to Trent Long for update on review status.
-

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Timeline (2450 : Site Plan Review Application (Specific) 120

PROPOSED TRAILER YARD AT
PINDERPOINT PROPERTY

120 PINDERPOINT ROAD
PT. WENTWORTH, GA

KC PROJECT #: 180309.000

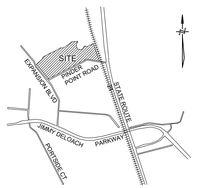
APRIL, 2021

LATITUDE 32.1696145
LONGITUDE: −81.1942983

NRCS REVISION DATE:

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

VICINITY MAP:



VICINITY MAP
NOT TO SCALE

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: 40.758 ACRES

AREA OF DISTURBANCE: 20.52 AC

ZONING: I-1

P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043

PROJECT ADDRESS: 120 PINDER POINT ROAD

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER: ???

OWNER NAME: NORTHPOINT REALTY

CONTACT: WREN BLALOCK

OWNER ADDRESS: 113B HOUSTON STREET

OWNER CITY: SAVANNAH, GEORGIA 31401

TELEPHONE NO.: 912-443-1578

DATE OF SURVEY: 3-9-2021

GOVERNING AGENCY: CITY OF PORT WENTWORTH

INDEX OF DRAWINGS:

	COVER SHEET	SESC-11	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
N1	GENERAL NOTES	DET-1	SITE DETAILS
EX1	EXISTING CONDITIONS		
EX2	EXISTING CONDITIONS		
SESC-1	INITIAL EROSION PLAN		
SESC-2	INITIAL EROSION PLAN		
C1	STAKING PLAN		
C2	STAKING PLAN		
C3	PAVING, GRADING & DRAINAGE PLAN		
C4	PAVING, GRADING & DRAINAGE PLAN		
SESC-3	INTERMEDIATE EROSION PLAN		
SESC-4	INTERMEDIATE EROSION PLAN		
SESC-5	FINAL EROSION PLAN		
SESC-6	FINAL EROSION PLAN		
SESC-7	EROSION NOTES		
SESC-8	EROSION NOTES		
SESC-9	EROSION NOTES		
SESC-10	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		

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Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

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 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.

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.

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STATE OF GEORGIA
CHRISTOPHER R. ZWICK
03/12/21
REGISTERED PROFESSIONAL ENGINEER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT
PINDERPOINT PROPERTY
FOR
NORTHPOINT REALTY

DRAWING TITLE:
GENERAL NOTES

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
N1

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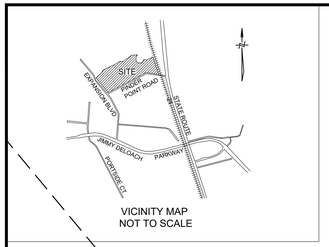
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:03pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg



VICINITY MAP
NOT TO SCALE

EXTG 36" CMP
I.E. 1.95
208.78'
N66°53'01"E
271.50'
40' Drainage Easement
Plat Record Book 30P, Pages 11A & 11B
N62°16'19"E
N27°43'41"W
165.35'
352.55'
N67°50'01"E
644.97'
S89°29'51"E
SMB 385, PP 100A & 100B
Subdivision Map Book 40S, Pages 70A-D
Drainage/Detention Area-3
Crossroads Expansion
N/F Savannah Industrial, LLC
DB 331F, Page 597
PIN# 7-0039-01-035
65' R/W
EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION
LATITUDE: 32.1709970
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547
50' SCG Pipeline, Inc.
Natural Gas Transmission Easement
Deed Book 2471, Page 393
90' Southern Natural Gas Easement
Plat Record Book E, Page 177
60' Drainage & Utility Easement
N89°31'05"W
N89°32'52"W
IRS
IRFKC
IRFKC
(Tie)
51.05'
61.33'
112.56'
N62°38'37"E
1085.36'
720.15'
earthen road
LATITUDE: 32.1696145
LONGITUDE: -81.1942983
Lot 2
Pinder Point Industrial Park
Plat Record Book 2 Page 58
Ok
EC
PI
Lot 3
40.758 Acre
Tower
No. 57
UP
100'
165'
265' Savannah Electric and
Power Company Easement
(Pond Area)
PINDER POINT ROAD
40'14"
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DAYS BEFORE YOU DIG
GRAPHIC SCALE
50 100 200
(IN FEET)
1 inch = 50 ft

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 113B HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

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Architects • Landscape Architects • Environmental Scientist
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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA
REGISTERED
No. 32285
PROFESSIONAL
04/14/21
ENGINEER
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
EXISTING PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

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RELEASED FOR CONSTRUCTION
DATE: BY:

SHEET NO:
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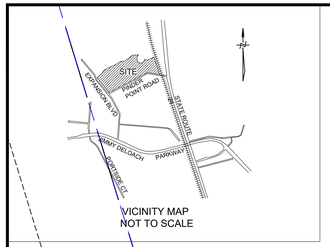
Mon, 17 May 2021 - 1:09pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



CREEK

Location of Augustine Creek taken from Aerial photography and not field surveyed by Kern & Company, LLC.

Thread of Augustine Creek

N86°06'45"E 227.23'
N53°05'58"E 331.37'
N88°39'57"E 144.82'
S33°13'57"W 126.66'
S00°11'23"E 94.00'
S05°23'16"E 98.14'
S79°43'34"E 147.35'
N25°01'28"E 97.58'
N16°06'11"E 99.25'
S79°31'33"E 133.67'
N56°48'02"E 106.91'
L1
L2
L3
S18°28'33"E 360.00'
75' R/W
100' Savannah Electric and Power Company (PRB C PP 253 A-E) and Industrial and Domestic Water Supply (PRB PP 29A-D)
CSX TRANSPORTATION, INC.
SEABOARD COASTLINE RAILROAD
150' R/W
Valuation Map V1GA12
OLD STATE ROUTE 21 / OLD
Track Centerline
Track Centerline
IRS

Lot 3
40.758 Acres

Tower No. 57
UP
100'
165'
265' Savannah Electric and Power Company Easement
(Pond Area)
Oj
PI
OK
CC

1/2" IRF
50.78'
N62°19'42"W 399.38'
1/2" IRF
40.14'
448.60'
N81°01'35"W
2.07'
1/2" IRF (Bent)
IRFKC
10113 CMF

LATITUDE: 32.1715913
LONGITUDE: -81.1896821

ROAD (Private) 40' R/W

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: LI
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 1136 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

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(IN FEET)
1 inch = 50 ft.

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319 Walnut Street, Suite A, Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 32285 CHARDRICK R. ZITTROUER 04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE: EXISTING PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO: EX.2

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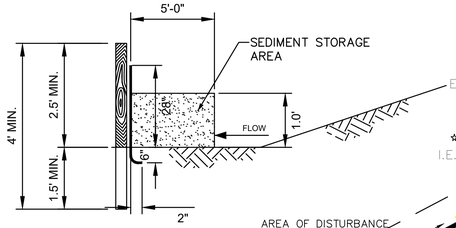
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:10pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

VICINITY MAP
NOT TO SCALE



SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 9.40 AC

REQUIRED STORAGE = 67 CY/AC x 9.40 ACRES DISTURBED AREA
= 6298 CY x 27CF/CY
= 17,004 CF OF REQUIRED STORAGE

PROVIDED STORAGE = 3447 LF OF SILT FENCE x 1.0 FT X 5.0'
= 17,235 CF OF PROVIDED STORAGE

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
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OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

LATITUDE: 32.1708670
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547

LATITUDE: 32.1696145
LONGITUDE: -81.1942983

AREA OF DISTURBANCE
9.40 ACRES

40' Drainage Easement
Plat Record Book 30P, Pages 11A & 11B

50' SCG Pipeline, Inc
Natural Gas Transmission Easement
Deed Book 247L, Page 393

90' Southern Natural Gas Easement
Plat Record Book E, Page 177

60' Drainage & Utility Easement

265' Savannah Electric and Power Company Easement

SMB 38S, PP 100A & 100B

Subdivision Map Book 40S, Pages 70A-D

Drainage/Detention Area 3
Crossroads Expansion

N/F Savannah Industrial LLC
D.B. 331F, Page 597
PIN: 7-0039-01-035

65' R/W

EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION

Lot 3
40.758 Acres

Sd1-NS
SILTFENCE

Tower No. 57

Sd1-S
DOUBLE ROW
REMOVE SILT FENCE AFTER FINAL STABILIZATION

AREA OF DISTURBANCE
11.12 ACRES
(Pond Area)

EXTG 36" CMP

I.E. 1.95

THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE.

"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.'*

"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."

"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."

"Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit.'*

"The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."

"Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

"Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

Temporary grass and silt fence (location per Typical Lot Grading and Erosion Control Detail on sheet SESC 7) shall be both installed on each single lot after the road construction is completed. The permanent grass installation cost will be included in subdivision Bond if the permanent grass has not been established to 70% density at the final inspection. If the house will not be constructed within six (6) months after the final, the permanent grass shall be planted

SEDIMENT STORAGE BMPs IN TIMELINE ARE TO BE INSTALLED BEFORE ANY CLEARING AND GRUBBING ACTIVIES NOT ESSENTIAL TO INSTALLATION

NOTES:
PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER

NO CONCRETE WASHDOWN ON SITE.

NO WETLANDS TO BE IMPACTED WITH ASSOCIATED DEVELOPMENT.

NO BUFFER REQUIRED FOR PHASE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

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CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

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DATE: BY:

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Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-4626
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:
GEORGIA
ACTIVE
No. 32285
PROFESSIONAL
04/14/21
ENGINEER
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
INITIAL SESC PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
SESC1

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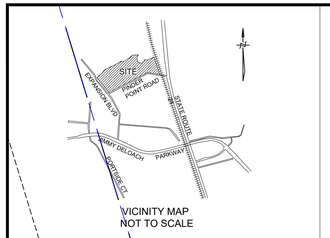
Mon, 17 May 2021 - 1:10pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



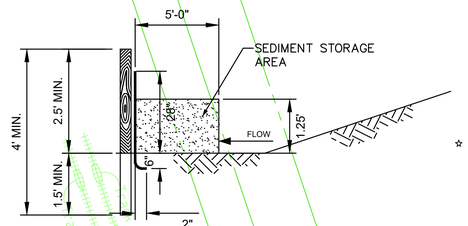
VICINITY MAP
NOT TO SCALE

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 11.12 AC

REQUIRED STORAGE = 67 CY/AC x 11.12 ACRES DISTURBED AREA
= 745 CY x 27CF/CY
= 20116 CF OF REQUIRED STORAGE

PROVIDED STORAGE = 3415 LF OF SILT FENCE x 1.25 FT X 5.0'
= 21344 CF OF PROVIDED STORAGE



Location of Augustine Creek taken from Aerial photography and not field surveyed by Kern & Company, LLC.

Thread of Augustine Creek

AUGUSTINE CREEK

Sd1-S
DOUBLE ROW REMOVE SILT FENCE AFTER FINAL STABILIZATION

AREA OF DISTURBANCE
11.12 ACRES

Lot 3
40.758 Acres

Sd1-NS
SILTFENCE

Tower No. 57

265' Savannah Electric and Power Company Easement

100' Savannah Electric and Power Company (PBB C PP 253 A-E) Industrial and Domestic Water Supply (PBB PP 7A-D)

75' R/W

CSX TRANSPORTATION, INC.
SEABOARD COASTLINE RAILROAD
150' R/W
Valuation Map V1GA12

OLD STATE ROUTE 21 / OLD

40' (Private) R/W

Sd1-S
DOUBLE ROW REMOVE SILT FENCE AFTER FINAL STABILIZATION

Sd1-NS
SILTFENCE

AREA OF DISTURBANCE
11.12 ACRES

(Pond Area)

LATITUDE: 32.1715913
LONGITUDE: -81.1896821

1/2" IRF
1/2" IRF
1/2" IRF (Bent)
IRFKC
IRS
10113 CMF

N88°39'57"E 144.82'
N63°00'58"E 331.37'
N86°06'45"E 227.23'
S33°43'30"W 126.62'
S00°12'13"E 96.90'
S05°22'16"E 98.14'
S79°43'34"E 147.35'
N25°01'29"E 97.58'
N16°06'11"E 99.25'
S79°31'33"E 133.67'
N56°48'02"E 106.91'
L1
L2
L3
S18°28'33"E 360.00'
S62°19'42"W 448.60'
N81°01'35"W 728.33'
40.14'
3.07'
100'
165'

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: LI
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BULLOCK
OWNER ADDRESS: 1134 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-8460
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32285
CHADWICK R. ZITTROUER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
INITIAL SESC PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
SESC2

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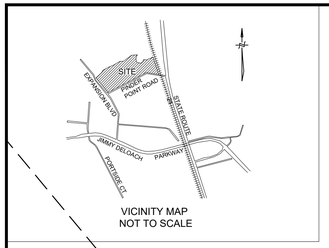
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:10pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg



VICINITY MAP
NOT TO SCALE

EXISTING STORM PIPE AS SHOWN

STORM MANHOLE
TOP 7.0
I. E. 1.67

EXTG 36" CMP

I.E. 1.95

N66°53'01"E 271.50'

208.78'

AREA OF DISTURBANCE
9.40 ACRES

40' Drainage Easement
Plat Record Book 30P, Pages 11A & 11B

N62°16'19"E

N27°09'19"E 165.56'

352.55'

N0°56'01"E

LATITUDE: 32.1709970
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547

644.97'

S89°39'51"E

SMB 38S; PP 100A & 100B

Drainage/Detention Area 3
Crossroads Expansion
Subdivision Map Book 105, Pages 70A-D

N/F Savannah Industrial, LLC
D.B. 331F, Page 597
PIN: 7-0039-01-035

65' R/W

EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION

335'

534'

415'

242'

330 LF 36" RCP AT 0.10%

3' WIDE CONCRETE PAD
FOR LANDING GEAR.
45' FROM BACK OF CURB

219'

258'

295'

131'

218'

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM
DITCH WITH 3:1 SIDE SLOPES. GRASS BY
SEEDING.

EXTG 36" CMP

AREA OF DISTURBANCE
9.40 ACRES

I.E. 1.95

CFES
I. E. 2.00

30' MANAUAL GATE
ELECTRICAL STUB-OUT FOR
GUARD HOUSE BY OTHERS

50' SCG Pipeline, Inc.
Natural Gas Transmission Easement
Deed Book 2471, Page 393

AREA OF DISTURBANCE
9.40 ACRES

90' Southern Natural Gas Easement
Plat Record Book E, Page 177

60' Drainage & Utility Easement

N59°43'06"W 918.97'
N59°43'06"W 720.15'

IRS
IRFKC
IRFKC

(Tie)
61.33'
51.05'
112.38'
N62°28'37"E
1885.36'

LATITUDE: 32.1696145
LONGITUDE: -81.1942983

Tower
No. 57

St-Rp
10 SY
5.71 CFS

St-Rp
30 SY
16.19 CFS

AREA OF DISTURBANCE
11.12 ACRES
(Pond Area)

265' Savannah Electric and
Power Company Easement

AREA OF DISTURBANCE
9.40 ACRES

(Pond Area)

UP

PINDER POINT ROAD

Lot 3
40.758 Acres

3' WIDE CONCRETE PAD
FOR LANDING GEAR.
45' FROM BACK OF CURB

Lot 2
Pinder Point Industrial Park
Phase 2
Plat Record Book 52, Page 587

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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DAYS BEFORE YOU DIG

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 113B HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-4626
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA
CERTIFICATE OF AUTHORIZATION
No. 32285
PROFESSIONAL ENGINEER
04/14/21
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
STAKING PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: BY:

SHEET NO:
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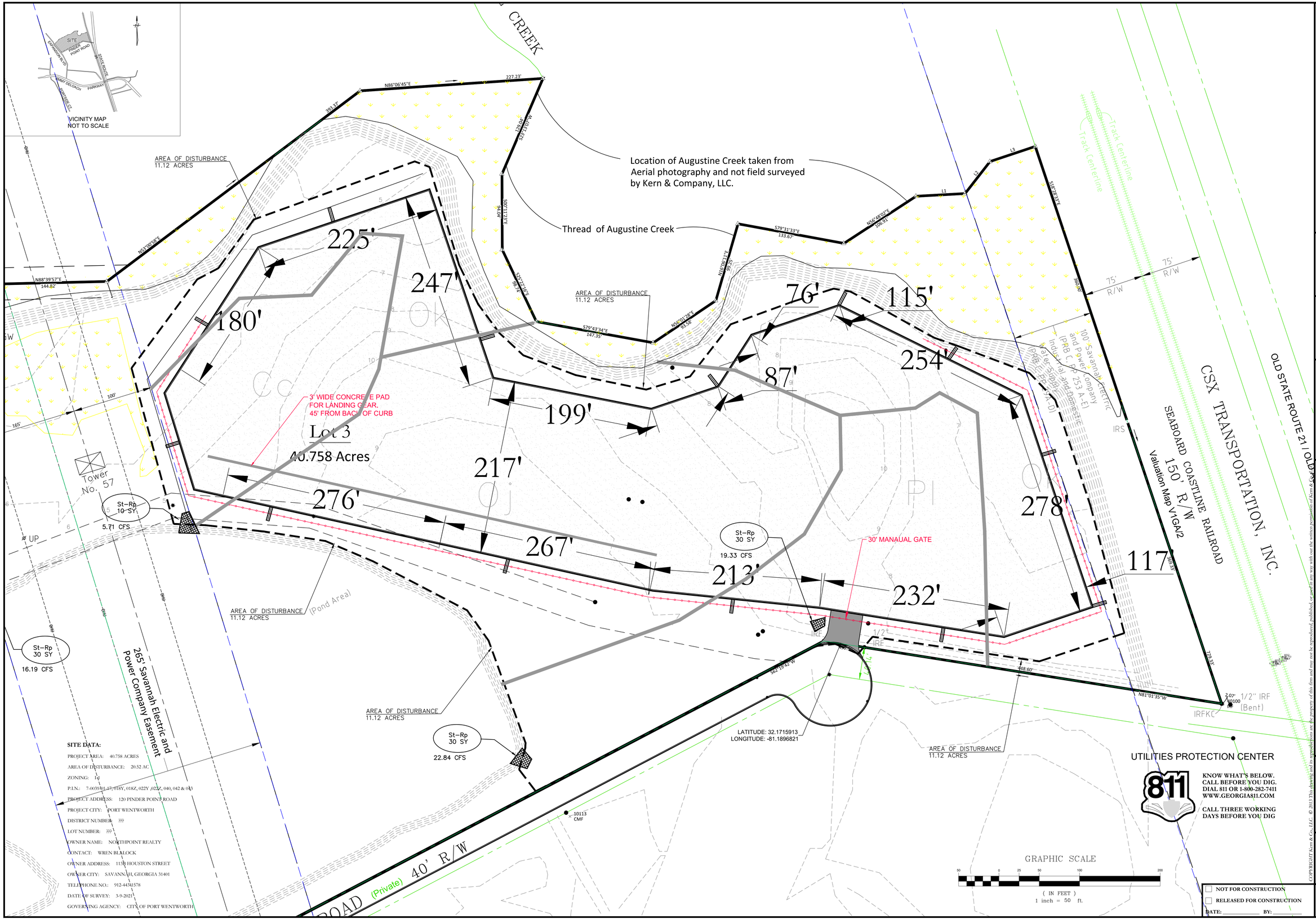
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BULLOCK
OWNER ADDRESS: 1130 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-4434578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

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STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32285 CHADWICK R. ZITTROUER 04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE: STAKING PLAN

SCALE: 1" = 50'
PROJECT NO: 180309.000
DATE: 4/14/21
DRAWN BY: CRZ
CHECKED BY: CRZ
SHEET NO: C2

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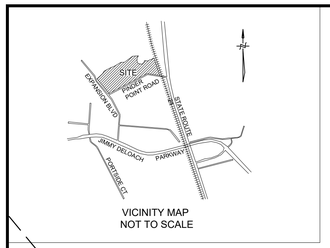
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:10pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwgs\180309 Trailer Yard Site 3.9.21.dwg



VICINITY MAP
NOT TO SCALE

CONNECT NEW STORM PIPE TO EXISTING STORM PIPE AS SHOWN

STORM MANHOLE
TOP 7.0
I. E. 1.67

EXTG 36" CMP

I.E. 1.95

AREA OF DISTURBANCE
9.40 ACRES

40' Drainage Easement
Plat Record Book 30P, Pages 114 & 118

330 LF 36" RCP AT 0.10%

3' WIDE CONCRETE PAD FOR LANDING GEAR. 45' FROM BACK OF CURB

3' WIDE CONCRETE PAD FOR LANDING GEAR. 45' FROM BACK OF CU

Lot 3
40.758 Acres

Sd1–NS SILTFENCE

Tower No. 57

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE
11.12 ACRES
(Pond Area)

AREA OF DISTURBANCE
9.40 ACRES

CFES
I. E. 2.00

265' Savannah Electric and Power Company Easement

AREA
11.12

30' MANAUAL GATE ELECTRICAL STUB-OUT FOR GUARD HOUSE BY OTHERS

LATITUDE: 32.1709970
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547

SMB 385, PP 100A & 100B

Drainage/Detention Area 3
Crossroads Expansion
Subdivision Map Book 105, Pages 10A-D

N/F Savannah Industrial LLC
D.B. 331F, Page 597
PIN: 70039 01035

65' R/W

EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION

50' SCG Pipeline, Inc.
Natural Gas Transmission Easement
Deed Book 247L, Page 393

60' Drainage & Utility Easement

90' Southern Natural Gas Easement
Plat Record Book E, Page 177

7 1/4" 3500 PSI CONCRETE WITH FIBERMESH OVER 24" COMPACTED SUBGRADE

AREA OF DISTURBANCE
9.40 ACRES

AREA OF DISTURBANCE
9.40 ACRES

(Pond Area)

TRANSITION NEW PAVING TO MATCH EXISTING PAVING GRADES AS SHOWN.

LATITUDE: 32.1696145
LONGITUDE: -81.1942983

Earthen road

Lot 2
Pinder Point Industrial Park
Phase 2
Book 52, Page 587

PINDER POINT ROAD (Public)

UP

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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 113B HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: BY:

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Architects • Landscape Architects • Environmental Scientist
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319 Walnut Street, Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32285
CHADWICK R. ZITTROUER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT
PINDER POINT PROPERTY
FOR
NORTHPOINT REALTY

DRAWING TITLE:
PGD PLAN

SCALE:	1" = 50'
PROJECT NO:	1803/09.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
C3

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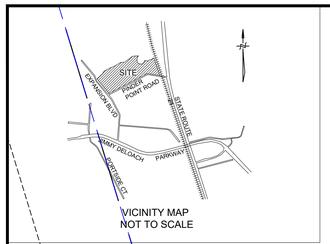
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



VICINITY MAP
NOT TO SCALE

THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE.

CREEK

Location of Augustine Creek taken from Aerial photography and not field surveyed by Kern & Company, LLC.

Thread of Augustine Creek

AREA OF DISTURBANCE
11.12 ACRES

AREA OF DISTURBANCE
11.12 ACRES

AREA OF DISTURBANCE
11.12 ACRES

AREA OF DISTURBANCE
11.12 ACRES

AREA OF DISTURBANCE
11.12 ACRES

Lot 3
40.758 Acres

3' WIDE CONCRETE PAD FOR LANDING GEAR. 45' FROM BACK OF CURB

30' MANUAL GATE

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

64 L.F. 30" RCP AT 0.30%

7 1/4" 3500 PSI CONCRETE WITH FIBERMESH OVER 24" COMPACTED SUBGRADE

TRANSITION NEW PAVING TO MATCH EXISTING PAVING GRADES AS SHOWN.

Sd1-NS SILTFENCE

Sd1-NS SILTFENCE

Tower No. 57

(Pond Area)

265' Savannah Electric and Power Company Easement

100' Savannah Electric and Power Company Easement (PBB C PP 253 A-E) (PBB C PP 253 A-D) (PBB C PP 253 A-F)

CSX TRANSPORTATION, INC.
SEABOARD COASTLINE RAILROAD
150' R/W
Valuation Map V1GA2

OLD STATE ROUTE 21 / OLD

75' R/W

75' R/W

CFES I.E.5.91

CFES I.E. 6.10

LATITUDE: 32.1715913
LONGITUDE: -81.1896821

IRF

IRFKC

3.0" 1/2" IRF (Bent)

10113 CMF

UP

UP

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CALL THREE WORKING DAYS BEFORE YOU DIG

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: GI
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 1130 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
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319 Walnut Street, Suite A, Statesboro, Georgia 30458 (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32285
CHADWICK R. ZITTROUER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
PGD PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
C4

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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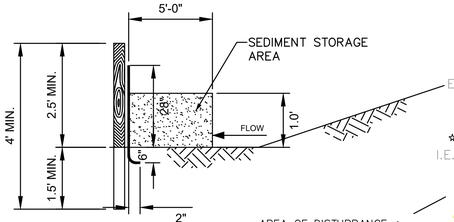
Mon, 17 May 2021 - 1:09pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwgs\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

VICINITY MAP
NOT TO SCALE



CONNECT NEW STORM PIPE TO EXISTING STORM PIPE AS SHOWN

STORM MANHOLE
TOP 7.0
I. E. 1.67

I.E. 1.95

AREA OF DISTURBANCE
9.40 ACRES

40' Drainage Easement
Plat Record Book 30P, Pages 114 & 11B

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 9.40 AC

REQUIRED STORAGE = 67 CY/AC x 9.40 ACRES DISTURBED AREA
= 6298 CY x 27CF/CY
= 17,004 CF OF REQUIRED STORAGE

PROVIDED STORAGE = 3447 LF OF SILT FENCE x 1.0 FT X 5.0'
= 17,235 CF OF PROVIDED STORAGE

330 LF 36" RCP AT 0.10%

Ds1, Ds2, Du

EXTG 36" CMP

AREA OF DISTURBANCE
9.40 ACRES

I.E. 1.95

CFES
I. E. 2.00

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER FINAL
STABILIZATION

Sd1–NS
SILTFENCE

Tower
No. 57

St–Rp
10 SY
5.71 CFS

St–Rp
30 SY
16.19 CFS

CONSTRUCT NEW 2'–0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE
11.12 ACRES
(Pond Area)

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER FINAL
STABILIZATION

AREA OF DISTURBANCE
11.12 ACRES

265' Savannah Electric and Power Company Easement

Lot 3
40.758 Acres

"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."*

"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."*

"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."*

"Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."*

"The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."

"Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

"Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."*

Temporary grass and silt fence (location per Typical Lot Grading and Erosion Control Detail on sheet SESC 7) shall be both installed on each single lot after the road construction is completed. The permanent grass installation cost will be included in subdivision Bond if the permanent grass has not been established to 70% density at the final inspection. If the house will not be constructed within six (6) months after the final, the permanent grass shall be planted

SEDIMENT STORAGE BMPs IN TIMELINE ARE TO BE INSTALLED BEFORE ANY CLEARING AND GRUBBING ACTIVIES NOT ESSENTIAL TO INSTALLATION

NOTES:
PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS,
BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE,AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER

NO CONCRETE WASHDOWN ON SITE.

THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE.

NO WETLANDS TO BE IMPACTED WITH ASSOCIATED DEVELOPMENT.

NO BUFFER REQUIRED FOR PHASE

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GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

LATITUDE: 32.1709870
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547

SMB 38S, PP 100A & 100B

Drainage/Detention Area 3
Crossroads Expansion
Subdivision Map Book 105, Pages 10A-D

NFE Savannah Industrial, LLC
D.B. 331F, Page 597
PIN: 20039 01 035

65' R/W

EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION

50' SCG Pipeline, Inc.
Natural Gas Transmission Easement
Deed Book 247L, Page 393

90' Southern Natural Gas Easement
Plat Record Book E, Page 177

60' Drainage & Utility Easement

AREA OF DISTURBANCE
9.40 ACRES

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER FINAL
STABILIZATION

AREA OF DISTURBANCE
9.40 ACRES

(Pond Area)

earthen road

LATITUDE: 32.1696145
LONGITUDE: -81.1942983

PINDER POINT ROAD (Private)

UP

40.14'

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 113B HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-4626
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-5373

STAMP:
GEORGIA
CHADWICK R. ZITTROUER
No. 32285
PROFESSIONAL ENGINEER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
INTERMEDIATE SESC PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: BY:

SHEET NO:
SESC3

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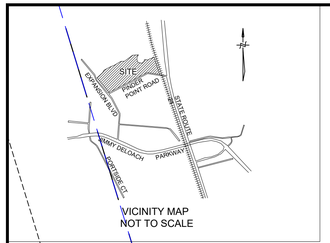
Mon, 17 May 2021 - 1:03pm mcrumpp
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



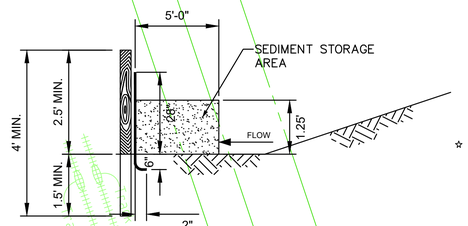
VICINITY MAP
NOT TO SCALE

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA = 11.12 AC

REQUIRED STORAGE = 67 CY/AC x 11.12 ACRES DISTURBED AREA
= 745 CY x 27CF/CY
= 20116 CF OF REQUIRED STORAGE

PROVIDED STORAGE = 3415 LF OF SILT FENCE x 1.25 FT X 5.0'
= 21344 CF OF PROVIDED STORAGE



Location of Augustine Creek taken from Aerial photography and not field surveyed by Kern & Company, LLC.

Thread of Augustine Creek

AUGUSTINE CREEK

Ds1, Ds2, Du

AREA OF DISTURBANCE
11.12 ACRES

Lot 3
40.758 Acres

Tower No. 57

Sd1–NS SILTFENCE

St–Rp 10 SY
5.71 CFS

St–Rp 30 SY
19.33 CFS

St–Rp 30 SY
16.19 CFS

St–Rp 30 SY
22.84 CFS

CONSTRUCT NEW 2'–0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE
11.12 ACRES (Pond Area)

265' Savannah Electric and Power Company Easement

100' Savannah Electric and Power Company Easement (PBB C PP 153 A-E) and Industrial and Domestic Water Supply (PBB C PP 153 A-D)

75' R/W

OLD STATE ROUTE 21 / OLD

CSX TRANSPORTATION, INC.
SEABOARD COASTLINE RAILROAD
150' R/W
Valuation Map V1GA2

CFES
I.E. 6.10

64 L.F. 30" RCP
AT 0.30%

CFES
I.E.5.91

LATITUDE: 32.1715913
LONGITUDE: -81.1896821

CONSTRUCT NEW 2'–0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE
11.12 ACRES

3.07' 1/2" IRF
(Bent)

IRFKC

10113 CMF

Ds1, Ds2, Du

Sd1–NS SILTFENCE

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GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: LI
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 1136 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-4480
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32285
CHADWICK R. ZITTROUER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
INTERMEDIATE SESC PLAN

SCALE:	1" = 50'
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
SESC4

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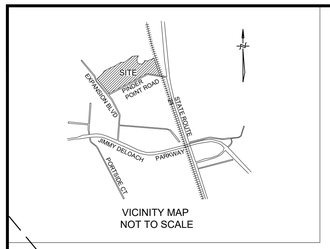
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



VICINITY MAP
NOT TO SCALE

CONNECT NEW STORM PIPE TO EXISTING STORM PIPE AS SHOWN

STORM MANHOLE
TOP 7.0
I. E. 1.67

EXTG 36" CMP

St–Rp 10 SY
2.20 CFS

St–Rp 10 SY
2.81 CFS

I.E. 1.95

AREA OF DISTURBANCE
9.40 ACRES

40' Drainage Easement
Plat Record Book 30P, Pages 114 & 118

St–Rp 10
9.92 CFS

330 LF 36" RCP AT 0.10%

Ds1, Ds2, Du

3' WIDE CONCRETE PAD FOR LANDING GEAR. 45' FROM BACK OF CURB

St–Rp 10 SY
6.83 CFS

EXTG 36" CMP

AREA OF DISTURBANCE
9.40 ACRES

I.E. 1.95

CFES
I. E. 2.00

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER FINAL
STABILIZATION

St–Rp 10 SY
1.31 CFS

AREA OF DISTURBANCE
9.40 ACRES

St–Rp 10 SY
4.54 CFS
7 1/4" 3500 PSI CONCRETE WITH FIBERMESH OVER 24" COMPACTED SUBGRADE

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER FINAL
STABILIZATION

St–Rp 10 SY
2.714 CFS

AREA OF DISTURBANCE
9.40 ACRES

LATITUDE: 32.1709970
LONGITUDE: -81.1962620
LONGITUDE: -81.1962547

SMB 38S, PP 100A & 100B

Drainage/Detention Area 3
Crossroads Expansion
Subdivision Map Book 40S, Pages 10A-D

N/F Savannah Industrial LLC
D.B. 331F, Page 597
PIN: 70039 01035

65' R/W

EXPANSION BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
CROSSROADS EXPANSION

50' SCG Pipeline, Inc.
Natural Gas Transmission Easement
Deed Book 247L, Page 393

90' Southern Natural Gas Easement
Plat Record Book E, Page 177

60' Drainage & Utility Easement

30' MANAUAL GATE
ELECTRICAL STUB-OUT FOR
GUARD HOUSE BY OTHERS

TRANSITION NEW PAVING TO MATCH EXISTING PAVING GRADES AS SHOWN.

LATITUDE: 32.1696145
LONGITUDE: -81.1942983

Earthen road

Lot 2
Pinder Point Industrial Park
Phase 2
Book 52, Page 587

Sd1–NS
SILTFENCE

Tower No. 57

St–Rp 10 SY
3.46 CFS

St–Rp 10 SY
5.71 CFS

St–Rp 10 SY
3.84 CFS

CONSTRUCT NEW 2'–0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE
11.12 ACRES

(Pond Area)

St–Rp 30 SY
16.19 CFS

St–Rp 10 SY
2.48 CFS

Sd1–S
DOUBLE ROW
REMOVE SILT
FENCE AFTER
STABILIZATION
AREA
11.12

265' Savannah Electric and Power Company Easement

3' WIDE CONCRETE PA
FOR LANDING GEAR.
45' FROM BACK OF CU

Lot 3
40.758 Acres

PINDER POINT ROAD (Pu

UP

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CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: BY:

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: I-1
P.I.N.: 7-0039-01-17, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 113B HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443-1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

Kern & Co., LLC
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Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 13779 (31416) Savannah, Georgia (912) 354-4626
319 Walnut Street, Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 32285
PROFESSIONAL
04/14/21
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:
FINAL SESC PLAN

SCALE:	1" = 50'
PROJECT NO:	18039.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
SESC5

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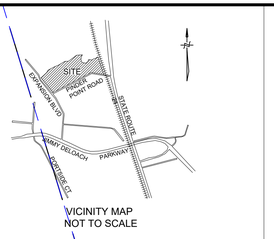
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:11pm mscapps
DRAWING PATH: G:\2018\18039.000\dwg\18039 Trailer Yard Site 3.9.21.dwg



VICINITY MAP
NOT TO SCALE

Location of Augustine Creek taken from Aerial photography and not field surveyed by Kern & Company, LLC.

Thread of Augustine Creek

AUGUSTINE CREEK

Sd1-S
DOUBLE ROW REMOVE SILT FENCE AFTER FINAL STABILIZATION
Ds1, Ds2, Du

AREA OF DISTURBANCE
11.12 ACRES

St-Rp 10 SY 3 FG 2.25 CFS
St-Rp 10 SY 3.46 CFS
St-Rp 10 SY 4.21 CFS
St-Rp 10 SY 4.03 CFS
St-Rp 10 SY 1.22 CFS
St-Rp 10 SY 3.09 CFS
St-Rp 10 SY 2.15 CFS
St-Rp 10 SY 3.46 CFS
St-Rp 10 SY 1.26 CFS
St-Rp 10 SY 5.71 CFS
St-Rp 10 SY 3.84 CFS
St-Rp 10 SY 3.84 CFS
St-Rp 10 SY 3.51 CFS
St-Rp 30 SY 19.33 CFS
St-Rp 10 SY 1.60 CFS
St-Rp 30 SY 16.19 CFS
St-Rp 30 SY 22.84 CFS
St-Rp 10 SY 3.32 CFS

Lot 3
40.758 Acres

3' WIDE CONCRETE PAD FOR LANDING GEAR. 45' FROM BACK OF CURB

Tower No. 57

265' Savannah Electric and Power Company Easement

100' Savannah Electric and Power Company Easement (PRB C PP 133 A-E) (PRB C PP 133 A-D) (PRB C PP 133 A-B) Industrial and Domestic

CSX TRANSPORTATION, INC.

OLD STATE ROUTE 21 / OLD

Track Centerline

75' R/W

150' R/W Valuation Map V1GA2 SEABOARD COASTLINE RAILROAD

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

AREA OF DISTURBANCE 11.12 ACRES (Pond Area)

Sd1-S
DOUBLE ROW REMOVE SILT FENCE AFTER FINAL STABILIZATION

AREA OF DISTURBANCE
11.12 ACRES

Sd1-S
DOUBLE ROW REMOVE SILT FENCE AFTER FINAL STABILIZATION

Ds1, Ds2, Du

Sd1-NS
SILTFENCE

Sd1-NS
SILTFENCE

30' MANAUAL GATE

64 L.F. 30" RCP AT 0.30%

CFES I.E. 6.10

CFES I.E.5.91

LATITUDE: 32.1715913
LONGITUDE: -81.1896821

CONSTRUCT NEW 2'-0" WIDE FLAT BOTTOM DITCH WITH 3:1 SIDE SLOPES. GRASS BY SEEDING.

7 1/4" 3500 PSI CONCRETE WITH FIBERMESH OVER 24" COMPACTED SUBGRADE

TRANSITION NEW PAVING TO MATCH EXISTING PAVING GRADES AS SHOWN.

3.07' 1/2" IRF (Bent)

IRFKC

N81°01'35"W 779.35'

N81°01'35"W 448.60'

N86°06'45"E 227.23'

N88°39'57"E 144.82'

S79°43'34"E 147.35'

S79°31'33"E 133.67'

N56°48'02"E 106.91'

N15°20'11"E 97.25'

N25°01'29"E 97.58'

S05°21'23"E 96.04'

S15°48'33"E 360.00'

N53°00'58"E 301.37'

S33°13'57"W 126.62'

S05°23'16"E 98.14'

SITE DATA:

PROJECT AREA: 40.758 ACRES
AREA OF DISTURBANCE: 20.52 AC
ZONING: PI
P.I.N.: 7-0039-01-12, 018Y, 018Z, 022Y ,022Z, 040, 042 & 043
PROJECT ADDRESS: 120 PINDER POINT ROAD
PROJECT CITY: PORT WENTWORTH
DISTRICT NUMBER: ???
LOT NUMBER: ???
OWNER NAME: NORTHPOINT REALTY
CONTACT: WREN BLALOCK
OWNER ADDRESS: 1130 HOUSTON STREET
OWNER CITY: SAVANNAH, GEORGIA 31401
TELEPHONE NO.: 912-443\1578
DATE OF SURVEY: 3-9-2021
GOVERNING AGENCY: CITY OF PORT WENTWORTH

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CALL THREE WORKING DAYS BEFORE YOU DIG

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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 13779 (31416) Savannah, Georgia (912) 354-4480
319 Walnut Street, Suite A, Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 32285 PROFESSIONAL ENGINEER 04/14/21 CHADRICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDER POINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE: FINAL SESC PLAN

SCALE: 1" = 50'
PROJECT NO: PLAN
DATE: 4/14/21
DRAWN BY: CRZ
CHECKED BY: CRZ

SHEET NO: SESC6

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Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

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 SEDIMENTATION 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.

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		Resource Area	Planting Dates by Resource Area	Remarks
	Rate per Acre	Pure Live Seed (PLS) per 1000 sqft			
BARLEY *Hordeum vulgare*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L	August - November	14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P	August - December	
			C	September - December	
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L	February - April	200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb	P	February - April	
			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 several years. Mix with Sericea lespedeza.
in mixture	2 lbs	0.05 lb	P	March - June	
			C	February - June	
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L	April - June	137,000 seed per pound. Quick dense cover. Will provide excessive competion in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb	P	April - July	
			C	April - July	
MILLET, PEARL *Pennesetum glaucum*					
alone	50 lbs	1.1 lbs	M-L	March - July	88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
			P	April - August	
			C	April - August	
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L	September - November	13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P	September - November	
			C	September - November	
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L	July - November	18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P	August - December	
			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. Very competitive and is not to be used in mixtures.
			P	January - April August - December	
			C	January - March August - December	
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L	April - August	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
			P	April - August	
			C	March - July	
TRITICALE *X-Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C	January, September-October, December	Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb			
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.
ML represents the Mountain, Blue Ridge, and ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area	Remarks
	Rate per Acre[1]	Pure Live Speed (PLS) per 1000 sqft			
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with temporary 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 temporary 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	1,767,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fileds.
alone	10 lbs	0.2 lb	C	April - May	
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed					
with temporary cover	10 lbs	0.2 lb	P	January - May October - December	Plant with winter annuals
with other perennials	6 lbs	0.3 lb	C	January November - December	Plant with Tall Fescue
BERMUDA SPRINGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 cu ft	0.9 cu ft or sod plugs 3' x 3'	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 76			C	April - May	Southern Coastal Plain only
CENTIPEDE *Eremochloa Ophuroides*					
	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	100, seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate see with SI 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 thumbergiana*					
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	
scarified	60 lbs	1.4 lb	P	March - May	350,000 seed per pound. Widely adapted. Low maintenace. 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.
			C	February - May	
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C	January - February	
seed - bearing hay	3 tons	1338 lbs	M-L	January - February	Mix with Tall fesue or winter annuals.
			P	January	Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
			C	January	
LESPEDEZA *Ambro-virgata* *Lespedeza virgata DC* or **Appalow** *Lespedeza cuneata* (Dumont) G. Don)			M-L	March - May	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 solid stands. Inoculate seed with EL inoculant.
			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 thumbergii*			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.
with other perennials	2 lbs	0.05 lb	P	March - May	
			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.
			P	April - May	
	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

TABLE 6-5.1. 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	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

COASTAL SWCD
Project Name: PROPOSED TRAILER YARD AT PINDER POINT
Address: 120 PINDER POINT ROAD
City/County: GARDEN CITY, CHATHAM COUNTY, GEORGIA
Date on Plans: 3-18-2021

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 9	Y	4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
SESC 9	Y	5.	Provide the name, address, email address and phone number of primary permittee.
SESC 1-6	Y	6.	Note total and disturbed acreage of the project or phase under construction.
SESC 1-6	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.
SESC9	Y	9.	Description of the nature of construction activity.
SESC 1-6	Y	10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
SESC9	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.
SESC8	Y	12.	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC plan as stated on part IV page 19 of the permit.
SESC8	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 19 of the permit.*
SESC8	Y	14.	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."* in accordance with Part IV.A.5 page 25 of the permit.
SESC9	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.
SESC8	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."*
SESC8	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."*
SESC9	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."
SESC9	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."
SESC9	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."
SESC9	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.*
SESC9	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.*
SESC8	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.*
SESC8	Y	25.	Provide BMPs for the remediation of all petroleum spills and leaks.
SESC9	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.*
SESC9	Y	27.	Description of practices to provide cover for building materials and building products on site.
SESC8	Y	28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
SESC8	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		
SESC8	Y	30.	Provide complete requirements of inspections and record keeping by the primary permittee.*
SESC8	Y	31.	Provide complete requirements of sampling frequency and reporting of sampling results.*
SESC8	Y	32.	Provide complete details for retention of records as per Part IV.F. of the permit.*
SESC9	Y	33.	Description of analytical methods to be used to collect and analyze the samples from each location.*
SESC9	Y	34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
SESC 1-6	Y	35.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
SESC7	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.*
SESC 1-6	Y	37.	Graphic scale and north arrow.
SESC 1-6	Y	38.	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

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

	N/A	39.	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
	N/A	40.	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 edition*
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.
ALL	Y	42.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
POST	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
HYDRO	Y	44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
PRE&POST	Y	45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
SESC 1-6	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion.Identify/Delineate all storm water discharge points.
SESC 1-6	Y	47.	Soil series for the project site and their delineation.
ALL	Y	48.	The limits of disturbance for each phase of construction.
SESC3&4	Y	49.	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual 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.
SESC1-6	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.
SESC10&11	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.
SESC7,10&11	Y	52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of 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

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Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mill Court (31406) P.O. Box 15179 (31410) Savannah, Georgia (912) 354-4040
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP: GEORGIA REGISTERED PROFESSIONAL No. 32286 ENGINEER 04/14/21 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDERPOINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE: SESC NOTES

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO: SESC7

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Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.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 1–800–424–8802.
– FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITH IN 24 HOURS AT 1–800–424–8802.
– 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 disposal as required by local and State regulations.

Points/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 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 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 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 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 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 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 scale equal to or more detailed that 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 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). A written narrative of site specific analytical methods 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 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 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 permittes 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 or 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 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 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 permittee 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.

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 50, the value that was selected from Appendix B in Permit No. GAR100001. The NTU is based upon the total site acreage of 10.01–25 acres for the project site, the surface water drainage area of 0–4.99 square miles, and receiving water which supports warm water fisheries.

A discharge of stormwater 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 discharge results in the turbidity of receiving water(s) being increased by more thanten (10) nephelometric tubidty units for waters classified as trout streams or more than twenty–five (25) nephelometric turbidty units for waters supporting warm water fisheries regardless of a permittee's certification under Part II.b.1.i.

An "Erosion & Sedimentation Inspection and Maintenance Report" sheet is attached. Should inspection reveal any deficiencies, a copy of the report shall be sent to:

CLIENT: WREN BLALOCK
NORTHPOINT REALTY
113B HOUSTON STREET
SAVANNAH, GEORGIA 31401
912–443–1577

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 GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

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.

CHAD ZITTROUER **GSWCC CERTIFICATION # 8150**

☐ 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 — CHAD ZITTROUER — 32286 — PROFESSIONAL ENGINEER — 04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT
PINDERPOINT PROPERTY
FOR
NORTHPOINT REALTY

DRAWING TITLE:
SESC NOTES

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:
SESC8

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Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

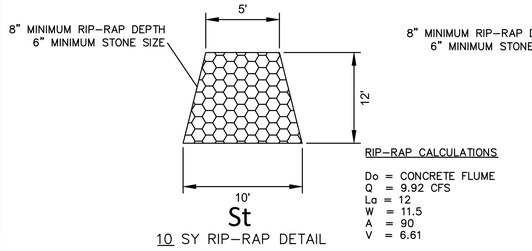
Cold Water (Trout Stream)

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

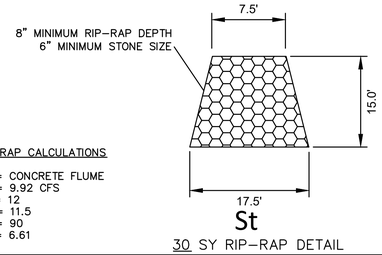
To use these tables, select the size (arces) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use.



10 SY RIP-RAP DETAIL

RIP-RAP CALCULATIONS

Do = CONCRETE FLUME
Q = 9.92 CFS
La = 12
W = 11.5
A = 90
V = 6.61



30 SY RIP-RAP DETAIL

RIP-RAP CALCULATIONS

Do = 30" RCP DIAMETER
Q = 22.84 CFS
La = 15'
W = 17.5
A = 4.54
V = A x 0.67 = 3.04

EROSION AND SEDIMENT NARRATIVE NOTES

1. DESCRIPTION: THE PROJECT CONSIST OF THE DEVELOPMENT OF A 20,500 S.F. TRAILER YARD AND STORM DETENTION FACILITY. WETLANDS TO THE NORTH LOCATED ON THE PROPERTY WILL BE PROTECTED AND UNDISTURBED DURING THE CONSTRUCTION PROCESS WITH THE USE OF SILTFENCE.

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 CAPE FEAR, OCILLA COMPLEX, PELHAM LOAMY SAND AND OGEECHEE LOAMY FINE SAND

3. VEGETATION: THE EXISTING SITE IS CURRENTLY CLEARED.

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. CONSTRUCTION EXISTS WILL BE MAINTAINED ON A DAILY BASIS. ALL SEDIMENT CONTROL MEASURES WILL BE INSPECTED WEEKLY AND PROMPTLY CORRECTED IF ANY FAILURES OR MAINTENANCE IS NEEDED.

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. RIP RAP WILLL BE PLACEDE AT ALL OUTFALL STRUCTURES.

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 GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

12. **THERE ARE 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:
NAME: WREN BLALOCK NORTHPOINT REALTY
ADDRESS: 1138 HOUSTON STREETE
SAVANNAH, GEORGIA 31401
PHONE #: 912-443-1577
EMAIL ADDRESS: wblalock@northpoint-re.com

16. TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL: SHERRY KERN, KERN & CO., LLC 912-547-8402

17. DRAINAGE FLOWS THROUGH PROPOSED DETENTION POND AND THEN INTO ADJACENT WETLANDS ONTO STATE ROUTE ALL STORMWATER THEN FLOWS MORTH TO ST. AUGUSTINE CREEK AND ON TO THE SAVANNAH RIVER.

18. RUNOFF COEFFICIENT
PRE DEVELOPED: 83
POST DEVELOPED: 92

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.

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

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
CHADWICK R. ZITTROUER
14405
PROFESSIONAL ENGINEER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT
PINDERPOINT PROPERTY
FOR
NORTHPOINT REALTY

DRAWING TITLE:
SESC NOTES

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☒ RELEASED FOR CONSTRUCTION
DATE: 3-18-2021 BY: MDC

SHEET NO:
SESC9

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Mon, 17 May 2021 - 11:19pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

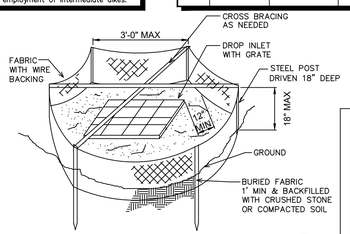
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed 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 traveleay 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 **Sd2-F**

A TEMPORARY PROTECTIVE DEVICE FORMED AROUND A STORM DRAIN DROP INLET TO TRAP SEDIMENT.

THIS STANDARD APPLIES TO GRADED 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.

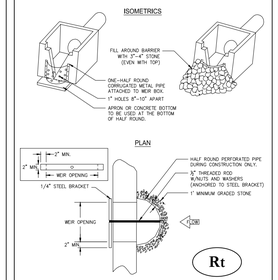
MULCHING MATERIALS:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.

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 CAN BE SALVAGED AND REUSED.

3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

Ds1

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

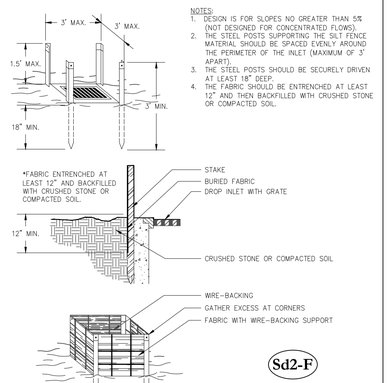


Rt

GoSWCC (Amended – 2013)

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

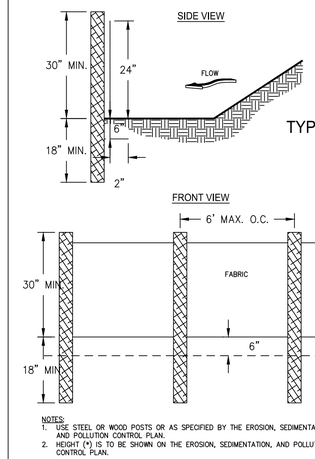
STEEL FRAME AND SILT FENCE INSTALLATION



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.

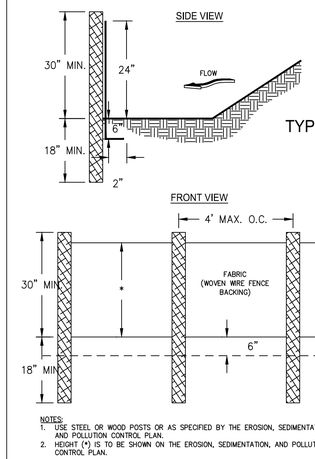
Sd2-F

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.

Ds4

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

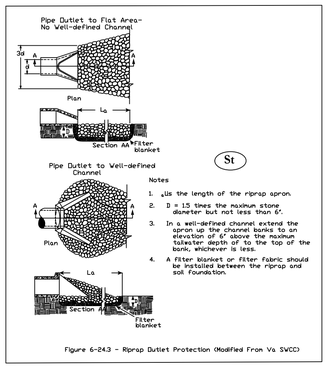
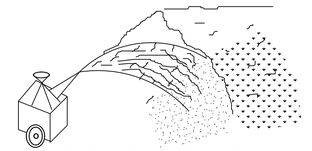


Figure 6-24.3 – Riprap Outlet Protection (Modified From Va SWCC)

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 AS DETERMINED BY SOIL TEST
  - –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¶	PLANTING DATES§ 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.
¶ UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
§ 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"

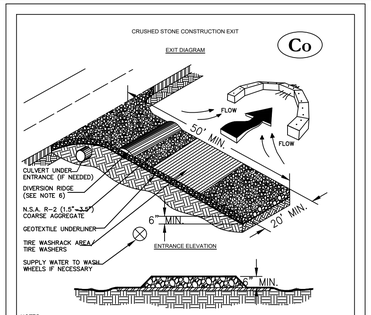
INCLUDING:
- –CUT OR FILL SLOPES
- –EARTH SPILLWAYS
- –BORROW AREAS
- –CHANNEL BANKS
- –BERMS
- –ROADSIDES
- –SPOILS AREAS
- –GULLIED LANDS

*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

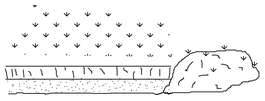
*HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE
*MULCH ALL SLOPES STEEPER THAN 3% AND IN BOTTOM OF SPILLWAYS AND ON ROAD BANKS
*ANCHOR MULCH IMMEDIATELY

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. 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.

STRIPPING AND STORING FERTILE TOPSOIL TO BE RESPREAD AFTER CONSTRUCTION.

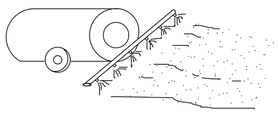


*RECOMMENDED FOR SIDE 2:1 OR FLATTER SLOPES
*TOPSOIL SHOULD BE TESTED TO JUSTIFY STRIPPING
- –pH 5.0 TO 7.5
- –SOLUABLE SALTS ≤ 500 ppm

*STICKPILE 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

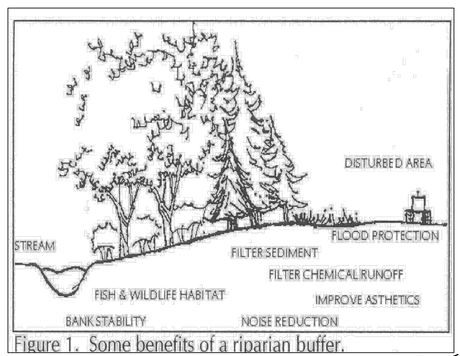


Figure 1. Some benefits of a riparian buffer.

Bf BUFFER ZONE

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

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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 CHADWICK R. ZITTROUER No. 32286 04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDERPOINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE: SESC DETAILS

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☒ RELEASED FOR CONSTRUCTION
DATE: 3–18–2021 BY: MDC

SHEET NO: SESC10

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

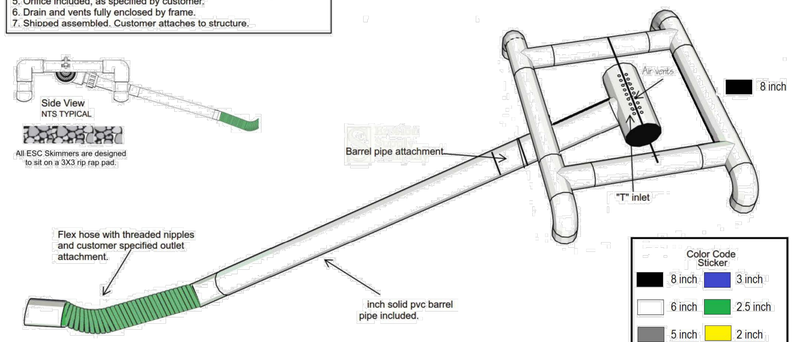
Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

8 inch ESC Skimmer / Sediment Pond Surface Drain

NTS TYPICAL DRAWING

Draw down Chart	
24 hour draw down	104025 cf
48 hour draw down	204050 cf
72 hour draw down	312075 cf

1. Solid barrel pipe included.
2. Union separates for installation of provided orifice.
3. Flex hose provided with customer specified outlet structure connection.
4. Skimmer / Surface drain. cubic feet per day.
5. Orifice included, as specified by customer.
6. Drain and vents fully enclosed by frame.
7. Shipped assembled. Customer attaches to structure.



1-24-2018 (updated)
Erosion Supply Company
www.escskimmer.com

Sk

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 = 162,450 C.F. 29,035 + 43,690 / 2 X 4 =145,450 C.F.
2. TIME TO DRAIN (HRS) = 72
3. SKIMMER DIMENSIONS (ORFICE AND HEAD SIZE)** = 8"
4. MANUFACTURER'S NAME: EROSION SUPPLY COMPANY (ESC)
   8817 MIDWAY WEST ROAD
   RALEIGH, NC 27617
   919-787-0334

* FEET, **INCHES

11/12/2020 Skimmer Sizing

Reset

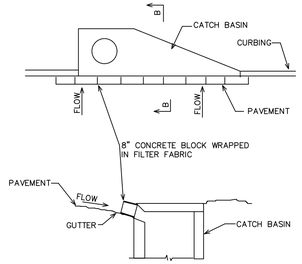
Skimmer Sizing

Fax to:919-787-0335

Sizing calculator	Enter Volume Below	ESC Skimmers	Enter Hours to Drain	Calculate	
	162450		72	CF Required / Hour	2256
Skimmer Size	8 Inch	Area of outlet pipe	28.26	CF/Hour Per inch	153.37
Flow / CF Required hour	2256	Orifice Size inches	4.33	Retail Price	$3,500.00

Skimmer Size (inches)	outlet	CF Per 24 Hour	Area of outlet pipe	CF/ inch area Per Hr.	CF hour flow
1.5 inch	1.5	1801	1.77	42.49	75.04
2.0 inch	2.0	4019	3.14	53.33	167.46
2.5 inch	2.5	6543	4.91	55.57	272.63
3.0 inch	3.0	8323	7.07	49.09	346.79
4.0 inch	4.0	16758	12.56	55.59	698.25
5.0 inch	5.0	38488	19.63	81.72	1603.67
6.0 inch	5.0	42763	19.63	90.79	1781.79
8.0 inch					

www.erosionsupply.com/Calculator/Skimmer Sizing Excel/Sizing.htm 1/2

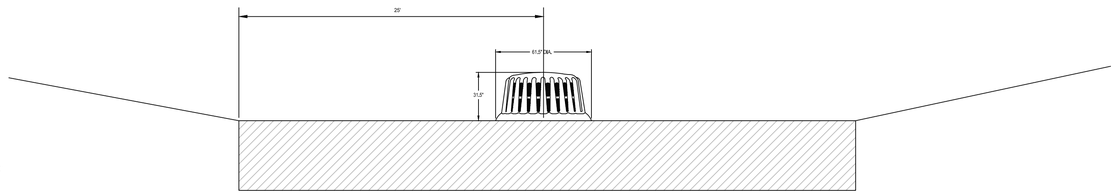


SECTION B-B

NOTE: Install filter after any asphalt pavement installation.

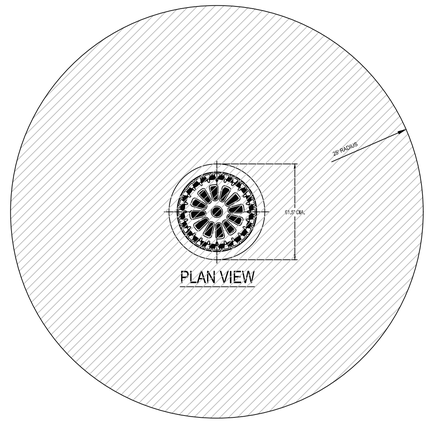
CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P



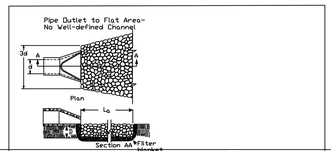
ELEVATION VIEW

SEDIMENT STORAGE PER BASIN = 25' RADIUS
VOLUME = 1963 CF / FT.

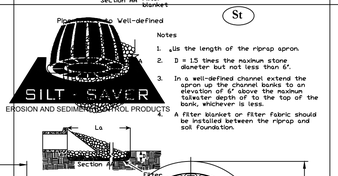


PLAN VIEW

SILT SAVER SEDIMENT STORAGE

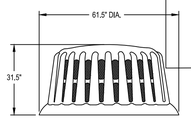


St

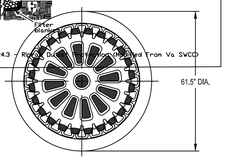


Notes
1. „Us the length of the riprap apron.
2. D = 1.5 times the maximum stone diameter but not less than 6".
3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth of to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

Figure 6-24.3 - Outlet Protection Adapted From Va SWCO



ELEVATION VIEW

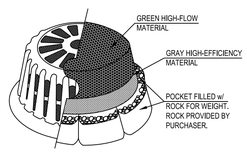


PLAN VIEW

FILTER OPTIONS
FILTER IS AVAILABLE IN TWO OPTIONS:
1) ALL HIGH-FLOW FILTER
2) HIGH-FLOW MATERIAL ON TOP HALF, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.) (DOT FILTER)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER INSTALLATION
FILTER SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER. EVERY FILTER COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC VIEW
SHOWN WITH DOT FILTER

REPLACEMENT FILTERS: MODEL # R-140HF OR R-340 DOT

ROUND FRAME & FILTER ASSEMBLY
Model # R-100A AKA "SS-100A (Round)"
60" DIAMETER

FRAME MATERIAL:	BLACK 0.25" HMWPE
FILTER FABRIC MATERIAL:	REFER TO SPEC
SCALE:	NOT TO SCALE
LAST UPDATED:	AUGUST 2019

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com

Sd2-F-SS

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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
CHADWICK R. ZITTROUER
No. 32286
PROFESSIONAL ENGINEER
04/14/21

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT
PINDERPOINT PROPERTY
FOR
NORTHPOINT REALTY

DRAWING TITLE:
SESC DETAILS

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

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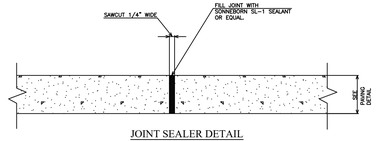
DATE: 3-18-2021 BY: MDC

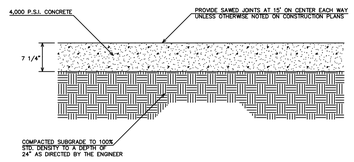
SHEET NO:
SESC11

Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

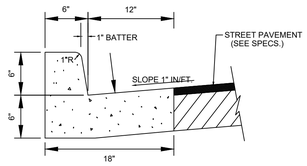
Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)



JOINT SEALER DETAIL

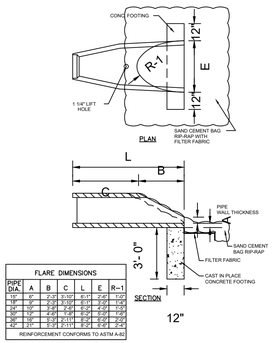


P-19 CONCRETE PAVEMENT



NORMAL GUTTER

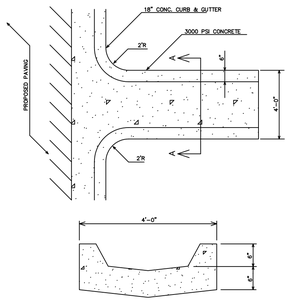
P-3 18" CURB AND GUTTER



FLARE DIMENSIONS						
PIPE DIA	A	B	C	L	E	R-1
15"	6'	2'-0"	2'-10"	5'-1"	2'-6"	1'-0"
18"	6'	2'-0"	2'-10"	5'-1"	2'-9"	1'-3"
24"	10'	2'-0"	3'-6"	5'-1"	3'-0"	1'-6"
30"	10'	2'-0"	3'-6"	5'-1"	3'-3"	1'-9"
36"	10'	2'-0"	3'-11"	5'-1"	3'-6"	2'-0"
42"	12'	2'-0"	3'-11"	5'-1"	3'-9"	2'-3"

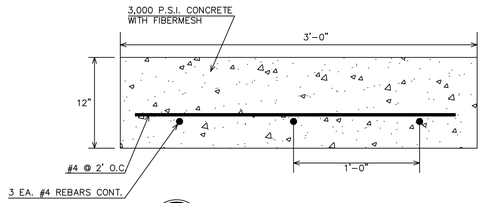
REINFORCEMENT CONFORMS TO ASTM A-82

D-16 FLARED END SECTION DETAIL

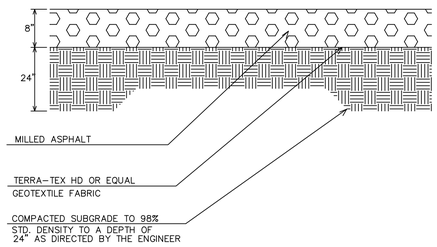


SECTION A-A

D-21 CONCRETE FLUME



P-66 CONCRETE PAD TRAILER LANDING GEAR



P-20 MILLED ASPHALT PAVEMENT

UTILITIES PROTECTION CENTER

811

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA
CERTIFICATE OF AUTHORIZATION
LSF-002285
PROFESSIONAL
04/14/21
ENGINEER
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

PROPOSED TRAILER YARD AT PINDERPOINT PROPERTY FOR NORTHPOINT REALTY

DRAWING TITLE:

DETAILS

SCALE:	NTS
PROJECT NO:	180309.000
DATE:	4/14/21
DRAWN BY:	CRZ
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:

DET.1

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Mon, 17 May 2021 - 1:11pm mcrapps
DRAWING PATH: G:\2018\180309.000\dwg\180309 Trailer Yard Site 3.9.21.dwg

Attachment: 120 PINDERPOINT RD TRAILER YARD S-SITE PLAN JUNE 2021 - Site Plan 4.14.21 (2450 : Site Plan Review Application (Specific) 120 Pinderpoint Road Trailer Yard JUNE 2021)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 06/14/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2449)

DOC ID: 2449

Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow a Warehouse / Distribution Center (Lineage) 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 IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Lineage) in a P-I-2 (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 plan was approved during the regularly scheduled May 27, 2021 City Council Meeting.

Facts and Findings: The site plan consist of a 219,400 square foot warehouse / distribution center. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This application is under review by City Engineers, Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 14, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (PDF)
- 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-1st Comment Letter T&H 5.26.21 (PDF)
- 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Timeline (PDF)
- 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (PDF)

210185

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

RECEIVED
MAY 14 2021
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: 0 Hendley Road

PIN #(s): Portion of 7-0977-01-028

Zoning: P-I-2 Estimated Cost of Construction: $

Type of Construction: Primarily Concrete Tilt-Wall Construction.

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

Developer Entity: Lineage Logistics
Owner's Name (If Different form Applicant): CH Realty IX - Sansone I Savannah 21-95, L.P.

Mailing Address: 3819 Maple Ave - Dallas, TX 75219

Developer Contact: Ken Burke
Phone #: 402-660-0989 Email: kburke@lineagelogistics.com

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

Chad Zittrouer

Applicant's Signature — Date: 5/14/21

See Exhibit A

Owner's Signature (If Different form Applicant) — Date: 5/14/21

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-0977-

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
- ☒ 5 ~~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) N/A for concept
- ☒ 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

Chad Zittrouer

Applicant's Signature

5/14/21

Date

Updated 4/28/2020

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-0977-

EXHIBIT A

CH REALTY IX-SANSONE I SAVANNAH 21-95, L.P., a Delaware limited partnership

By: CH Realty IX/I Savannah 21-95 GP, L.L.C., a Delaware limited liability company, its general partner

By: Fund IX Managers, L.L.C., a Texas limited liability company, its manager

By: _____
Name: Matthew E. Colter
Title: Vice President

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-0977-

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-0977-

Adjacent Property Owners

PIN: 70977 01020, 70977 01019, 70977 01018 & 70977 01017
Owner: Georgia Power Company
Property Address: Monteith Road, Port Wentworth, GA 31407
Owners Address: 241 Ralph McGill Blvd NE, Atlanta, GA 30308

PIN: 70977 01027 & 70977 02002
Owner: CH Realty IX-Sansone I Savannah 21-95, L.P.
Property Address: Hendley Dr & Monteith Road, Port Wentworth, GA 31407
Owners Address: 3819 Maple Ave, Dallas, TX 75219

PIN: 70977 01016
Owner: Leon Thomas
Property Address: 208 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 208 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01015
Owner: Mae Frances Bryant
Property Address: 212 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 212 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01014
Owner: Robert L. Bryant & Cotea D. Jones
Property Address: 216 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 216 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01013
Owner: Wibert Hurst
Property Address: 220 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 220 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01012
Owner: Thelma Stewart, Robein Ruth Shubert and Marion Stewart
Property Address: 230 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 230 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01011
Owner: Mount Moriah Baptist Church
Property Address: 228 Monteith Rd, Port Wentworth, GA 31407
Owners Address: 228 Monteith Rd, Port Wentworth, GA 31407

PIN: 70977 01010
Owner: Body of Christ Church and Ministries
Property Address: Monteith Rd, Port Wentworth, GA 31407
Owners Address: 201 Birch Dr, Rincon, GA 31326

PIN: 70977 01008
Owner: Greenland Developers, Inc.
Property Address: 240 Monteith Rd, Port Wentworth, GA 31407
Owners Address: P.O. Box 1628, Springfield, GA 31329

PIN: 70977 01024 & 70977 01025
Owner: Walter M. Czura
Property Address: 135 Ferguson Rd Port Wentworth, GA 31407
Owners Address: P.O. Box 6567, Hilton Head, SC 29938

PIN: 70037 02002 & 70037 02002A
Owner: PFJ Southeast, LLC
Property Address: 7001 Highway 21, Port Wentworth, GA 31407
Owners Address: P.O. Box 54650, Lexington, KY 40555

PIN: 70037 02002B
Owner: City of Port Wentworth
Property Address: Augusta Rd, Port Wentworth, GA 31407
Owners Address: 7224 GA Highway 21, Port Wentworth, GA 31407

PIN: 70037 01043
Owner: Enmark Station, Inc
Property Address: 401 Oleary Dr, Port Wentworth, GA 31407
Owners Address: P.O. Box 728, Savannah, GA 31402

PIN: 70978 05018
Owner: Robert Lee Hester
Property Address: Monteith Rd, Port Wentworth, GA 31407
Owners Address: 8 Nanny Cove Ct, Bluffton, SC 29910

PIN: 70976 02021
Owner: Coastal Club Port Wentworth, LLC
Property Address: 50 Newport Rd, Port Wentworth, Ga 31407
Owners Address: 1031 West Morse Blvd, Suite 240, Winter Park, FL 32789

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-0977-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00313404 5/14/2021 2:53 PM
OPER: ME TERM: 011
REF#: CK 6994

TRAN: 112.0000 BLDG PERMIT
210185 886.00CR
CH REALTY IX-SANDSONE SAVANNAH
7-0977-01-028
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Application (2449 : Site Plan Review Application (Specific) 7-

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

May 26, 2021

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

Re: Hendley Road Lineage
Port Wentworth, Georgia
Site Plan Review
J–25412.0021

Dear Brian:

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

- Hydrology Report, dated May 17, 2021
- Site Drawings of Project Bajor, Dated May 12, 2021

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

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

General Comments

1. The site is zoned as Planned General Business with a zoning code of P–C–3. There appears to be a PUD overlay district for the site. Please confirm that no additional PUD development requirements apply to the site.

2. Pursuant to the National Wetland Inventory (NWI), it appears that there are wetlands that exist onsite and will be impacted. Please provide a USACE JD, and, if wetland impacts are proposed, a USACE wetlands impact permit.

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-1st Comment Letter T&H 5.26.21 (2449 : Site Plan Review

3. The site lies within an Effective FEMA Zone X, area of minimal flood hazard; Zone X (shaded), area of moderate flood hazard; and special flood hazard area (SFHA) Zone AE with a base flood elevation (BFE) of 12 ft as documented on FEMA FIRM Panel 13051C0040H, effective August 16, 2018. Please confirm no floodplain impacts are proposed as a part of this development.

4. Please provide EPD water/wastewater permits, if applicable.

5. Please provide an NPDES NOI submittal package, GSWCC approval, and any other applicable permits.

Stormwater Comments

In accordance with the City of Port Wentworth Drainage and Flood Control Ordinance (PWSMO) Section 7–79, this project proposes site development that will involve the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on the site previously. As such, all stormwater provisions apply to this site.

1. Provide all requirements of a stormwater management design plan as prescribed in Section 7–80(d) and 7-82 of the Port Wentworth Code of Ordinances. Runoff reduction appears to not be addressed within this submittal.

2. Please provide the Owner's Certification statement required by Section 7–80(d)(6) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.

3. Please acknowledge that a performance bond will be required prior to construction, as listed in Section 7–80(h) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.

4. Provide a stormwater management inspection and maintenance agreement and plan as prescribed in Section 7–80(e) of the Port Wentworth Code of Ordinances.

5. Per Section 3.7.10 of the CDM, please provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.

6. Please provide existing and proposed drainage basin exhibits.

7. Additional stormwater design comments may arise upon submission of the requested requirements.

Water, Fire System, and Sanitary Sewer Design Comments

1. Please provide the Water/Wastewater Availability Request Form found in Appendix A of the Port Wentworth Comprehensive Design Manual (CDM) as required by Section 3.3 of the CDM.

2. Please provide signed and sealed design calculations and flow requirements for the water distribution system and fire flow requirements per Section 3.4 of the latest Port Wentworth CDM.

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-1st Comment Letter T&H 5.26.21 (2449 : Site Plan Review

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-1st Comment Letter T&H 5.26.21 (2449 : Site Plan Review

3. Please provide signed and sealed design calculations and flow requirements for the wastewater collection system per Section 3.5 of the latest Port Wentworth CDM.

4. Provide notes in the plans and specifications as indicated in Section 3.4.2(h) of the latest Port Wentworth CDM.

5. If no fire system is proposed, please provide a statement on the plans.

6. Complete and provide the Water Distribution System Check List (Exhibit 1 in the Comprehensive Development Manual.)

7. Complete and provide the Wastewater Collection System Check List (Section 3.5.3 Exhibit 1 in the Comprehensive Development Manual).

8. Complete and provide the Fire Protection Design Requirements form as found on page 17 of the Port Wentworth CDM.

9. Please provide typical profiles of proposed utilities and indicate finished grade and existing grade elevations per Section 3.1 of the latest Port Wentworth CDM.

10. Additional water, fire system, and sanitary sewer design comments may arise upon submission of the requested calculations and materials.

Plan Sheets Comments

1. Please provide existing roads, buildings, parking areas and other impervious surface per Section 7-80(b)(3) of the Port Wentworth Code of Ordinances.

Site Lighting Comments

1. Please provide a Site Lighting Plan for the development, if applicable.

Paving, Signage, and Parking Comments

1. Applicant shall ensure construction of sidewalks, ADA parking, and accessible routes are in conformance with federal ADA standards, latest edition. Please provide a note on the plans.

2. Provide all applicable details concerning the parking spaces, both handicap accessible and otherwise.

3. Any proposed signage will require a separate permit as outlined in Section 19.1–3 of Port Wentworth Code of Ordinances.

4. A building permit will be required as outlined in Section 7.3, Appendix B of Port Wentworth Code of Ordinances.

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

Sincerely,

THOMAS & HUTTON

Darby Burk

DMB/dmb

Enclosures

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-1st Comment Letter T&H 5.26.21 (2449 : Site Plan Review

Project Timeline

Specific Site Plan – Lineage Warehouse Hendley Road

Review By Thomas & Hutton

- 5/14/2021—Application received Incomplete:
  - Missing: PDF, Hydro, 15 Copies of Site Plan
- 5/14/2021—Sent email to Chad Zittrouer about missing items. Gave him until 5:00 PM on 5/17/2021 or it would not be on the June 2021 meetings.
- 5/17/2021--- received missing information.
- 5/18/2021—send package to Thomas & Hutton to start review.
- 5/26/2021—Received 1st Comment letter from Thomas & Hutton. Chad was copied on the email.

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Timeline (2449 : Site Plan Review Application (Specific) 7-0977-01-

SITE DRAWINGS OF

PROJECT BAJOR

FOR

LINEAGE LOGISTICS

PORTWENTWORTH, GA

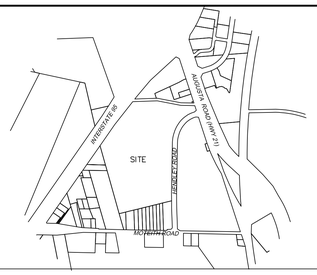
KC PROJECT #: 210067

MAY 12, 2021

KC PROJECT # 210067.010

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

VICINITY MAP:



PROJECT SITE DATA:

SITE DATA:

PROJECT AREA: *29.0 AC*

AREA OF DISTURBANCE: 29 ACRES

ZONING: P-I-2

P.I.N.: 7-0977-01-028

PROJECT ADDRESS: 0 HENDLEY ROAD

PROJECT CITY: PORT WENTWORTH

DISTRICT NUMBER: ???

LOT NUMBER:

OWNER NAME: CH REALTY IX-SNASONE I SAVANNAH 21-95, LP

CONTACT: KEN BURKE

OWNER ADDRESS: 3819 MAPLE AVE

OWNER CITY: DALLAS, TX 75219

TELEPHONE NO.: 402-660-0989

DATE OF SURVEY: BY OTHERS

GOVERNING AGENCY: PORT WENTWORTH

INDEX OF DRAWINGS:

	COVER SHEET		
C-001	GENERAL NOTES		
C-002	STAKING PLAN		
C-003	PAVING, GRADING & DRAINAGE PLAN		
C-004	UTILITY PLAN		
C-005	INITIAL EROSION PLAN		
C-006	INTERMEDIATE EROSION PLAN		
C-007	FINAL EROSION PLAN		
C-008	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		
C-009	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		
C-0010	SOIL EROSION & SEDIMENTATION CONTROL DETAILS		
C-0011	SITE DETAILS		

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

RKB architects, Inc.
2900 campanelli drive, brallnfree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-001

TITLE: STAKING PLAN

PROJECT: Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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 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 LABELEED 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.

DEMOLITION NOTES:

1. MINIMUM OF 10 DAYS PRIOR TO DEMOLITION OF BUILDING, THE DEMOLITION CONTRACTOR SHALL NOTIFY THE EPD USING THE EPD FORMS OF THE DEMOLITION. (FORMS AVAILABLE FROM ENGINEER)
2.
3. SEE DEMOLITION PLAN FOR SCOPE OF WORK.
4. ALL WATER AND SANITARY SEWER LATERALS ASSOCIATED WITH THIS PROJECT ARE TO BE CAPPED PRIOR TO DEMOLITION.
5. CONTRACTOR TO LOCATE ALL EXISTING SEPTIC TANKS AND REMOVE.
6. ALL UTILITIES TO BE REMOVED BY LOCAL UTILITY COMPANIES.
7. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OFFSITE AT THE CONTRACTOR'S EXPENSE.

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:

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

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VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

RKB architects, Inc.
zeno campanelli drive, braintree, ma 02184
p 781.848.6600 f 781.848.6600 w rkbarch.com

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TIE LINE TABLE

LINE	LENGTH	DIRECTION
T1	15.54'	N54°50'13"E

LINE	LENGTH	DIRECTION
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L2	50.93'	S74°42'23"E
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SURVEY CONTROL:
1/2" IRON ROD
N 795,386.77
E 955,534.64
ELEVATION 16.32'

SURVEY CONTROL:
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N 796,038.34
E 955,339.12

Henrietta S Teele Estate
SMB 195, PG 68

300' R/W

Lot 1
N/F Walter M Czura
DB 3455, PG 290
PIN 70977 01024

Lot 2
N/F Walter M Czura
DB 3455, PG 290
PIN: 70977 01025

N/F Greenland Developers, Inc
Deed Book 3432, Page 1
PIN 70977 01008

Georgia State Highway Department
Right of Way Proposed
Savannah-Summerton, S.C. Interstate Road
Chatham County
Limited Access Project
Federal Aid Project
I-95-1(20)101 R/W Phase II

Parcel C
Plat of a Division of the
Robert Hester Estate
Plat Record Book 45P, Page 13
N/F Robert Lee Hester
Deed Book 369L, Page 883
PIN: 70978 05018

Parcel 3
Cohen Hester Farm Place
1.323 Acres

Parcel 2
59.007 Acres

DETENTION AREA

NEW BUILDING
FF ELEV 22.67

12' Private Road / 12' Lane
Plat Record Book H, Page 12

Maintained Ditch

Limited Access

Zone X
Zone X (Shaded)
Zone AE

Fence west of line 0.5'
Fence east of line 1'

Approximate Location of Floodplain Boundary

Billboard
DB 3760 PG 241

Toler No. 52
Toler No. 53
Toler No. 54

Map Book 4, Page 172

Extreme West Portion of Drakie's Historic Map Book 4, Page 172 Plantation

Colonial Oil Industries, Inc.
Right of Way Easement
Deed Book 10LQ, Page 663
Plat Record Book Y, Page 12L

Permit for Crossing
Pipeline Right of Way
Deed Book 247T, Page 432

Savannah Electric & Power Company
Easement for Right of Way
Deed Book 10T, Page 373
Plat Record Book W, Page 85

SCG Pipeline, Inc.
Natural Gas and Utility Easement
Permanent Easement
(Deed Book 247L, Page 381)

Georgia Power Co.
Map File No.
SL45
Sheet 12 of 15

NGS
Vertical
Control Disk
X395
15.43'

BM #1
Elev = 15.43'

I.E. = 10.69'

I.E. 12.43'

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
60 0 30 60 90 120
(IN FEET)
1 inch = 60 ft.

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rkb architects, Inc.
2900 campanelli drive, brairthree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA
CERTIFICATE NUMBER
PSC-25260
PROFESSIONAL
5/13/21
ENGINEER
CHADWICK R. ZITTROUER

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-002

TITLE: STAKING PLAN

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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300' R/W

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SMB 195, PG 68

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12' Private Road / 12' Late
Plat Record Book H, Page 12

Du, Ds1, Ds2

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NEW BUILDING FF ELEV 22.67

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Zone AE
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Extreme West Portion of Drakie's Historic Map Book 4, Page 172

Map Book 4, Page 172

Gravel Drive

Natural Gas and Utility Easement Permanent Easement (Deed Book 2471, Page 381)

Colonial Oil Industries, Inc. Right of Way Easement Deed Book 10LQ, Page 663 Plat Record Book Y, Page 12L

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Georgia Power Co. Map File No. SLS Sheet 12 of 15

NGS Vertical Control Disk X395 15.43'

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PROFESSIONAL
5/13/21
REGISTERED ARCHITECT
DOUGLAS K. R. ZITTROUER

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xxx Name Street,
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TITLE: PAVING & GRADING PLAN

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PIN: 70978 05018

DETENTION AREA

NEW BUILDING FF ELEV 22.67

FIRE HYDRANT ASSEMBLY

12' Private Road / 12' Lane
Plat Record Book H, Page 12
Ingress, Egress & Utility Easement

Maintained

Not Maintained

Limited Access

Zone X
Zone X (Shaded)
Zone AE

Fence west of line 0.5'
Fence east of line 1.9'

Approximate Location of Floodplain Boundary

Billboard (DB 3760 PG 24)

Tower No. 52
Tower No. 53
Tower No. 54

Map Book 4, Page 172

Extreme West Portion of Drakie's Historic Map Book 4, Page 172 Plantation

4" PVC WATER MAIN

243 LF 4" PVC SANITARY LATERAL @ 1.00%

100 LF 4" PVC SANITARY LATERAL @ 1.00%

2" POLYETHYLENE WATER LATERAL (DOMESTIC)

2" POLYETHYLENE WATER LATERAL (IRRIGATION)

4" PVC LATERAL (DOMESTIC)

4" RPZ BACKFLOW PREVENTER (DOMESTIC)

2" RPZ BACKFLOW PREVENTER (IRRIGATION)

C.O.

FIRE HYDRANT ASSEMBLY

4" X 4" TEE

3" SANITARY FORCEMAIN

10" PVC WATER MAIN (FIRE)

10" RPZ BACKFLOW PREVENTER (FIRE)

10" X 4" TEE
4" VALVE IN BOX

4" X 2" TEE
2" VALVE IN BOX

3" CHECK VALVE

CONNECT TO 3" SANITARY SEWER STUBOUT

CONNECT TO 10" STUBOUT WITH 10" VALVE IN MANHOLE

2-45° BENDS

10" PVC FIRE MAIN

10" X 10" TEE

6" PVC SANITARY LATERAL @ 1.00%

GRINDER LIFT STATION

LATITUDE: 32.1821750
LONGITUDE: -81.1954000

WATER METER

BM #1

I.E. = 10.69'

I.E. 12.43'

Natural Gas and Utility Easement Permanent Easement (Deed Book 247L, Page 381)

Parrott Right of way Deed Book 247T, Page 432

Colonial Oil Industries, Inc Right of way Easement Deed Book 10LO, Page 652

Savannah Electric & Power Company Easement for Right of Way (Deed Book 10T, Page 373 Plat Record Book W, Page 85)

Drainage Flume Co. Right of Way Easement

SCG Pipeline, Inc. Permanent Easement (Deed Book 247L, Page 381)

Gravel Drive

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

rkb architects, Inc.
2900 campamalli drive, brainthree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA
CERTIFICATE OF AUTHORIZATION
No. RKB 002660
PROFESSIONAL ENGINEER
5/13/21
CHADWICK R. ZITTROUER

Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

PROJECT:

REVISION SCHEDULE		
REV.	DATE	DESCRIPTION

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

DRAWING NO.: C-004

TITLE: UTILITY PLAN

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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

TIE LINE TABLE

LINE	LENGTH	DIRECTION
T1	15.54'	N34°50'13"E

LINE	LENGTH	DIRECTION
L1	42.89'	S73°57'35"W
L2	50.00'	S73°42'23"E
L3	27.42'	N56°05'25"W
L4	21.05'	S85°51'53"E
L5	51.71'	S48°20'00"W

SURVEY CONTROL:
1/2" IRON ROD
N 796,038.34
E 955,339.12

SURVEY CONTROL:
1/2" IRON ROD
N 795,386.77
E 955,534.64
ELEVATION 16.32'

Henrietta S Teele Estate
SMB 195, PG 68

300' R/W

Lot 1
N/F Walter M Czura
DB 3455, PG 290
PIN: 70977 01024

Lot 2
N/F Walter M Czura
DB 3455, PG 290
PIN: 70977 01025

N/F Greenland Developers, Inc.
Deed Book 2432, Page 1
PIN: 70977 01008

Parcel C
Plat of a Division of the
Robert Hester Estate
Plat Record Book 45P, Page 13
Flat Record Book 369L, Page 883
N/F Robert Lee Hester
Deed Book 369L, Page 883
PIN: 70978 05018

Parcel 3
1.323 Acres
Cohen Hester Farm Place

Parcel 2
59.007 Acres

Georgia State Highway Department
Right of Way Proposed
Savannah-Summerton, S.C. Interstate Road
Chatham County
Limited Access Project
Federal Aid Project
I-95-1(20)101, R/W Phase II

Fence west of line 0.5'
Fence east of line 1.9'
Limited Access
Zone X
Zone AE
Zone X (Shaded)
Approximate Location of Floodplain Boundary

2 ROWS SdI -S SILTFENCE

SdI -NS SILTFENCE

12' Private Road / 12' Lane
Plat Record Book H, Page 12
Subdivision Map Book 195, Page 68

Maintained Fence

Map Book 4, Page 172

Extreme West Portion of Drake's Historic Map Book 4, Page 172 Plantation

Pj
Cc
Oj
Ok

Georgia Power Co
Map File No
Sheet 2 of 2
S145

Colonial Oil Industries, Inc
Right of Way Easement
10' Easement
Deed Book 10LO, Page 663
Plat Record Book Y, Page 12A

Permit for Crossing
Pipeline Right of Way
Deed Book 41TT, Page 432

Savannah Electric & Power Company
Easement for Right of Way
Deed Book 10LT, Page 313
Plat Record Book W, Page 85)

Natural Gas and Utility Easement
Permanent Easement
(Deed Book 24L, Page 381)

SCG Pipeline, Inc.

Tower No 52
Tower No 53
Tower No 54

Gravel Drive

BM #1
LATITUDE: 32.1821750
LONGITUDE: -81.1954460

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

RKB
rkb architects, Inc.
2900 campanelli drive, brallsthree, ma 02184
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Lineage

GEORGIA CERTIFICATE OF AUTHORIZATION PSC-002265 PROFESSIONAL ENGINEER 13132 CHADWICK R. ZITTROUER

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-005

TITLE: INITIAL EROSION PLAN

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

Kern & Co., LLC
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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

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LINE TABLE		
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1/2" IRON ROD
N 796,038.34
E 955,339.12

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1/2" IRON ROD
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ELEVATION 16.32'

Henrietta S Teele Estate
SMB 195, PG 68

300' R/W

Lot 1
N/F Walter M Czura
DB 3455, PG 290
PIN: 10977 01024

Lot 2
N/F Walter M Czura
DB 3455, PG 290
PIN: 10977 01025

Georgia State Highway Department
Right of Way Proposed
Savannah-Summerton, S.C. Interstate Road
Chatham County
Limited Access Project
Federal Aid Project
I-95-1(20)101 R/W Phase II

Parcel C
Plat of a Division of the
Robert Hester Estate
Plat Record Book 45P, Page 13
Flat Record Book 4, Page 172
N/F Robert Lee Hester
Deed Book 369L, Page 883
PIN: 10978 05018

Parcel 3
Cohen Hester Farm Place
1.323 Acres

Parcel 2
59.007 Acres

N/F Greenland Developers, Inc.
Deed Book 342Z, Page 1
PIN: 10977 01008

DETENTION AREA

Du, Ds1, Ds2

Pj

Ok

Oj

Cc

Sdl -NS SILTFENCE

2 ROWS Sdl -S SILTFENCE

12' Private Road / 12' Utility Easement
Plat Record Book H, Page 12

Undisturbed Fence

Limited Access

Zone X

Zone X (Shaded)

Zone AE

Approximate Location of Floodplain Boundary

Fence west of line 0.5'

Fence east of line 1'

Map Book 4, Page 172

Extreme West Portion of Drakie's Historic Map Book 4, Page 172 Plantation

Georgia Power Co Map File No S-4.5 Sheet 12 of 16

Colonial Oil Industries, Inc Deed Book 10LO, Page 663 Right of Way Easement Plat Record Book Y, Page 12A

Permit for Crossing Pipeline Right of Way Deed Book 341T, Page 432

Savannah Electric & Power Company Easement for Right of Way Deed Book 10LT, Page 313 Plat Record Book W, Page 85)

Natural Gas and Utility Easement Permanent Easement (Deed Book 24L, Page 381)

SCG Pipeline, Inc.

Tower No 52

Tower No 53

Gravel Drive

INTEL VARIA RIGHT

BM #1

LATITUDE: 32.1821750
LONGITUDE: -81.1954460

I.E. = 10.69'

I.E. 12.43'

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

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VICTORY
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CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

RKB
rkb architects, Inc.
2900 campanelli drive, brairthree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA
CERTIFICATE OF AUTHORIZATION
PSC-002265
PROFESSIONAL
5/13/21
ENGINEER
CHADWICK R. ZITTROUER

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-006

TITLE: INTERMEDIATE EROSION PLAN

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

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1/2" IRON ROD
N 795,386.77
E 955,534.64
ELEVATION 16.32'

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1/2" IRON ROD
N 796,038.34
E 955,339.12

Henrietta S Teele Estate
SMB 195, PG 68

300' R/W

Lot 1
N/F Walter M Czura
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PIN 70977 01024

Lot 2
N/F Walter M Czura
DB 3455, PG 290
PIN: 70977 01025

Georgia State Highway Department
Right of Way Proposed
Savannah-Summerton, S.C. Interstate Road
Chatham County
Limited Access Project
Federal Aid Project
I-95-1(20)101 R/W Phase II

Parcel C
Plat of a Division of the
Robert Hester Estate
Plat Record Book 45P, Page 13
N/F Robert Lee Hester
Deed Book 369L, Page 883
PIN: 70978 05018

Parcel 3
Cohen Hester Farm Place
1.323 Acres

Parcel 2
59.007 Acres

NEW BUILDING FF ELEV 22.67

DETENTION AREA

N/F Greenland Developers, Inc.
Deed Book 342, Page 12
PIN: 70977 01008

12' Private Road / 12' Lane
Plat Record Book H, Page 12

Retained

Existing Fence

Sdl -NS SILTFENCE

2 ROWS Sdl -S SILTFENCE

Limited Access

Fence west of line 0.5'

Fence east of line 1.9'

Zone X

Zone X (Shaded)

Zone AE

Approximate Location of Floodplain Boundary

Billboard (DB 3760 PG 24)

Toller No. 54

Toller No. 53

Toller No. 52

Extreme West Portion of Drakie's Historic Map Book 4, Page 172 Plantation

Map Book 4, Page 172

Colonial Oil Industries, Inc.
10' Easement
Right of Way Easement
Deed Book 10LQ, Page 663
Plat Record Book Y, Page 12L

Savannah Electric & Power Company
Easement for Right of Way
Deed Book 10T, Page 373
Plat Record Book W, Page 85

Georgia Power Co.
Map File No. SL45
Sheet 12 of 15

Permit for Crossing
Pipeline Right of Way
Deed Book 347T, Page 432

Natural Gas and Utility Easement
Permanent Easement
(Deed Book 247L, Page 381)

Gravel Drive

NGS Vertical Control Disk X395 15.43'

BM #1

LATITUDE: 32.1821750
LONGITUDE: -81.1954460

I.E. = 10.69'

I.E. 12.43'

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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VICTORY
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CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

RKB architects, Inc.
2900 campamaill drive, brainthree, ma 02184
p 781.848.6000 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA CERTIFICATE NO. 032260 PROFESSIONAL ENGINEER 5/13/21 CHADWICK R. ZITTROUER

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-007

TITLE: FINAL EROSION PLAN

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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 SEDIMENTATION 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 Comparion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates		Resource Area	Planting Dates by Resource Area	Remarks
	Rate per Acre	Pure Live Speed (PLS) per 1000 sqft			
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 soil's.
			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 5 feet 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 tole rant 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	25,000 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. Reduce seeding rates by 50 % when drilled.
M-L represents the Mountain, Blue Ridge, and ridges and Valleys MLRAs
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 6-4.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates		Resource Area[1]	Planting Dates by Resource Area	Remarks
	Rate per Acre[2]	Pure Live Speed (PLS) per 1000 sqft			
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with te temporary cover	60 lbs	1.4 lbs	P	March - June	156,000 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 te temporary 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 dactyl o n*					
hulled seed			P	April - May	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fileds.
alone	10 lbs	0.2 lb	C	April – May	
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactyl o n*					
Unhulled seed					
with temporary 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 SPRING'S *Cynodon dactyl o n*					
Coastal, Common, Midland, or Tifi 44	40 cu ft or sod plugs 3' x 3'	0.9 cu ft	M-L	April – June	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, of Tifi 44			P	April – June	Same as above
			C	March – May	
Tifi 78			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	
CROWNVETCH *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 pounds 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 thumbergiana*					
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*					
scarified	60 lbs	1.4 lb	M-L	April – 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.
			P	March – May	
			C	February - May	
unscarified	75 lbs	1.7 lb	M-L	January - February	Mix with Tall fesue or winter annuals.
			P	January - February	
			C	January	
seed - bearing hay	3 tons	1338 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 *Ambro virgata Japonlesp virgata DC* or *Appalone Lespedeza cuneata (Dumont) G. Don)*					
			M-L	March – May	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 solid stands. Inoculate seed with EL inoculant.
			P	March – May	
			C	February – May	
scarified	60 lbs	1.4 lb	M-L	March – May	
			P	March – May	
			C	February – May	
unscarified	75 lbs	1.7 lb	M-L	January - February	
			P	January - February	
			C		
LESPEDEZA, SHRUB *Lespedeza bicolor Lespedeza thunbergii*					
plants	3' x 3'		M-L	January - March	Provide wildlife food and cover.
			P	January - March	
			C	January - February	
LOVEGRASS, WEEPING *Eragrostis curvua*					
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.
with other perennials	2 lbs	0.05 lb	P	March – May	
			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 GYASS *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" MAXIMILIAN *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 repressent to Mountain, Blue Ridges, 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 6-5.1. 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. 1/1/
	Second	6-10-10	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	1300 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

COASTAL SWCD
Project Name: PROJECT BAJOR
Address: HENDLEY ROAD
City/County: PORT WENTWORTH, GEORGIA
Date on Plans: 5/13/2021
NAME AND EMAIL: LINEAGE LOGISTICS

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."
SESC5	Y	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."
SESC4	Y	34.	Appendix B rationale for NTU values at all outfall sampling points where applicable."
		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.
		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		
HYDRO	Y	42.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
PRE&POST	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
SESC1,2,3	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.
ALL	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion.Identify/Delineate all storm water discharge points.
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 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 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.
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 = -- AC

REQUIRED STORAGE:
67 CY/AC x -- AC = -- CY
-- CY x 27CF/CY = -- CF OF REQUIRED STORAGE

PROVIDED STORAGE :
(ELEV A – ELEV B)(-- SF AT ELEV A + -- SF AT ELEV B) / 2 = -- CF
OF PROVIDED STORAGE

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

VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

rkb architects, Inc.
zeno campanelli drive, brainfree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA
CERTIFIED
PROFESSIONAL
5/13/21
REGISTERED
PROFESSIONAL
CHADWICK R. ZITTROUER

DATE ISSUED: XX-XX-XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.:	DESCRIPTION	DATE

DRAWING NO.: C-008

TITLE: EROSION DETAILS-1

Attachment: 7-0977-01-029 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-029 Lineage JUNE 2021)

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 disposal as required by local and State regulations.

Points/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 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 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.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 permittes 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 or 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 storm–water 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 50, the value that was selected from Appendix B in Permit No. GAR100001. The NTU is based upon the disturbed acreage of 30 acres for the project site, the surface water drainage area of 4 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: Lineage Logistics
Attn: Ken Burke
3819 Maple Ave – Dallas, TX
402–660–0989

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.

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.

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

VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

rkb architects, Inc.
zeno campanelli drive, brainfree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER 5/13/21

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.:	DATE	DESCRIPTION

DRAWING NO.: C-009

TITLE: EROSION DETAILS-2

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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.

EROSION AND SEDIMENT NARRATIVE NOTES

1. DESCRIPTION: AN 220,000 SF COLD STORAGE FACILITY WITH ASSOCIATED SITE IMPROVEMENTS.
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
3. VEGETATION: THE EXISTING SITE IS CURRENTLY CLEARED.
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:
    ATTN: Lineage Logistics
    Attn: Ken Burke
    3819 Maple Ave – Dallas, TX
    402-660-0989
16. TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL: SHERRY KERN, KERN & CO., LLC 912-547-8402
17. DRAINAGE FLOWS THROUGH ? AND THEN INTO ?
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

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

VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

rkb architects, Inc.
zero campanelli drive, braintree, ma 02184
p 781.848.6600 f 781.848.6660 w rkbarch.com

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Lineage

GEORGIA CERTIFICATE OF AUTHORIZATION PSC-002565 PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER 5/13/21

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

DRAWING NO.: C-010

TITLE: EROSION DETAILS-3

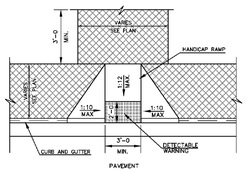
Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)

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

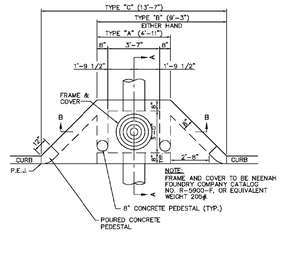
SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth TECHNICAL DETAILS P-4

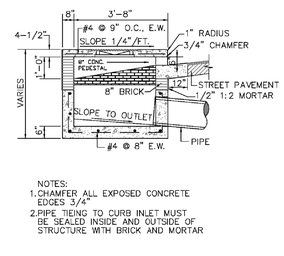
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



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



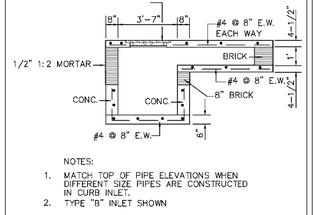
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

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.

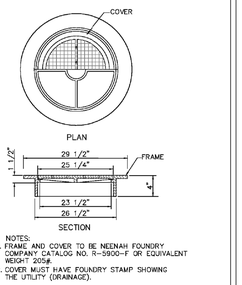


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

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

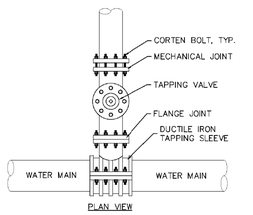


NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth TECHNICAL DETAILS SD-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007

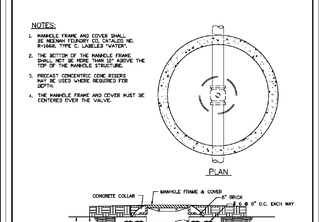


NOTE:
1. THE TAPPING SLEEVE AND VALVE MUST BE INSTALLED IN A MANHOLE. SEE DETAIL W-14 FOR THE MANHOLE DETAIL.

STANDARD TAPPING SLEEVE

City of Port Wentworth TECHNICAL DETAILS W-5

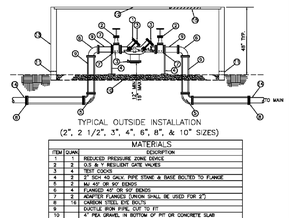
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



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

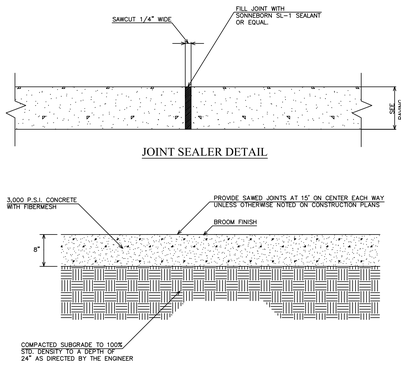
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	3	0.5 & 1" RESILIENT GATE VALVES
3	4	TEST COCKS
4	3	3" SCH 80 GALV. PIPE STAND & MAKE BOLTED TO FLANGE
5	2	MJ. 45° OR 90° BENDS
6	4	FLANGED 45° OR 90° BENDS
7	2	ADAPTER FLANGED (MUST SHALL BE USED FOR 3")
8	1	4" MJ. GALV. PIPE (LENGTH)
9	1	DUCTILE IRON PIPE TOP TO 6"
10	1	4" MIN GRAVEL IN BOTTOM OF PIT OR CONCRETE SLAB
11	2	DRAIN PORTS TOP ACCORDING TO PIPE SIZE
12	1	5/8 ALUMINUM TREAD PLATE / HATCH COVER W/ SUPPORTS AS NEEDED.
13	1	BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED
14	1	10" DIP MJ PIPE
15	1	2' X 2' MIN. HATCH

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE OF APPROVED, UNDER NO CONDITION SHALL ANY PART OF ASSEMBLY EXCEED 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.

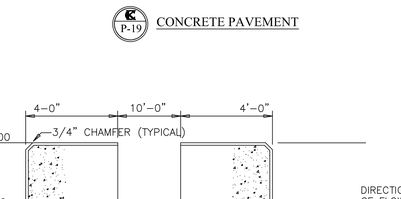
REDUCED PRESSURE DETECTOR FOR FIRE SYSTEM

City of Port Wentworth TECHNICAL DETAILS W-24

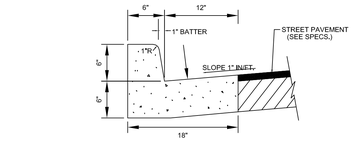
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



JOINT SEALER DETAIL

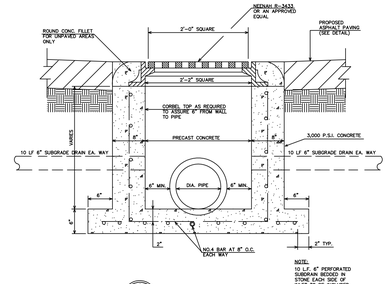


P-19 CONCRETE PAVEMENT



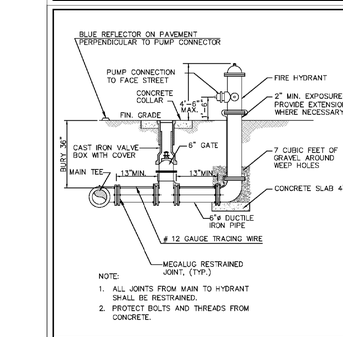
NORMAL GUTTER

P-3 18" CURB AND GUTTER



NOTE:
10 LF 6" PERFORATED SUBDRAIN PIPE IN STONE EACH SIDE OF INLET TO BE INCLUDED IN COST OF INLET.

D-5 GRATE INLET

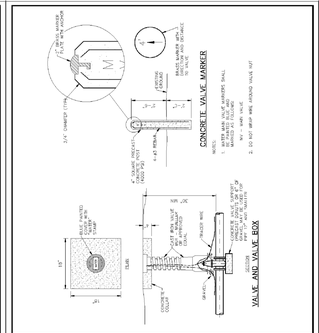


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth TECHNICAL DETAILS W-9

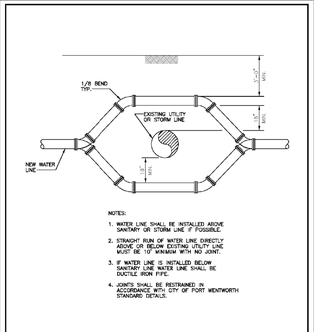
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. SCALE: N.T.S. DATED: FEBRUARY 2007



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

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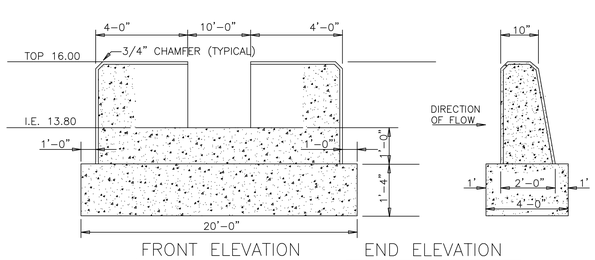
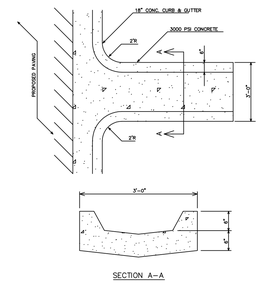


FRONT ELEVATION END ELEVATION

NOTE:

D-26 RETANGULAR WEIR



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

VICTORY
UNLIMITED CONSTRUCTION
CONTACT: Larry Longman
PHONE: +1(317) 777-6289
EMAIL: llongman@victoryuc.com
PROJECT NO.: 2021-002

rkb architects, Inc.
zeno campanelli drive, brainfree, ma 02184
p 781.848.6600 f 781.848.6600 w rkbarch.com

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Lineage

GEORGIA CERTIFICATE OF AUTHORIZATION PEC 002260 PROFESSIONAL ENGINEER 5/13/21 CHRISTOPHER R. ZITTROUER

DATE ISSUED: XX.XX.XXXX
DRAWN BY: RJD
SCALE: As Noted
CONSULTANT PROJECT NO.: 2026

PROJECT:
Project Bajor
xxx Name Street,
Port Wentworth GA, 31407

REVISION SCHEDULE

REV.:	DATE	DESCRIPTION

DRAWING NO.: C-011

TITLE: SITE DETAILS

Attachment: 7-0977-01-028 HENDLEY RD LINEAGE S-SITE PLAN JUNE 2021-Site Plan 5.12.21 (2449 : Site Plan Review Application (Specific) 7-0977-01-028 Lineage JUNE 2021)