Site Plan Review Application submitted by Patrick Warner, Coleman Company Inc., on behalf of Inter Metro Properties GA, LLC, for PIN #'s 70003 01001, 70003 01002, 70003 01011, 70003 01010, 700003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009 & 70001 04010 (230 Flonell Avenue) for a General Development Site Plan to allow for the expansion of an existing trailer yard, a new warehouse & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Inc., on behalf of Inter Metro Properties GA, LLC, for PIN #'s 70003 01001, 70003 01002, 70003 01011, 70003 01010, 700003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009 & 70001 04010 (230 Flonnel Avenue) for a General Development Site Plan to allow for the expansion of an existing trailer yard, a new warehouse & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Background: The subject property is located off 230 Flonnel Avenue in Port Wentworth, GA. The existing site is currently a trailer storage yard developed P-I-2 zoned property on a 70-acre parcel.

Facts and Findings: The general development plan for this property is for an expansion to the existing trailer storage yard area, a new warehouse & associated infrastructure. The plan is to alter & expand the existing trailer storage yard area & add additional trailer storage to the site along with the building of a warehouse and additional personnel parking. The property is located majority in Flood Zone AE 100 & partially in Zone X. There are known Corps of Engineers determined wetlands located within 200 ft of the property. A DRI was reviewed for this project by the Georgia Department of Community Affairs. This project is located in Council District 2. The parcel is located in the Industrial Park character area as defined in the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 12, 2023 at 7:00 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION.**

ATTACHMENTS:

- Flonnel Ave Logistics Yard 7-0003-01-001 G-Site Plan 2023-App (PDF)
- Flonnel Ave Logistics Yard 7-0003-01-001 G-Site Plan 2023-Adj Prop (PDF)

- Flonnel Ave Logistics Yard 7-0003-01-001 G-Site Plan 2023-Timeline (DOCX)
- Flonnel Ave Logistics Yard 7-0003-01-001 G-Site Plan 2023-Overview (PDF)

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

Site Plan Review Application

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

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

Site Plan Address: 230 Flonell Avenue

PIN #(s): 70003 01001, 70003 01002, 70003 01011, 70003 01010, 70003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009, 70001 04010

Zoning: P-I-2 Estimated Cost of Construction: $ 25,000,000

Type of Construction: Expanding Existing Trailer Yard, New Warehouse, and Associated Infrastructure

Project Name: Flonnel Avenue Logistics Yard & Warehouse

Applicant's Name: Coleman Company Inc. - Patrick Warner

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

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

Owner's Name (If Different form Applicant): Inter Metro Properties GA, LLC

Mailing Address: PO Box 651 Basking Ridge NJ 07920

Phone #: 912-667-0406 Email: JMcVeigh@fedway.com

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

Applicant's Signature — Date: 1-6-2023

Owner's Signature (If Different form Applicant) — Date: 06 JAN 2023

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

1-6-2023
Date

Names, mailing addresses & PIN number of all property owners within 250 feet of all property lines:

Robert & Sybil Cannon
324 Flonnel Ave
Pt Wentworth GA 31407
70003 01006

Brown Louise Eason
6598 Hwy 21
Pt Wentworth GA 31407
70001 04002

Bell William R Ind & Trustee
6620 Hwy 21
Pt Wentworth GA 31407
70001 04006

Royal Rachel S & Ronald Anthony
6500 Hwy 21
Pt Wentworth GA 31407-8550
70002 01004

Royal Rachel S
6500 Hwy 21
Pt Wentworth GA 31407-8550
70002 01004B

Chatham County
124 Bull St Room 240
Savannah GA 31401-3230
70003 01008

Georgia Ports Authority
PO Box 2406
Savannah GA 31402-2406
70003 01007

Atlanta Gas Light Co
241 Ralph McGill Blvd NE Bin #10081
Atlanta GA 30308
70002 02003

Project Timeline

Project Number: 230048

Project Name: Flonnel Ave Logistics Yard 7-0003-01-001 G-Site Plan 2023

Applicant / Engineer: Coleman Co., Inc – Patrick Warner

Owner: Inter Metro Properties GA, LLC.

City Review Engineer: N/A

- 01/11/2023 – Application received; Missing project overview and DRI initial form.
- 01/18/2023 – sent email to Patrick Warner that we needed a project overview. [M.E]
- 01/19/2023 – sent email to Patrick Warner that we needed the DRI initial form filled out. [M.E]
- 01/20/2023 – received project overview. [M.E]
- 01/30/2023 – received DRI initial form. [M.E]
- 01/30/2023 – entered information for the initial DRI form to the GA DCA website. DRI #3911 [M.E]
- 01/31/2023 – sent DRI additional Form blank to Patrick (Coleman) to complete. [M.E.]
- 2/14/2023 – entered DRI additional form to DCA website. [M.E]
- 2/15/2023 -sent email to Patrick for additional information required by DCA for the DRI review. [M.E.]
- 3/3/2023 – received additional information for DRI review from Patrick. Sent to DCA. [M.E.]
- 3/20/23 – the full DRI report was received from the Georgia Department of Community Affairs.
- 5/9/23 – email received from Phillip McCorkle asking that the general site plan and specific site plan application be heard at the same meeting.
- 5/15/23 – public hearing notice letters mailed.
- 5/19/23 – public hearing notice published in the Savannah Morning News.
- 6/12/23 – The Planning Commission voted unanimously to approve the application.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

January 20, 2023

Ms. Melanie Ellis, CPT

City of Port Wentworth Development Services

7224 GA-21
Port Wentworth, Georgia, 31407

RE: Flonnel Avenue
CCI Project #: 22-730.000

Dear Ms. Ellis:

Please find attached the submittal package for Flonnel Avenue Logistics Yard GDP. The subject property is located off 230 Flonnel Avenue in Port Wentworth, Georgia. This submittal consists of the general development plans for expansion to the existing trailer storage yard area.

The existing site is currently a developed P-I-2 zoned property on a 70-acre parcel. The plan is to alter and expand the existing trailer storage yard area and add additional trailer storage to the site. The subject property is located a majority in flood zone AE 100 and partially in zone X and therefore is located in a special flood hazard area. There are known corps of engineers determined wetlands located within 200ft of this property. Storm water management will consist of routing the water from the site through several best management practices in our opinion before discharging into tidal waters located north of the site. Sedimentation and erosion control measures will consist of silt fencing, construction exit and both temporary and permanent stabilization. The receiving-waters for this project is the existing marsh which flows into the St. Augustine Creek which ultimately drains to the Savannah.

Changes to the previously approved GDP (dated May 9, 2019) are as follows: The warehouse location has been slightly adjusted and has increased from 627,000 SF to 638,400 SF. More personnel parking has been provided at the proposed warehouse. There are also changes to the trailer storage yard, including a new trailer storage yard area, that was not part of the original submittal. This submittal also includes new ponds in the trailer storage yard area and the warehouse area for floodplain mitigation and water quality.

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

Should you have any questions or require additional information, please do not hesitate to contact us.

Thank You,

Coleman Company, Inc.
Patrick Warner, PE
pwarner@cci-sav.com

DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for
City of Port Wentworth, Georgia
DRI #3911
Flonnel Avenue Logistics Facility
Container Yard
March 22, 2023

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

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1. APPLICATION INFORMATION

1.1 Jurisdiction

City of Port Wentworh, Georgia DRI # 3911

Flonnel Avenue Logistics Facility Container Yard

1.2 Applicant/Developer

Inter-Metro Properties of Georgia, LLC
912-667-0406
jmcveigh@fedway.com

2. PROJECT DESCRIPTION

2.1 Summary

DRI#3911 is a proposed industrial development with the initial action being requested by Port Wentworth for permits, and the connection of sewer and water. The proposed development is the expansion of an existing trailer yard, with a new warehouse facility, and associated infrastructure. The project size is 67.7 acres with trailer yard expansion of 401,115 SF and future 638,400 SF warehouse, parking provided: 214 spaces, truck storage: 152. The estimated completion of the overall project is July 2025.

3. PARCEL DATA

3.1 Size of Property

Approximately 67.7 acres

3.2 General Location

The parcel numbers of property the proposed project will be developed on: 70003 01001 (17.16 acres), 70003 01002 (8.32 acres), 70003 01011 (5.41 acres), 70003 01010 (1.24 acres), 70003 01009 (1.21 acres), 70003 01012 (4.46 acres), 70003 01013(3.07 acres), 70003 01005 (2.88 acres), and 70003 01014 (2.64 acres). The current zoning is P-I-2 (Planned Industrial Heavy) which is the appropriate zoning for the proposed development.

4. LAND USE INFORMATION

4.1 Site Map

The site plan for use of the property is attached.

4.2 Built Features

Expansion of Existing Trailer Yard.

4.3 Future Development Map Designation (Character Area)

The Character Areas Map from the City of Port Wentworth's comprehensive plan designates the project site as the Industrial Park.

4.4 Zoning District

The current zoning of the proposed project area is P-I-2 which is Planned Industrial Heavy. No zoning changes will be required for the development of the proposed project.

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

5.1 Consistency with the Comprehensive Plan

Both the current Zoning Map and the Character Areas Map from the City of Port Wentworth's comprehensive plan, are conducive with the development of the proposed project.

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 illustrates the area as Rural. This category is for areas that are not expected to urbanize or require urban services in the next 20 years.

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.

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.

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.
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.
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.
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.
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.
    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 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 project site includes wetlands and flood plains. Per the developer/applicant: Jurisdictional wetland impacts will be minimal and will be permitted through the Army Corps of Engineers. Flood plain impacts will be mitigated on-site, if necessary.

7.2 Area Requiring Special Attention

The Areas Requiring Special Attention map designates the site as an area of significant natural resources. This designations is where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development. Proper provisions, permits, and requirements must be met while constructing the development to ensure the preservation of environmentally sensitive areas.

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.

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

7.4 Wetlands-Green Infrastructure

According to the developer, the project site contains floodplains and wetlands. Jurisdictional wetland impacts will be minimal and will be permitted through the Army Corps of Engineers. Flood plain impacts will be mitigated on-site, if necessary. The Green Infrastructure Regional Map shows the development site to contain large areas of "core" infrastructure and portions of the site contain land designated as "corridor". These are areas of high conservation value and ecological quality that form the heart of the ecological network. They may contain rare or important habitats or have the conditions to support them. Protection of environmental, natural, and cultural resources is a regional goal. It is recommended that the developer identify the most efficient solutions that will negate or limit the impact on the areas of significant natural resources and green infrastructure that lie within the development site.

8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY CEDS)

8.1 Population and Employment Trends

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

Source: U.S. Census; Georgia Office of Planning and Budget

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 Metropolitan 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.

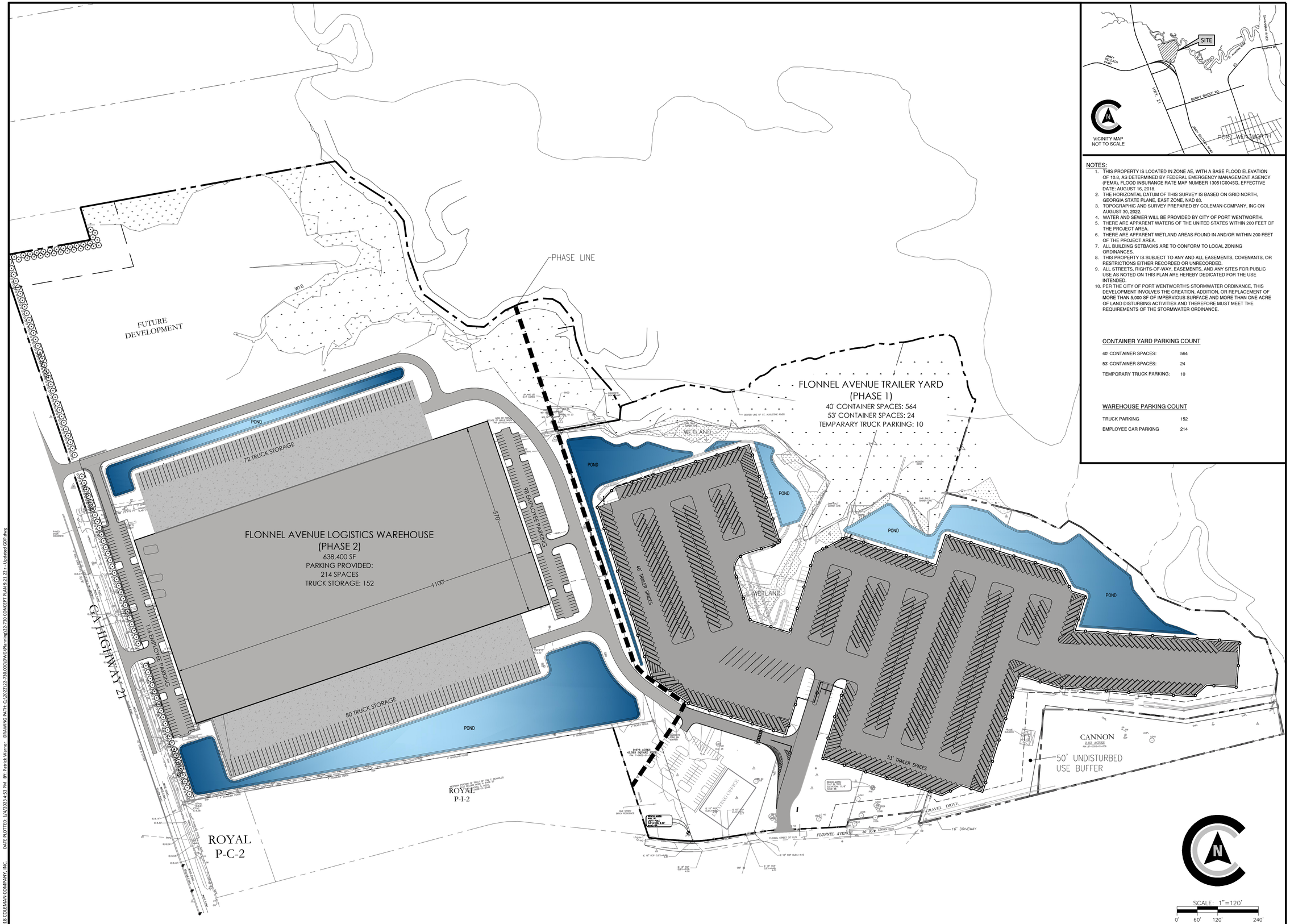
9.2 Regional Design Guidelines

The CRC recommends that Chatham County and the City of Port Wentworth ensure that new development creates an environment that contributes to the region's character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth.

The *'Character Region'* for this area is *Rural Ridge* and may utilize the *'Character Area Key'* for *Commercial*.

For technical assistance contact Karen Saunds, Grant Specialist at ksaunds@crc.ga.gov.

SITE PLAN
PROVIDED BY THE APPLICANT



NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10.8, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 13051C0045G, EFFECTIVE DATE: AUGUST 16, 2018.
2. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
3. TOPOGRAPHIC AND SURVEY PREPARED BY COLEMAN COMPANY, INC ON AUGUST 30, 2022.
4. WATER AND SEWER WILL BE PROVIDED BY CITY OF PORT WENTWORTH.
5. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
6. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.
10. PER THE CITY OF PORT WENTWORTH'S STORMWATER ORDINANCE, THIS DEVELOPMENT INVOLVES THE CREATION, ADDITION, OR REPLACEMENT OF MORE THAN 5,000 SF OF IMPERVIOUS SURFACE AND MORE THAN ONE ACRE OF LAND DISTURBING ACTIVITIES AND THEREFORE MUST MEET THE REQUIREMENTS OF THE STORMWATER ORDINANCE.

CONTAINER YARD PARKING COUNT

40' CONTAINER SPACES:	564
53' CONTAINER SPACES:	24
TEMPORARY TRUCK PARKING:	10

WAREHOUSE PARKING COUNT

TRUCK PARKING	152
EMPLOYEE CAR PARKING	214

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

NOT FOR CONSTRUCTION

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

REVISIONS:

CONCEPTUAL PLAN

FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD

LOCATED IN PT. WENTWORTH, GEORGIA

JOB NUMBER:	22-730.000
DATE:	01/04/23
DRAWN BY:	JWR
CHECKED BY:	GJC
SCALE:	AS NOTED

CONCEPTUAL PLAN

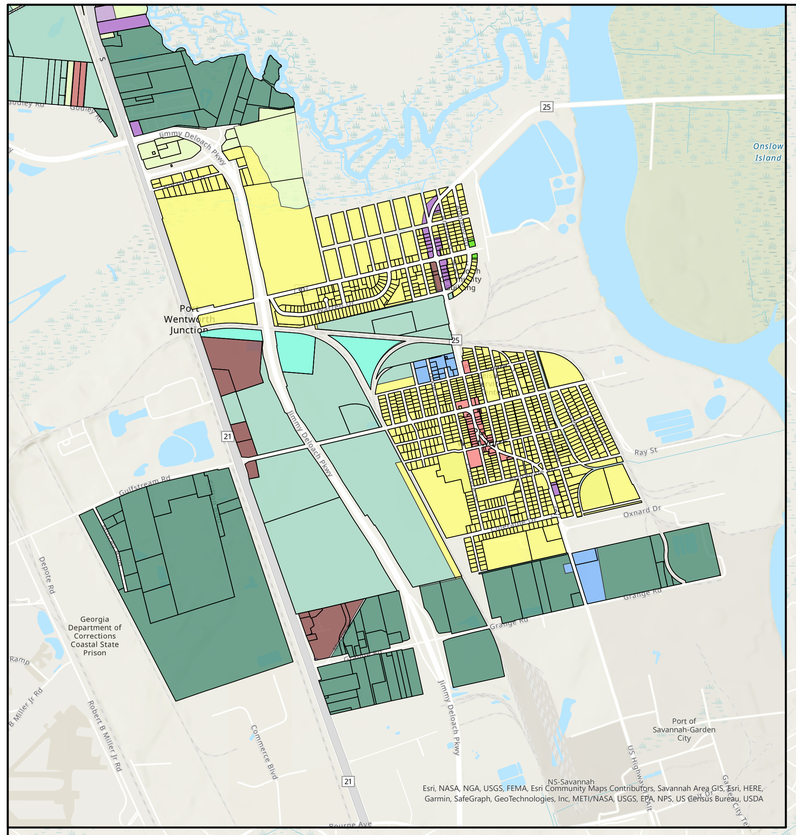
SHEET:

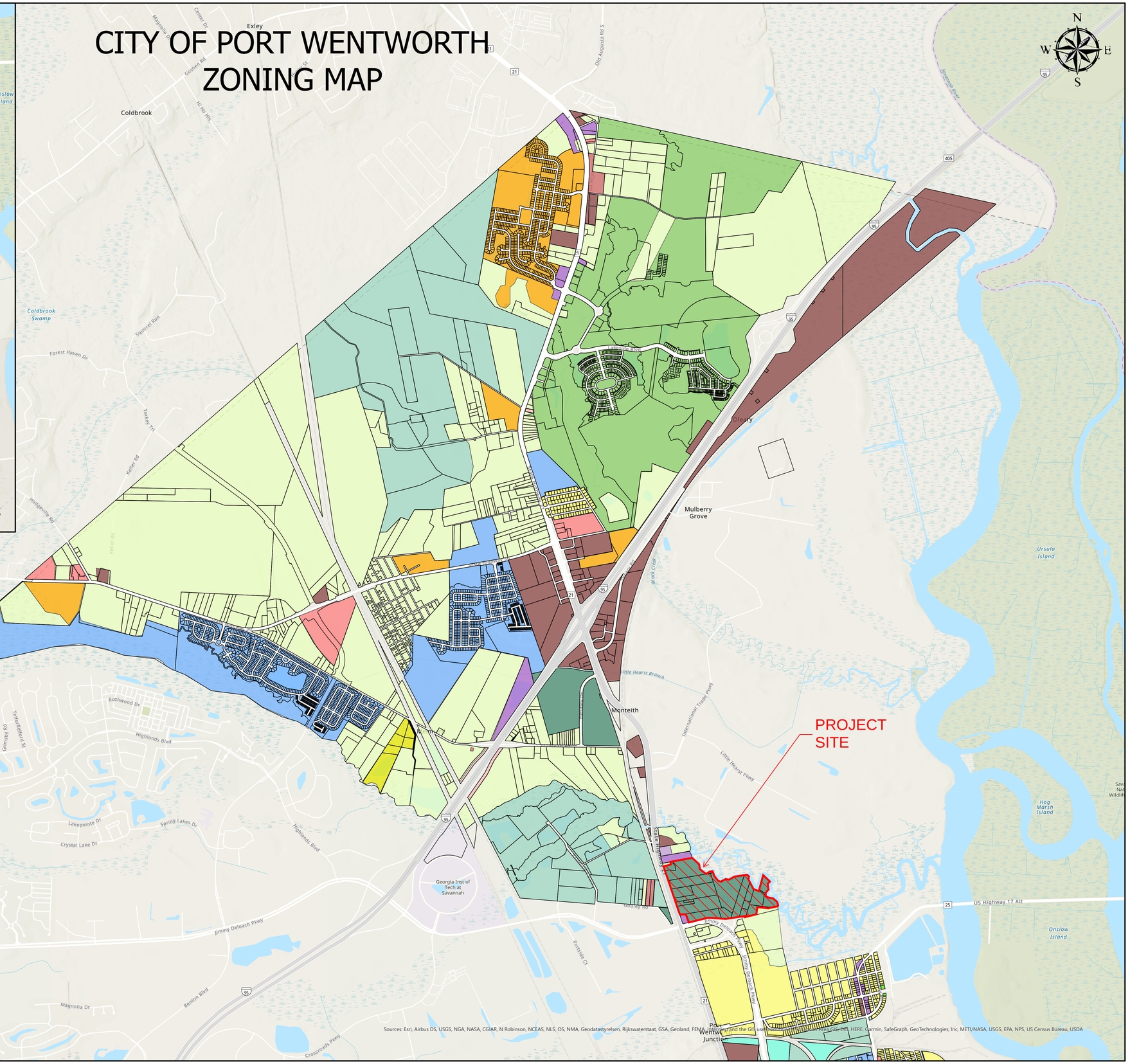
CP1.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 1/4/2023 4:53 PM BY: Patrick Warner DRAWING PATH: Cl\2022\22-730.000\DWG\Planning\22-730 CONCEPT PLAN 9.21.22 - Updated GDP.dwg

PORT WENTWORTH
ZONING MAP &
CHARACTER AREAS MAP

CITY OF PORT WENTWORTH
ZONING MAP





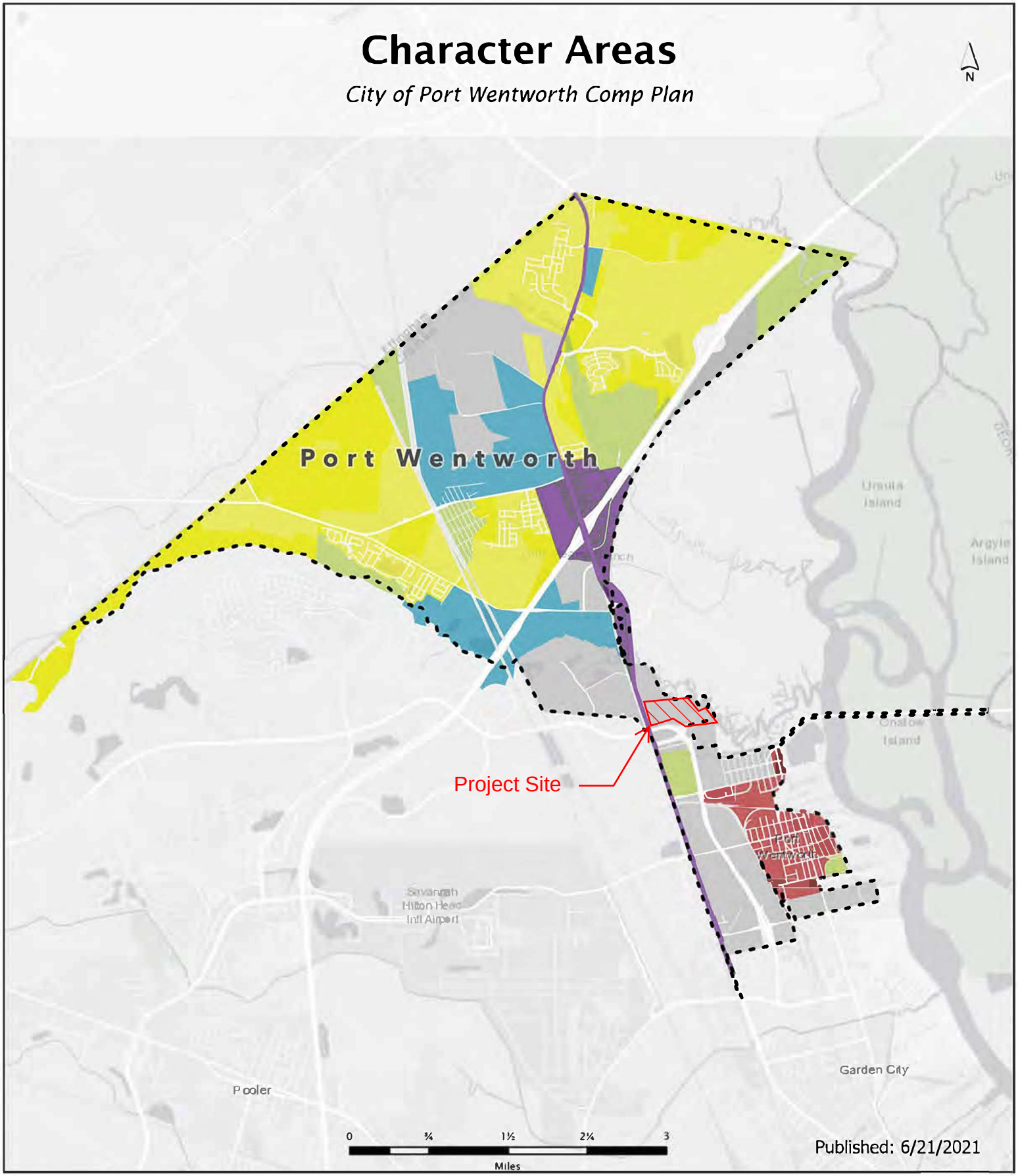
Zoning Classifications

- R-A
- R-1
- P-D-R
- P-R-M
- C-1
- P-C-1
- C-2
- P-C-2
- C-3
- P-C-3
- E-D-Z
- M-P-O
- P-I-1
- P-I-2
- P-RIP
- PUD-O
- Parcels

DATE: JANUARY 2023

Character Areas

City of Port Wentworth Comp Plan



Character Areas

- Highway Commercial Interchange Area
- Industrial Park
- Open Space
- Rural Neighborhood
- Suburban
- Traditional Village

Coastal Regional Commission

DRI Review Information

Current Zoning: P-I-2

Proposed Re-Zoning: N/A (Site is zoned P-I-2)

Parcel Numbers of property the proposed project will be developed on:

70003 01001, 70003 01002, 70003 01011, 70003 01010, 70003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014

Development of Regional Impact Future Land Use Map

3/6/2023, 8:25:39 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Counties

Cities

Developing

Rural

Future Development

Developed

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CRC, DCA

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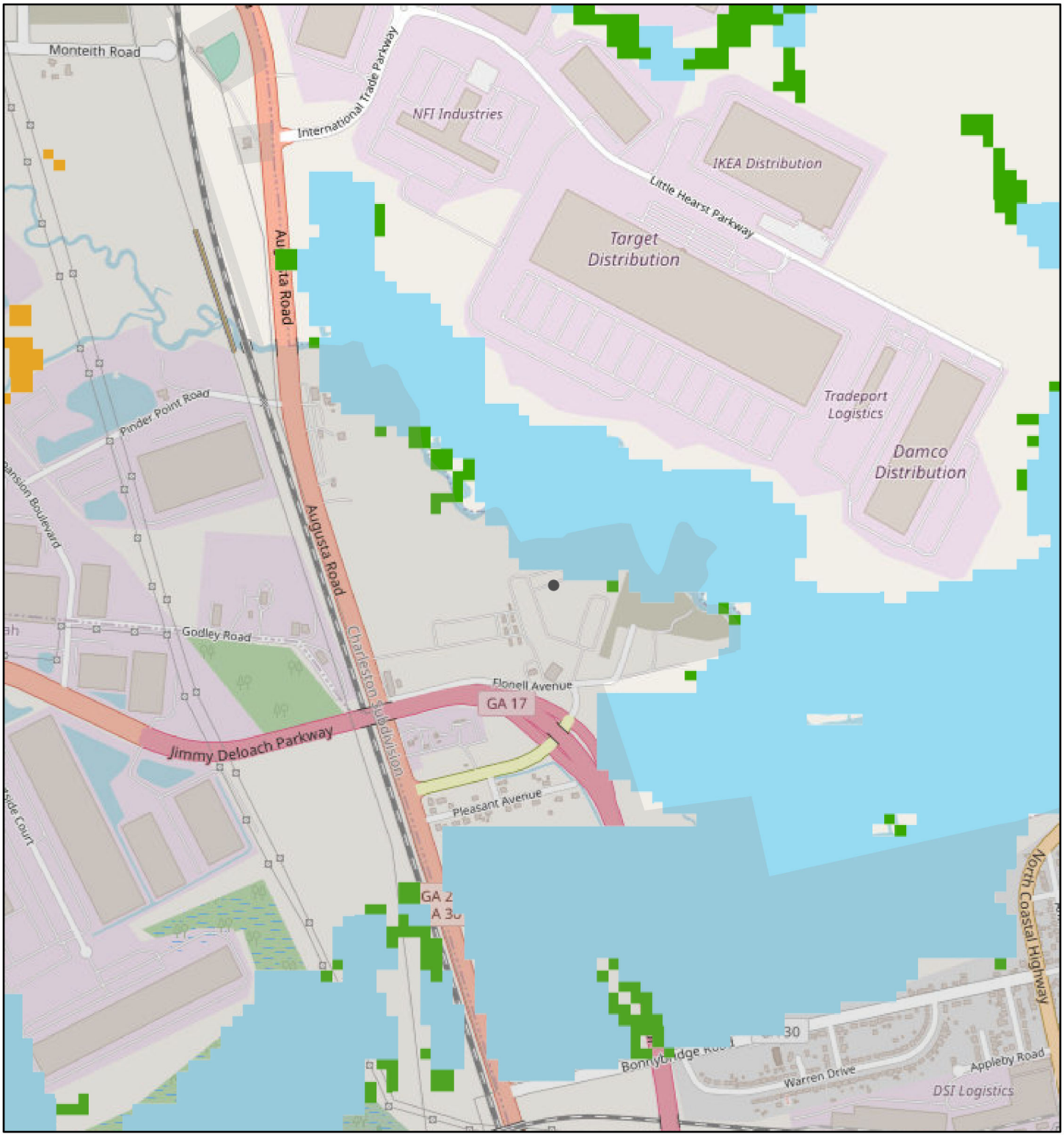
Development of Regional Impact Green Infrastructure Map



3/6/2023, 8:27:37 AM

1:18,056

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0 0.2 0.4 0.8 km

Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas

- Sites
- Counties
- Cities

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CRC, DCA

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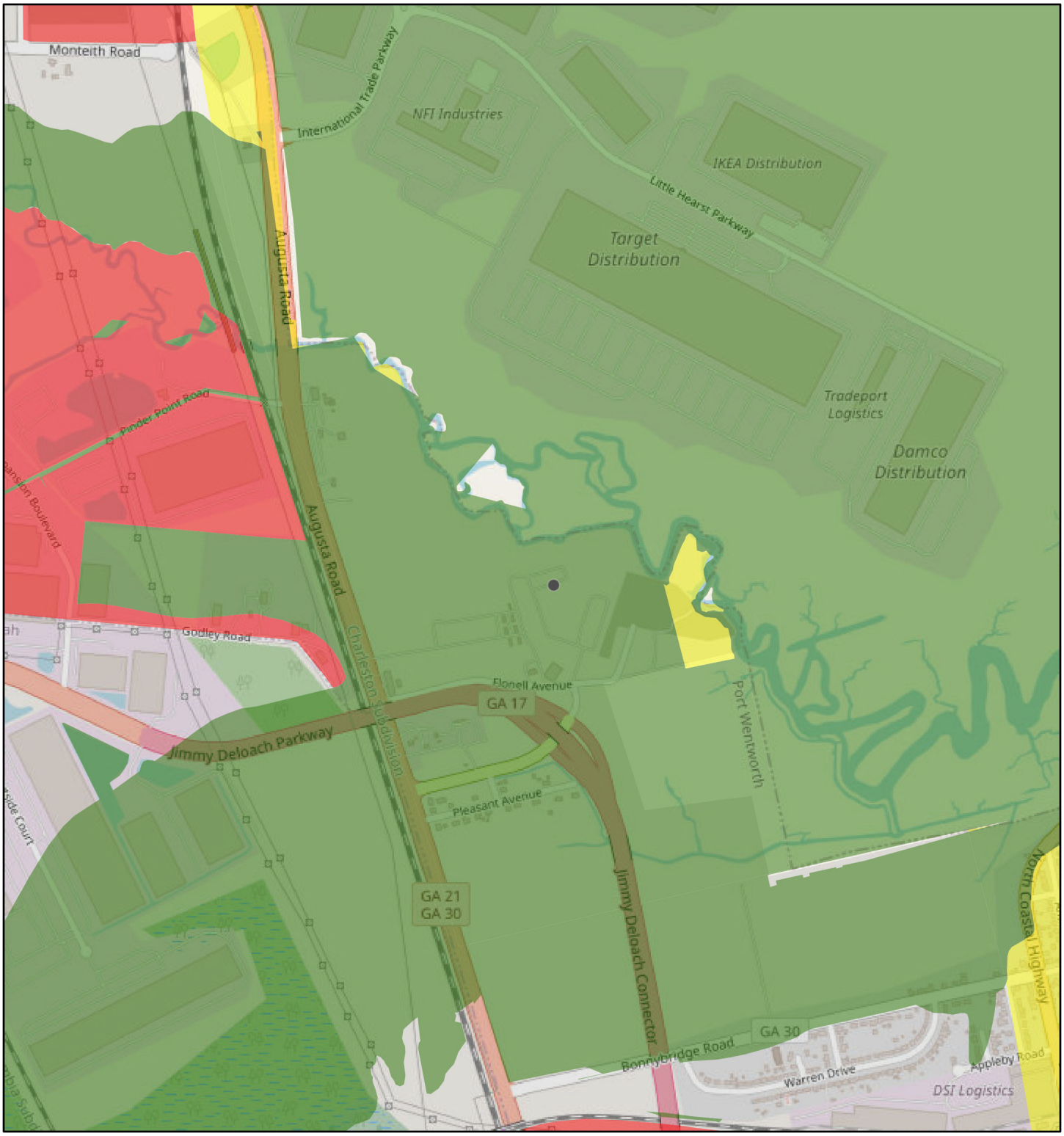
Development of Regional Impact ARSAMap



3/6/2023, 8:23:50 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

ARSA - Areas Requiring Special Attention

- Areas in Need of Infrastructure
- Areas of Rapid Development
- Areas of Significant Infill
- Areas of Significant Natural Resources
- Counties
- Cities

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CRC, DCA

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PUBLIC COMMENTS

Karen Saunds

From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Monday, March 20, 2023 2:56 PM
To: Karen Saunds
Cc: Bridget Lidy; James Laplander; Brion Ehret; Laura Walker; Ronald Feldner
Subject: City of Savannah Response for DRI #3911 - City of Port Wentworth

Hello Karen. The City of Savannah has the following response for this DRI project copied below. Thank you

Water Resources Department: *The developer should coordinate their water supply needs with the City of Port Wentworth who should obtain input from the City of Savannah who serves as the primary water supplier for the region which includes Port Wentworth.*

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

Thank you Karen. May you have a great week.

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
Office: 912.525-3100, ext. 1161
Department: 912-525-2783
SAVANNAH
savannahga.gov

From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Monday, March 6, 2023 2:03 PM
To: herntona@thempc.org; wangw@thempc.org; Cheryl Mason <CMason@Savannahga.Gov>; Eric Chin <EChin@Savannahga.Gov>; Martha Davidson <MDavidson@Savannahga.Gov>; Frederick Anderson <fanderson@Savannahga.Gov>; Thomas Bolton <tbolton@Savannahga.Gov>; Michele Strickland <MStrickland@Savannahga.Gov>; Peter Ghilarducci <PGhilarducci@Savannahga.Gov>; William Buckley <William.Buckley@Savannahga.Gov>; Marcus Lotson <lotsonm@thempc.org>; Leah Michalak <michalakl@thempc.org>; Thomas Cawthon <TCawthon@Savannahga.Gov>; Brian Brainerd <BBrainerd@Savannahga.Gov>; Jackie Jackson <jacksonj@thempc.org>; Brion Ehret <BEhret@Savannahga.Gov>; Tammy Faughey <TFaughey@Savannahga.Gov>; Pamela Everett <everettp@thempc.org>; Barry Lewis <BLewis01@Savannahga.Gov>; Quhannah Andrews <QAndrews@Savannahga.Gov>; Martha Davidson <MDavidson@Savannahga.Gov>; moranok@thempc.org; Laura Walker <LWalker@Savannahga.Gov>; John Anagnost <John.Anagnost@Savannahga.Gov>; Kenneth Cullens <Kenneth.Cullens@Savannahga.Gov>

Cc: Martin Fretty <MFretty@Savannahga.Gov>; Stephen Henry <SHenry@Savannahga.Gov>; Gordon Denney <GDenney@Savannahga.Gov>; Julie McLean <JMcLean@Savannahga.Gov>; Bridget Lidy <blidy@Savannahga.Gov>; David Keating <DKeating@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Melanie Wilson <wilsonm@thempc.org>; Cornelia Reed <CReed@Savannahga.Gov>; Ronald Feldner <Ronald.Feldner@Savannahga.Gov>
Subject: Time-Sensitive Request for Review on or before Noon, Monday, March 20th for DRI #3911 - City of Port Wentworth

Hello All. We received the below request from the Coastal Regional Commission for review regarding project in Port Wentworth (see site plan(s) and other related links providing specific development information below). The City Manager's office has requested that applicable city departments review this request, including the project map, and other documentation provided in the links below and ***provide your feedback to me on or before noon, Monday, March 20th***, regarding any concerns, objections, and/or any conditions related to this proposed development project that ***may*** affect Savannah utilities, property, and/or any other city operations.

No response is needed when your department does not have comments/no objection(s). And, although project location may not be located in Savannah, please note that we are required to forward for review all project notices received by the Coastal Regional Commission.

Please feel free to forward this message to anyone you may believe would need to review this request for comment and ensure they forward input to me by the deadline. Please pardon the inconvenience if you no longer review these requests.

Review Requested for DRI #3911 Flonnel Avenue Logistics Facility Container Yard

DRI 3911: Flonnel Avenue Logistics Facility Container Yard

DRI#3911 is a proposed industrial development with the initial action being requested by Port Wentworth for permits, and the connection of sewer and water. The proposed development is the expansion of an existing trailer yard, with a new warehouse facility, and associated infrastructure. The project size is 67.7 acres with trailer yard expansion of 401,115 SF and future 638,400 SF warehouse, parking provided: 214 spaces, truck storage: 152. The parcel numbers of property the proposed project will be developed on: 70003 01001 (17.16 acres), 70003 01002 (8.32 acres), 70003 01011 (5.41 acres), 70003 01010 (1.24 acres), 70003 01009 (1.21 acres), 70003 01012 (4.46 acres), 70003 01013(3.07 acres), 70003 01005 (2.88 acres), and 70003 01014 (2.64 acres). The current zoning is P-I-2 (Planned Industrial Heavy) which is the appropriate zoning for the proposed development. The estimated completion of the overall project is July 2025.

Economic Development

The estimated value of the project at build out is $29,800,000, and the amount of annual local tax revenue likely to be generated by the proposed development is estimated to be $292,082. The developer indicates that the regional workforce is sufficient to serve this development, and that the development will not displace any existing uses.

Water Supply

The water supply provider for this site will be the City of Port Wentworth. The estimated water supply is +/-0.0078 MGD. Current water capacity is sufficient for the estimated demand of water to be generated by the project. However, a water line extension will be required. Approximately .28 miles of additional water main will be constructed to serve this development.

Wastewater Disposal

The Wastewater treatment provider for the proposed development site will be the City of Port Wentworth. The estimated sewage flow to be generated by the project is +/-0.0078 MGD. Current wastewater capacity is sufficient to serve this project. A sewer line extension will be required: Approximately .28 miles of additional sewer line extension will be required to serve this project.

Transportation

The estimated traffic volume expected to be generated by the proposed development is broken up into peak hour vehicle trips per day: Daily=1,556 trips with 191 AM peak trips and 209 PM peak trips. A traffic study has not been performed, however, a traffic study is going to be conducted before the warehouse is scheduled to be built to identify any potential needed improvements, which will be coordinated with the City of Port Wentworth and GDOT. The yard expansion is scheduled to increase volumes by less than 100 peak trips, and traffic memorandum has been provided to the City.

Solid Waste Disposal

The annual amount of solid waste to be generated is approximately 540 tons annually. Current landfill capacity is sufficient to serve this project and no hazardous waste will be generated by the development.

Stormwater Management

Approximately 69% of the project site is expected to be impervious surface once the development has been constructed. The project must meet the City of Port Wentworth's Stormwater Ordinance's requirements. The following measures are proposed for mitigating the project's impact on stormwater management: Detention ponds, outfall control structures, grass channels, undisturbed pervious surfaces, and state water buffers will be used for stormwater mitigation.

Environmental Quality

Wetlands and Floodplains are likely to be impacted by the development. Jurisdictional wetland impacts will be minimal and will be permitted through the Army Corps of Engineers. Flood plain impacts will be mitigated on-site, if necessary.

Local Planning Considerations

The current zoning of the proposed project area is P-I-2 which is Planned Industrial Heavy. No zoning changes will be required for the development of the proposed project. Both the **current Zoning Map** and the **Character Areas Map** from the City of Port Wentworth's comprehensive plan, are conducive with the development of the proposed project.

Regional Planning Considerations

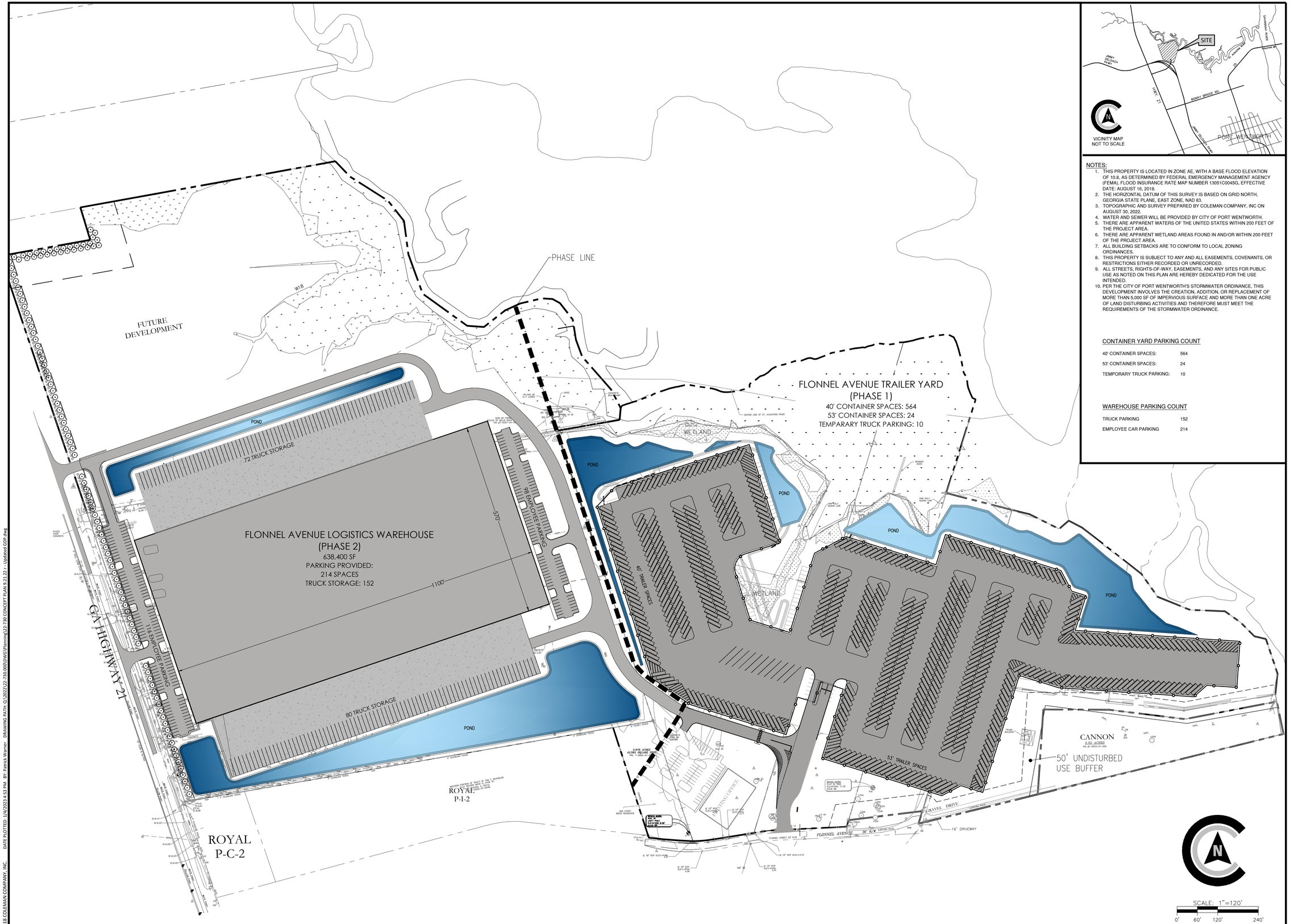
The Coastal Regional Commission utilizes a DRI Regional Mapping tool for the Development of Regional Impacts review process. The Regional **Areas of Significant Natural Resources Map** indicates the project site of the proposed development to be an Area of Significant Natural Resources. This designations is where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be

threatened by development. Proper provisions, permits, and requirements must be met while constructing the development to ensure the preservation of environmentally sensitive areas. The Regional **Future Development Land Use Map** designates most of the project site as rural. This means that it is an area not expected to be urbanized or require urban services. A portion of the site is designated Developed meaning urban development patterns, water & sewer services are currently provided. The **Green Infrastructure Regional Map** shows the development site to contain large areas of "core" infrastructure and portions of the site contain land designated as "corridor". These are areas of high conservation value and ecological quality that form the heart of the ecological network. They may contain rare or important habitats or have the conditions to support them. Protection of environmental, natural, and cultural resources is a regional goal. It is recommended that the developer identify the most efficient solutions that will negate or limit the impact on the areas of significant natural resources and green infrastructure that lie within the development site. For more detail information concerning desired regional growth, you may refer to **The Regional Plan of Coastal Georgia.**

For more information on this development, please see the information forms **here** and **here.** Also enclosed in this email are: **the Character Area Use Map** from Port Wentworth's comprehensive plan, **the zoning map of the project site**, **the Regional Development Maps of the project area**, and **the conceptual site plan.**

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
Office: 912.525-3100, ext. 1161
Department: 912-525-2783
SAVANNAH
savannahga.gov



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NOT FOR CONSTRUCTION

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

REVISIONS:

CONCEPTUAL PLAN

FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD

LOCATED IN PT. WENTWORTH, GEORGIA

JOB NUMBER:	22-730.000
DATE:	01/04/23
DRAWN BY:	JWR
CHECKED BY:	GJC
SCALE:	AS NOTED

CONCEPTUAL PLAN

SHEET:

CP1.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 1/4/2023 4:53 PM BY: Patrick Warner DRAWING PATH: C:\2022\22-730.000\DWG\Planning\22-730 CONCEPT PLAN 9.21.22 - Updated GDP.dwg

CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 12, 2023

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Register led the Prayer and Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Absent	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Lance Moore, Planning Commissioner
AYES:	Moore, Brown, Randerwala, Middleton, Register
ABSENT:	Senati-Martinez, Gray

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 8, 2023 3:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Brown, Randerwala, Middleton, Register
ABSENT:	Senati-Martinez, Gray

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Patrick Warner, Coleman Company Inc., on behalf of Inter Metro Properties GA, LLC, for PIN #'s 70003 01001, 70003 01002, 70003 01011, 70003 01010, 700003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009 & 70001 04010 (230 Flonell Avenue) for a General Development Site Plan to allow for the expansion of an existing trailer yard, a new warehouse & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Greg Coleman, Coleman Company, was present on behalf of the applicant. Mr. Coleman gave a brief overview of the project and offered to answer any questions the Commission may have.

Public Hearing:
- Louise Brown - 6598 Hwy 21 - spoke about the original zoning approval and the condition of a commercial fence and buffer next to her property and that the fence had not been built yet.
- Joe McVeigh - spoke on behalf of the owner and stated that they would start working on the fence construction.

After the public hearing was closed, Commissioner Randerwala made a motion to approve the application. Commissioner Brown seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nishant Randerwala, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Brown, Randerwala, Middleton, Register
ABSENT:	Senati-Martinez, Gray

B. Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Ins., on behalf of Inter Metro Properties GA, LLC PIN #'s 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013, & 70003 01014 (230 Flonell Avenue) for a Specific Development Site Plan to allow the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Patrick Warner, Coleman Company, was present. Mr. Warner gave a brief overview of the project and offered to answer any questions the Commission may have.

There were no public comments.

After the public hearing was closed, Commissioner Register made a motion to approve the application. Commissioner Moore seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Lance Moore, Planning Commissioner
AYES:	Moore, Brown, Randerwala, Middleton, Register
ABSENT:	Senati-Martinez, Gray

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Abby Brown, Planning Commissioner
SECONDER:	Nishant Randerwala, Planning Commissioner
AYES:	Moore, Brown, Randerwala, Middleton, Register
ABSENT:	Senati-Martinez, Gray

_____
Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2023.

_____
Secretary

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

Meeting: 06/22/23 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2835)

DOC ID: 2835

Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Ins., on behalf of Inter Metro Properties GA, LLC PIN #'s 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013, & 70003 01014 (230 Flonell Avenue) for a Specific Development Site Plan to allow the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Ins., on behalf of Inter Metro Properties GA, LLC PIN #'s 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013, & 70003 01014 (230 Flonnel Avenue) for a Specific Development Site Plan to allow the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Background: The subject property is located off 230 Flonnel Avenue in Port Wentworth, GA. The existing site is currently a trailer storage yard developed P-I-2 zoned property on a 70-acre parcel.

Facts and Findings: The specific development plan for this site is to allow for the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District. The plan is to alter & expand the existing trailer storage yard area & add additional trailer storage to the site. The property is located majority in Flood Zone AE 100 & partially in Zone X. There are known Corps of Engineers determined wetlands located within 200 ft of the property. This application received Engineer Concurrence by the City Engineer's May 9, 2023. This project is located in Council District 2. The parcel is located in the Industrial Park character area as defined in the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 12, 2023 at 7:00 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION.**

ATTACHMENTS:

- Flonnel Ave Logistics Yard 7-0003-01-001 S-Site Plan 2023-Application (PDF)
- Flonnel Ave Logistics Yard 7-0003-01-001 S-Site Plan 2023-PIN Email. (PDF)
- Flonnel Ave Logistics Yard 7-0003-01-001 S-Site Plan 2023-Adj Prop Owners (PDF)
- Flonnel Ave Logistics Yard 7-0003-01-001 S-Site Plan 2023-Timeline (DOCX)
- 25412.0036 - Flonnel Ave Logistics - 5th Review by T&H (FINAL) 05.09.23 (PDF)

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

Site Plan Review Application

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

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

Site Plan Address: 230 Flonell Avenue

PIN #(s): 230 Flonell Avenue

Zoning: P-I-2 Estimated Cost of Construction: $ 10,000,000

Type of Construction: Expanding Existing Trailer Yard and Associated Infrastructure

Project Name: Flonnel Avenue Logistics Yard

Applicant's Name: Coleman Company Inc. - Patrick Warner

Mailing Address: 1480 Chatham Parkway, Suite 100

Savannah, GA 31405

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

Owner's Name (If Different form Applicant): Inter Metro Properties GA, LLC

Mailing Address: PO Box 651 Basking Ridge NJ 07920

Phone #: 912-667-0406 Email: JMcVeigh@fedway.com

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

Patrick Warner — 12-20-2022

Applicant's Signature — Date

Joe McVeigh — 20 DEC 2022

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

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

12-20-2022
Date

Updated 10/19/2021

From: Patrick Warner
To: Stephanie Cook
Cc: Melanie Ellis
Subject: RE: CoPW Contact for Flonnel Ave.
Date: Wednesday, January 4, 2023 4:57:50 PM
Attachments: image002.png
Updated GDP.pdf

70003 01001, 70003 01002, 70003 01011, 70003 01010, 70003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014

Above are the pins. Some of them are out of order, but they're all there.

Also, I'm including an update of the site GDP that I believe was turned in back in October that reflects the current construction plans for phase 1 of this project (Phase 2 still remains the same as it's a future phase tbd).

Let me know if you need anything else.

Patrick

PATRICK J. WARNER, P.E.
o 912-200-3041 c 330-606-3793
PWarner@cci-sav.com
Please send ALL invoices to AP@CCI-SAV.com

From: Stephanie Cook <scook@cityofportwentworth.com>
Sent: Wednesday, January 4, 2023 4:06 PM
To: Patrick Warner <pwarner@cci-sav.com>
Cc: Melanie Ellis <mellis@cityofportwentworth.com>
Subject: Re: CoPW Contact for Flonnel Ave.

No problem. Thanks for the response.

Get Outlook for iOS

From: Patrick Warner <pwarner@cci-sav.com>
Sent: Wednesday, January 4, 2023 4:04:13 PM
To: Stephanie Cook <scook@cityofportwentworth.com>
Cc: Melanie Ellis <mellis@cityofportwentworth.com>
Subject: RE: CoPW Contact for Flonnel Ave.

Stephanie, sorry about that. I just looked at the application and noticed I put the Address down twice instead of the pins. I'm compiling the pins now.

Patrick

PATRICK J. WARNER, P.E.

Names, mailing addresses & PIN number of all property owners within 250 feet of all property lines:

Robert & Sybil Cannon
324 Flonnel Ave
Pt Wentworth GA 31407
70003 01006

Brown Louise Eason
6598 Hwy 21
Pt Wentworth GA 31407
70001 04002

Bell William R Ind & Trustee
6620 Hwy 21
Pt Wentworth GA 31407
70001 04006

Royal Rachel S & Ronald Anthony
6500 Hwy 21
Pt Wentworth GA 31407-8550
70002 01004

Royal Rachel S
6500 Hwy 21
Pt Wentworth GA 31407-8550
70002 01004B

Chatham County
124 Bull St Room 240
Savannah GA 31401-3230
70003 01008

Georgia Ports Authority
PO Box 2406
Savannah GA 31402-2406
70003 01007

Atlanta Gas Light Co
241 Ralph McGill Blvd NE Bin #10081
Atlanta GA 30308
70002 02003

Project Timeline

Project Number: 220656

Project Name: Flonnel Ave Logistics Yard 7-0003-01-001 S-Site Plan 2023

Applicant / Engineer: Coleman Co. Inc.-Patrick Warner

Owner: Inter Metro Properties GA, LLC

City Review Engineer: Thomas & Hutton

- 12/22/2022 – Application received: Incomplete
- 12/27/2022 - Email sent to Patrick Warner requesting PIN #'s
- 01/04/2023 – Follow-up email sent to Patrick Warner regarding PIN #'s
- 01/04/2023 – Email received from Patrick Warner with PIN #'s
- 01/05/2023 – Application Complete
- 01/05/2023 – Updated GPD received
- 1/04/2023 – sent to Thomas & Hutton for review.
- 1/18/2023 – received 1st comment letter from T&H. Coleman Company copied.
- 3/3/2023 – received 1st resubmittal from Coleman Company. T&H Copied. [ME]
- 3/15/2023 – Received 2nd Comment letter from T&H
- 04/03/2023 – Received 3rd submittal from Coleman Company. T&H copied.
- 04/13/2023 – Received 3rd comment letter from T&H. Coleman Copied.
- 04/18/2023 – Received 4th submittal from Coleman Company
- 05/02/2023 – received 4th comment letter from T&H. Coleman copied.
- 05/04/2023 – Received 5th submittal from Coleman Company. T&H copied.
- 05/09/2023 – Received 5th comment letter from T&H – Final (SC)
- 5/15/23 – public hearing notice letters mailed.
- 5/19/23 – public hearing notice published in the Savannah Morning News.
- 6/12/23 – The Planning Commission voted unanimously to approve the application.

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TECHNICAL MEMORANDUM – TRAFFIC ASSESSMENT

Date: February 01, 2023
Re: Flonnel Avenue Logistics Facility Container Yard

A trucking facility expansion with storage equaling 271,000 sf is proposed for the vacant land on Flonnel Avenue in Port Wentworth, Georgia. This technical memorandum presents a preliminary assessment of the proposed development from a traffic standpoint with respect to the issues that may arise at Flonnel Avenue & Sonny Dixon Interchange in accordance with Appendix B, Article V of the City of Port Wentworth Code of Ordinances.

Assumptions

Trip Generations were prepared using the ITE TripGen Web Application with the data source being the Trip Generation Manual, 10th Edition & Supplement. Since these sources do not have a specific Land Use Code & Group for Trailer Storage Facility, the Land Use code of 150 – Warehousing was used to model the trip generation from this site. The warehousing code is a standard for this area, and in our opinion a conservative estimate for trip generations from a trailer storage facility.

Trip Generation

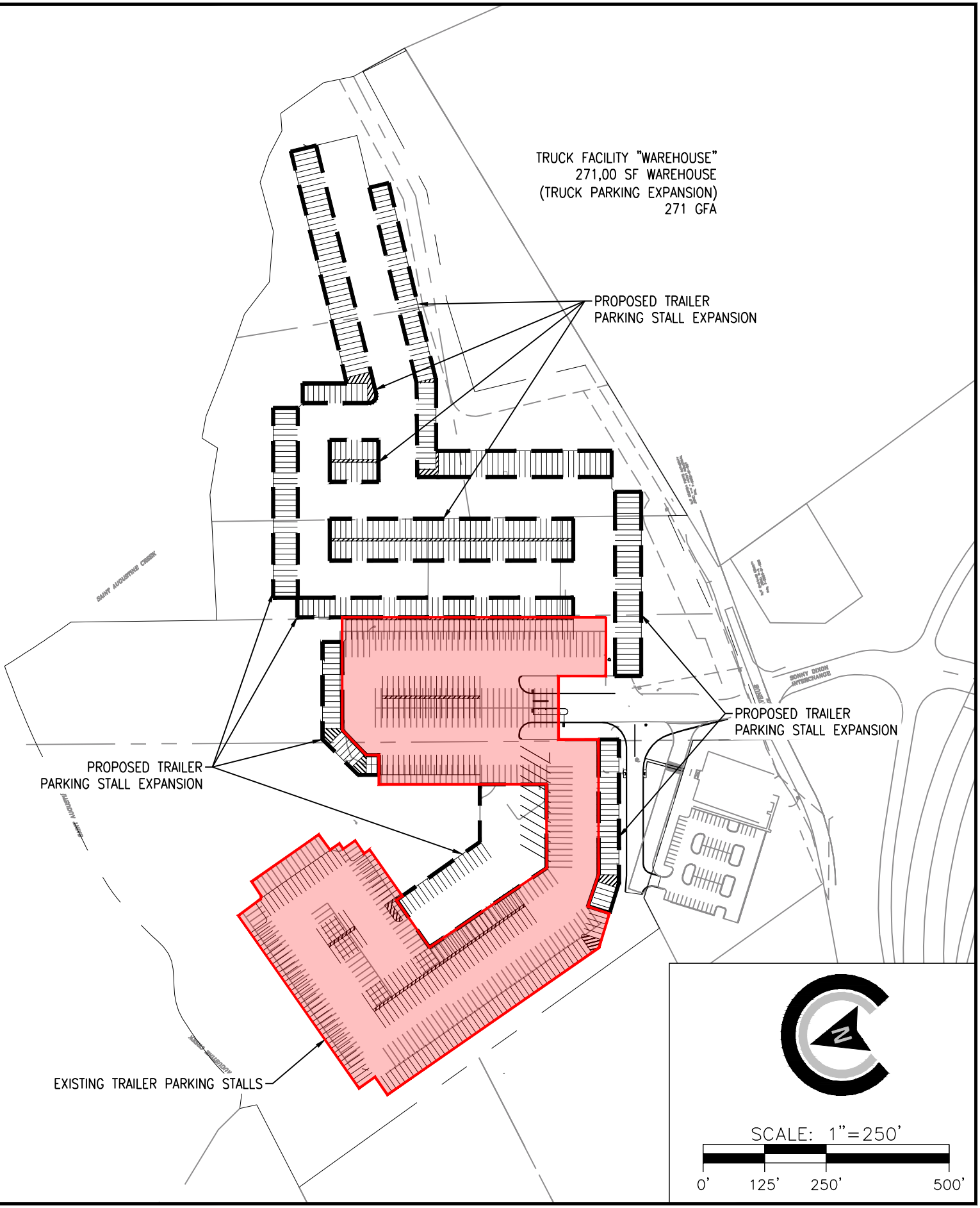
- The proposed Gross Square Footage of the Development is shown in the attached exhibit and is equal to 271,000 sf.
- This value square footage value equates to a GFA of 271, which when modeled in the trip generation software is expected to generate 466 trips during an average weekday, 58 trips during the AM peak hour, and 62 trips during the PM peak hour.

LAND USE CODE	DESCRIPTION & SIZE	DAILY			AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
150 – ITE	TRAILER STORAGE (271,000SF)	233	233	466	38	20	58	15	47	62

Conclusions

The traffic from this proposed development is expected to add 62 trips at maximum during peak hours at the intersection of Flonnel Avenue. & The Sonny Dixon Interchange. In nearby jurisdictions, 100 trips or more during peak hours would warrant further studies, because the maximum for this site is 62 trips, we do not believe any further study is needed. In our opinion this results in minimal impact to the level of service at the intersection of Flonnel Avenue & The Sonny Dixon Interchange. The study intersection should be monitored in the future as additional development, regional traffic growth, and other roadway changes occur in the area.

APPENDIX A
SITE EXHIBIT FOR GFA DETERMINATION



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DATE PLOTTED: 2/1/2023 3:28 PM BY: Carson Meilinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\Archives\TRAFFIC EXHIBIT.dwg

SHEET:	EXH 1.0

JOB NUMBER:	22-730
DATE:	02/01/2023
DRAWN BY:	CLM
CHECKED BY:	PJW
SCALE:	AS NOTED

FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
TECHNICAL MEMORANDUM

COLEMAN COMPANY
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Savannah, Georgia | (912) 200-3041 | CCI-SAV.COM

APPENDIX B
TRIP GENERATION SOFTWARE OUTPUTS

Warehousing
(150)

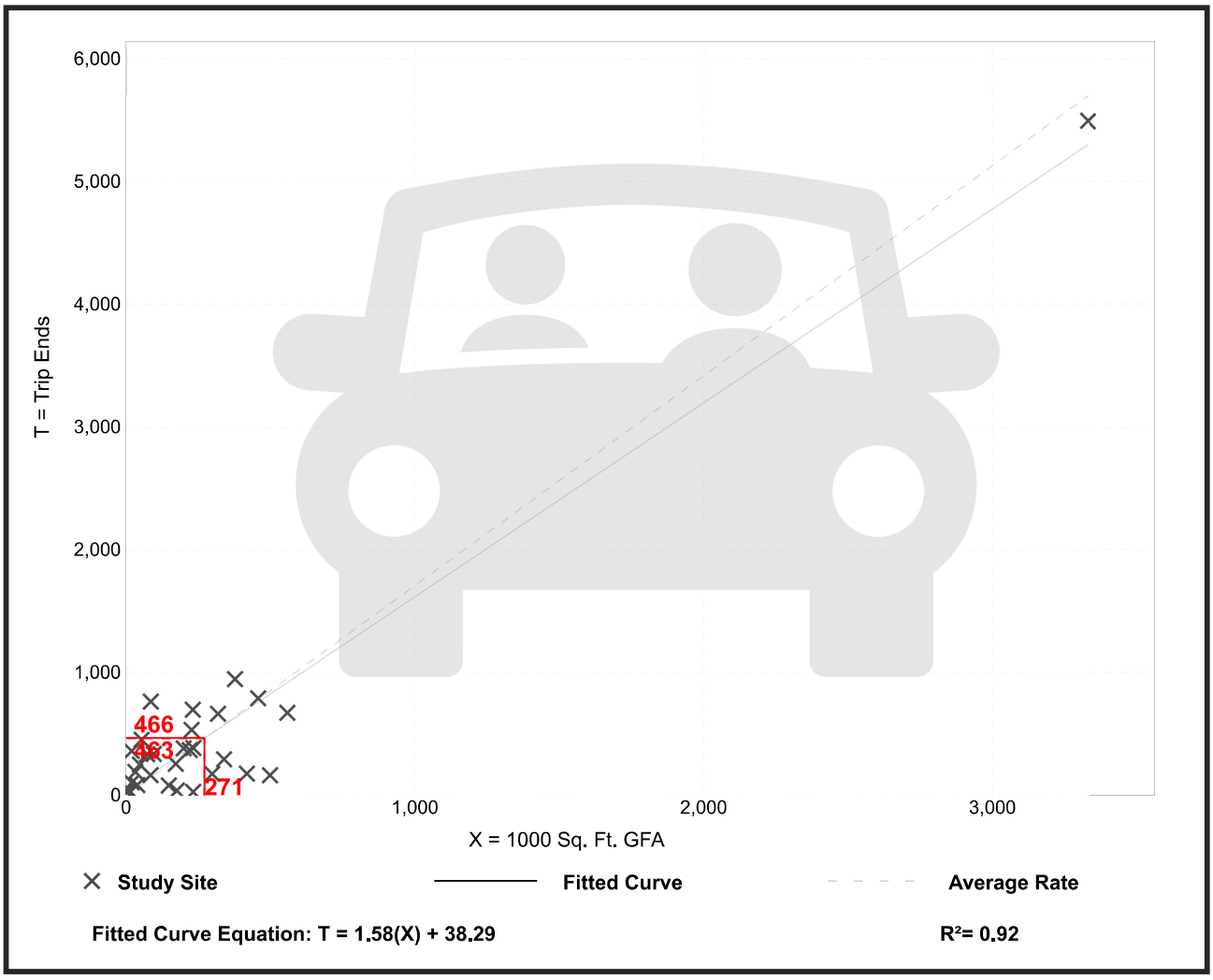
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Warehousing
(150)

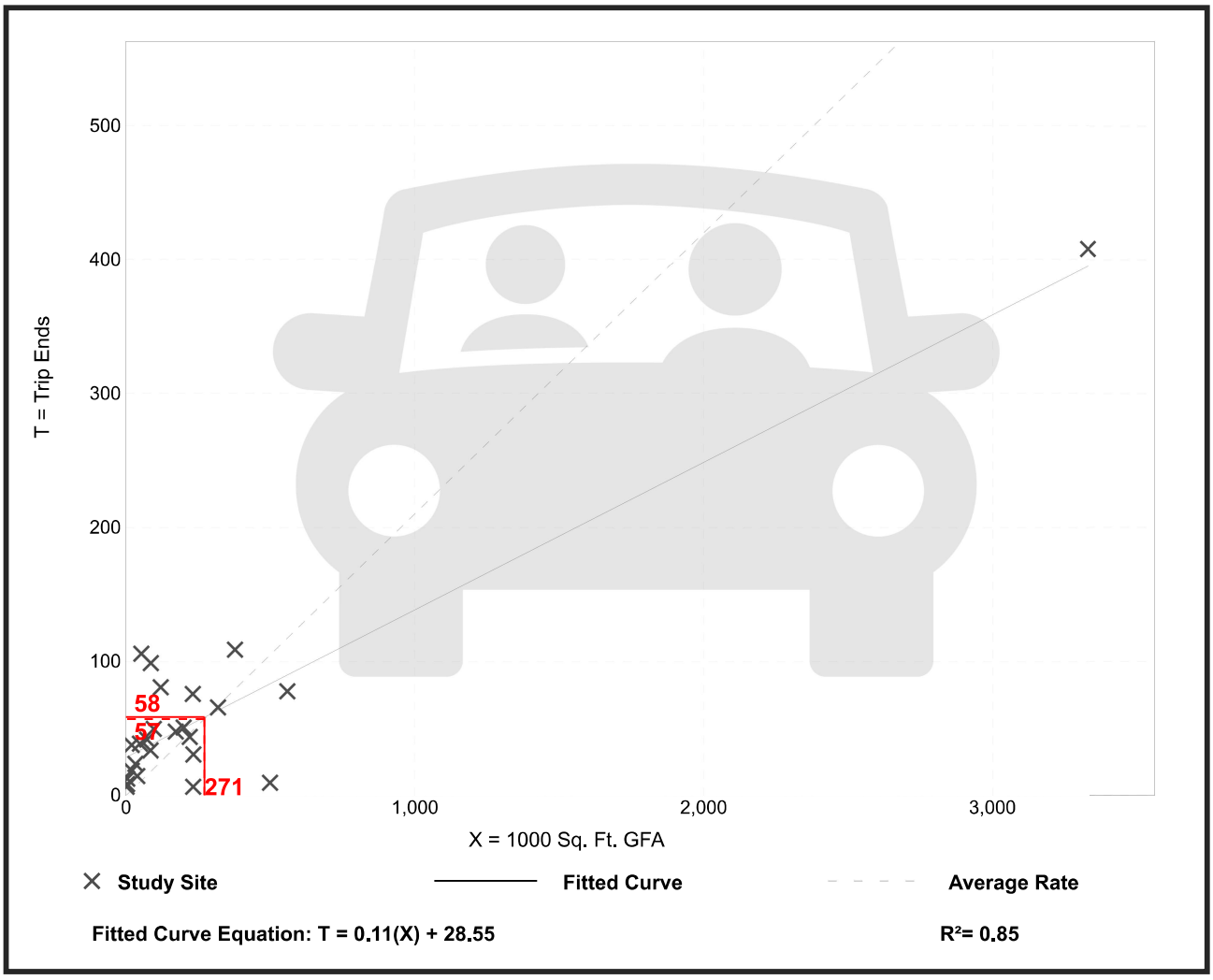
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GFA: 284
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.21	0.02 - 2.08	0.26

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Warehousing
(150)

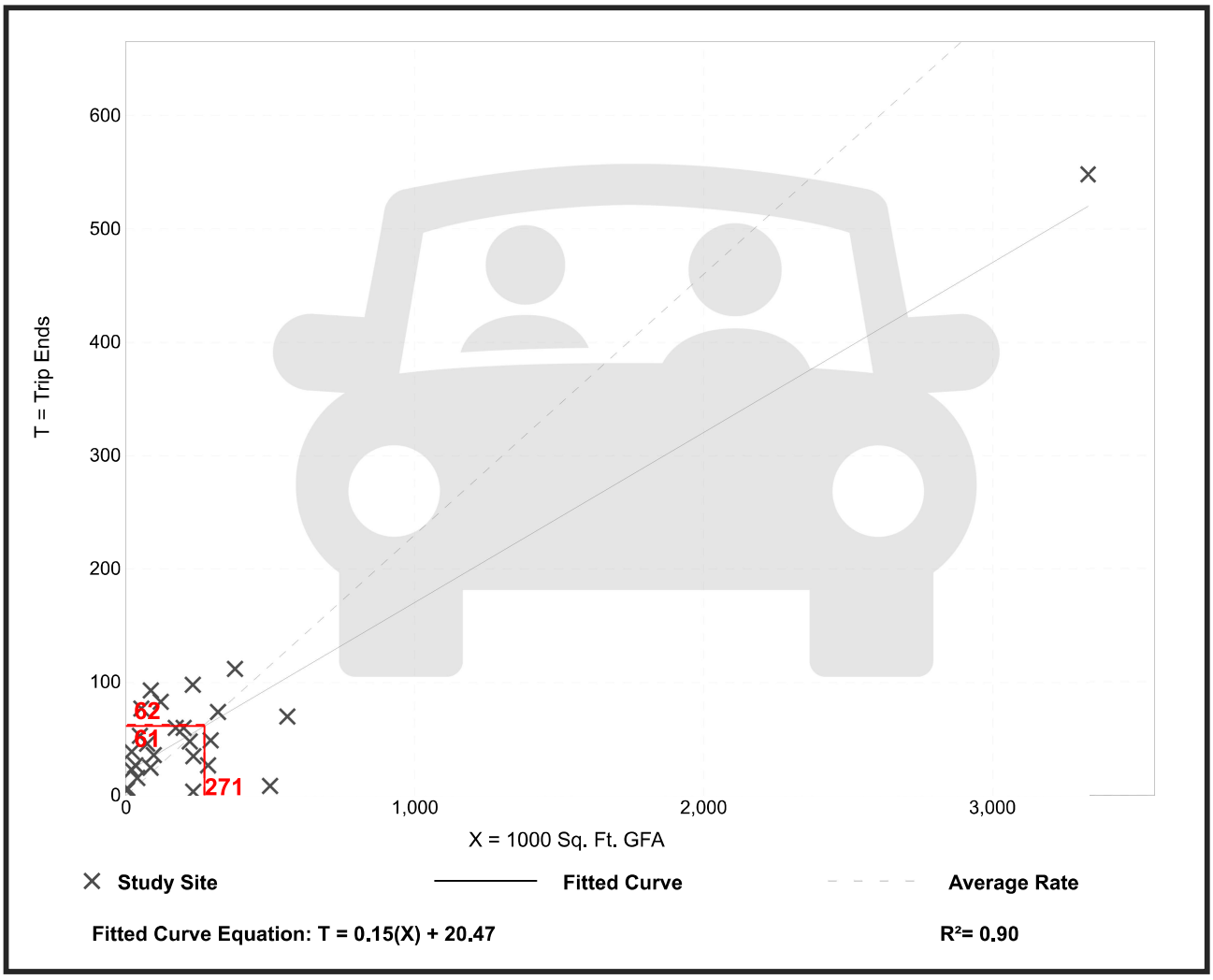
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 284
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.23	0.02 - 1.80	0.23

Data Plot and Equation

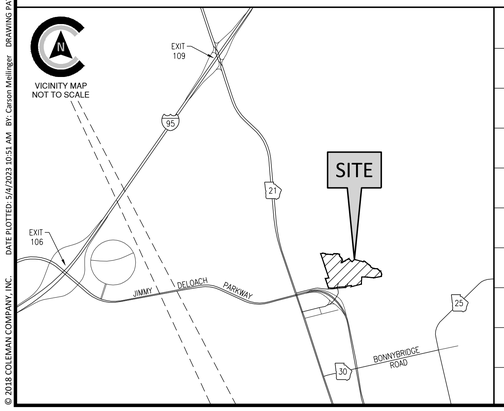


Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD

PREPARED FOR
INTER-METRO PROPERTIES OF GEORGIA, LLC

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	230 FLONNEL AVENUE
PROJECT CITY, STATE:	PORT WENTWORTH, GEORGIA
OWNER/REPRESENTATIVE:	INTER-METRO PROPERTIES OF GEORGIA, LLC
PROPERTY AREA:	40.33 ACRES
DISTURBED AREA:	30.70 ACRES
ZONING:	P-I-2
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE
WATER & SEWER PROVIDER:	N/A
PINS:	70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	TERRACON
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	N32.165154, W81.178541

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C0.0	SHEET LEGEND
C0.1	CONSTRUCTION NOTES
C1.0 - C1.3	EXISTING CONDITIONS
C2.0 - C2.3	DEMOLITION PLAN
C3.0 - C1.3	STAKING PLAN
C3.4	ENLARGED STAKING PLAN
C4.0 - C4.3	GRADING PLAN
C4.4 - C4.7	PAVING PLAN
C5.0 - C5.3	DRAINAGE PLAN
C6.0 - C6.1	PROFILES
D1.0 - D1.3	CONSTRUCTION DETAILS
CE1.0 - CE-1.3	INITIAL ES&PC PLAN
CE2.0 - CE2.3	INTERM ES&PC PLAN
CE3.0 - CE3.3	FINAL ES&PC PLAN
CE4.0 - CE4.1	EROSION CONTROL DETAILS
CE5.0 - CE5.1	NPDES PERMIT NOTES
L1.0	EXISTING CONDITIONS
L2.0 - L3.0	LANDSCAPE PLAN
E3.0-E3.3	LIGHTING PLAN

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER 5-1-23

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 5/4/2023 10:51 AM BY: Carson Mellinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\22-730 DETS.dwg

SCALE: 1"=100'

0' 50' 100' 200'

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

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-23 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD

LOCATED IN PORT WENTWORTH, GEORGIA

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DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

SHEET LEGEND

SHEET:

C0.0

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DATE PLOTTED: 5/4/2023 10:51 AM BY: Carson Mellinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\22-730 STAK.dwg

GENERAL NOTES:

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

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

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

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

51. INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

52. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF PORT WENTWORTH CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF PORT WENTWORTH STANDARDS ARE TO TAKE PRECEDENCE.

SITE INFORMATION:

PARENT PIN: 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013

ZONING DISTRICT: P-I-2

FLOOD ZONE: AE

SIZE: 40.33 ACRES

PROPOSED LAND USE:
THIS SITE WILL BE USED AS A CONCRETE TRAILER YARD (ALL WHEELED SPACES) WITH IMPROVED SECURITY. THE EXISTING CONDITIONS FOR A PORTION OF THIS SITE IS AN EXISTING GRAVEL TRAILER YARD. THE OTHER PORTION OF THIS SITE HAS BEEN CLEARED AND ROUGHLY GRADED.

ADA NOTES:

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

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

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

EROSION CONTROL NOTES:

1. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
2. NARRATIVE DESCRIPTION:

   LOCATION: 230 FLONNEL AVENUE PORT WENTWORTH,GEORGIA

   PINs: 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013

   NATURE OF WORK: EXPANDING EXISTING TRAILER YARD

   SIZE:
   TOTAL PROPERTY ACREAGE: 40.33
   DISTURBED ACREAGE: 30.70

   ZONING CLASSIFICATION: P-I-2

   MAXIMUM BUILDING HEIGHT: N/A

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
3. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : ALBANY FINE SAND (Ae), CAPE FEAR SOILS (Cc), OCILLA COMPLEX (Oj), OGEECHEE LOAMY FINE SAND (Ok), OGEECHEE-URBAN LAND COMPLEX (Okc), PELHAM LOAMY SAND (Pl), AND TIDAL MARSH, FRESH (Tmh).
7. THIS SITE IS CURRENTLY DEVELOPED AS A GRAVEL TRAILER YARD IN ONE PORTION. THE REST OF THE PROPOSED SITE HAS BEEN CLEARED AND ROUGH GRADED.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0045G EFFECTIVE DATE: AUGUST 15, 2018.
14. CONTACT INFORMATION:

    CIVIL ENGINEER:
    PATRICK WARNER, PE
    COLEMAN COMPANY, INC.
    1480 CHATHAM PKWY,
    SAVANNAH, GA 31405
    P: 912.200.3041
    F: 912.200.3056

    OWNER/REPRESENTATIVE CONTACT:
    INTER-METRO PROPERTIES OF GEORGIA, LLC
    ATTN: MR. JOE McVEIGH
    20 NORTH AVENUE EAST
    ELEZABETH, NJ 07201
    jmcveigh@fedway.com
15. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS WETLANDS AS A TRIBUTARY FOR ST AUGUSTINE CREEK. FINAL RECEIVING WATERS ST AUGUSTINE CREEK.
16. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
17. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
18. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

	AREA	IMPERVIOUS	CN	Q25
PRE-DEVELOPMENT	30.70ac	10.00ac	86	(±)71.12 cfs Tc=15.0min.
POST-DEVELOPMENT	30.70ac	20.35ac	93	(±)77.27 cfs Tc=15.0min.

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-20 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET: C0.1

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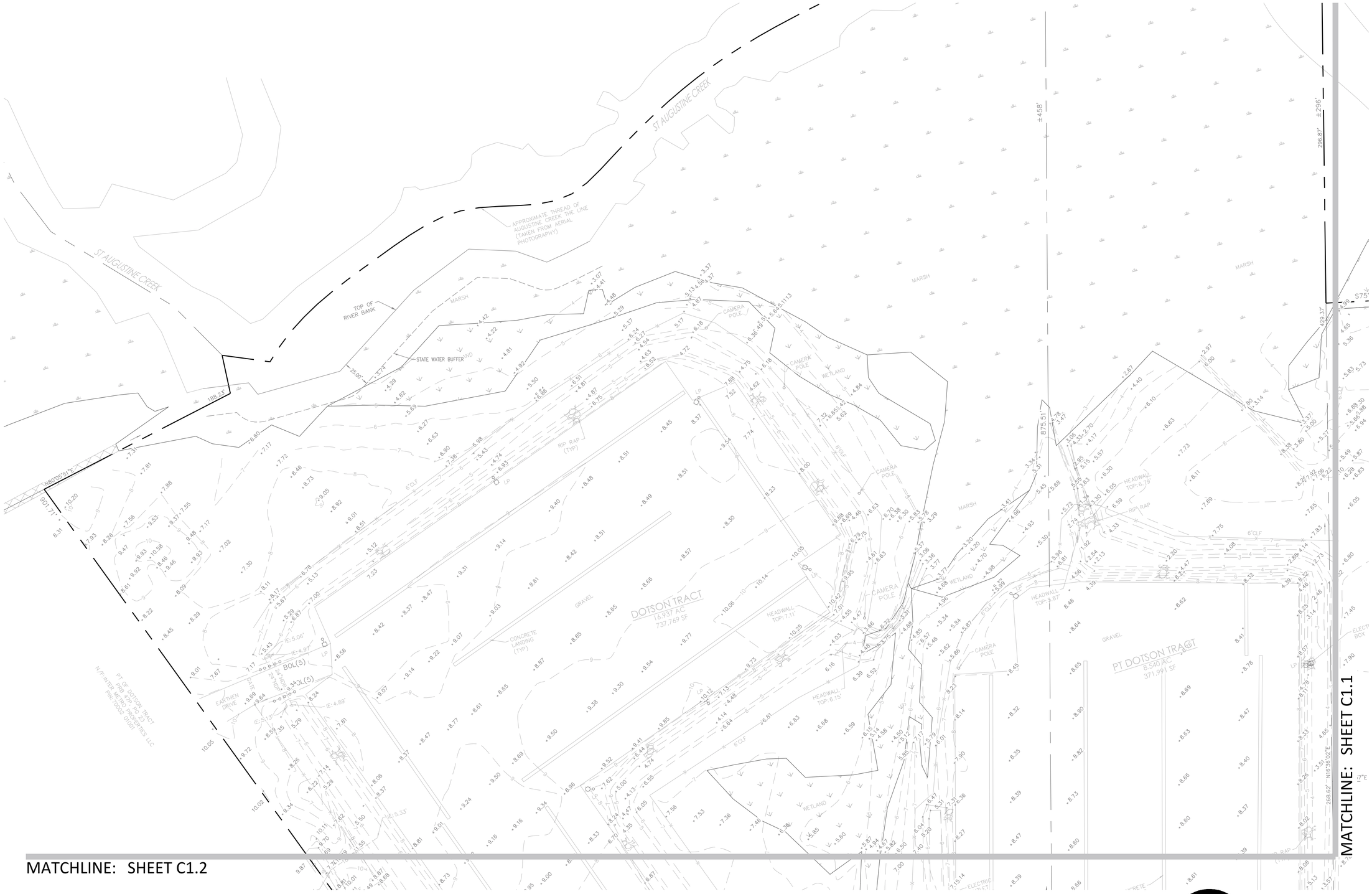

SCALE: 1"=40'
0' 20' 40' 80'

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JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET: C1.0

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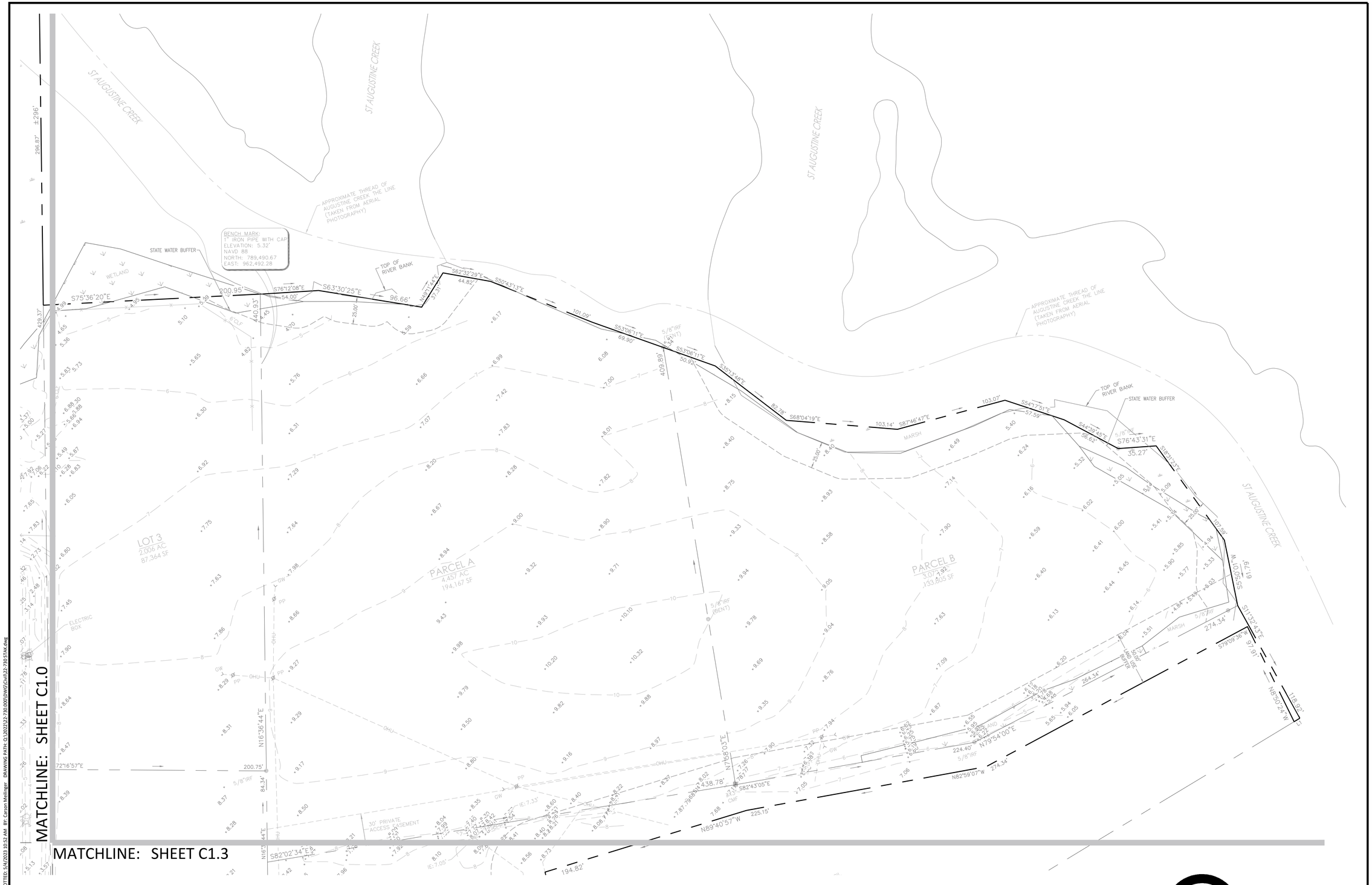

MATCHLINE: SHEET C1.0

MATCHLINE: SHEET C1.3

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SCALE:	AS NOTED

EXISTING CONDITIONS

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MATCHLINE: SHEET C1.3

SCALE: 1"=40'
0' 20' 40' 80'

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SCALE:	AS NOTED

EXISTING CONDITIONS

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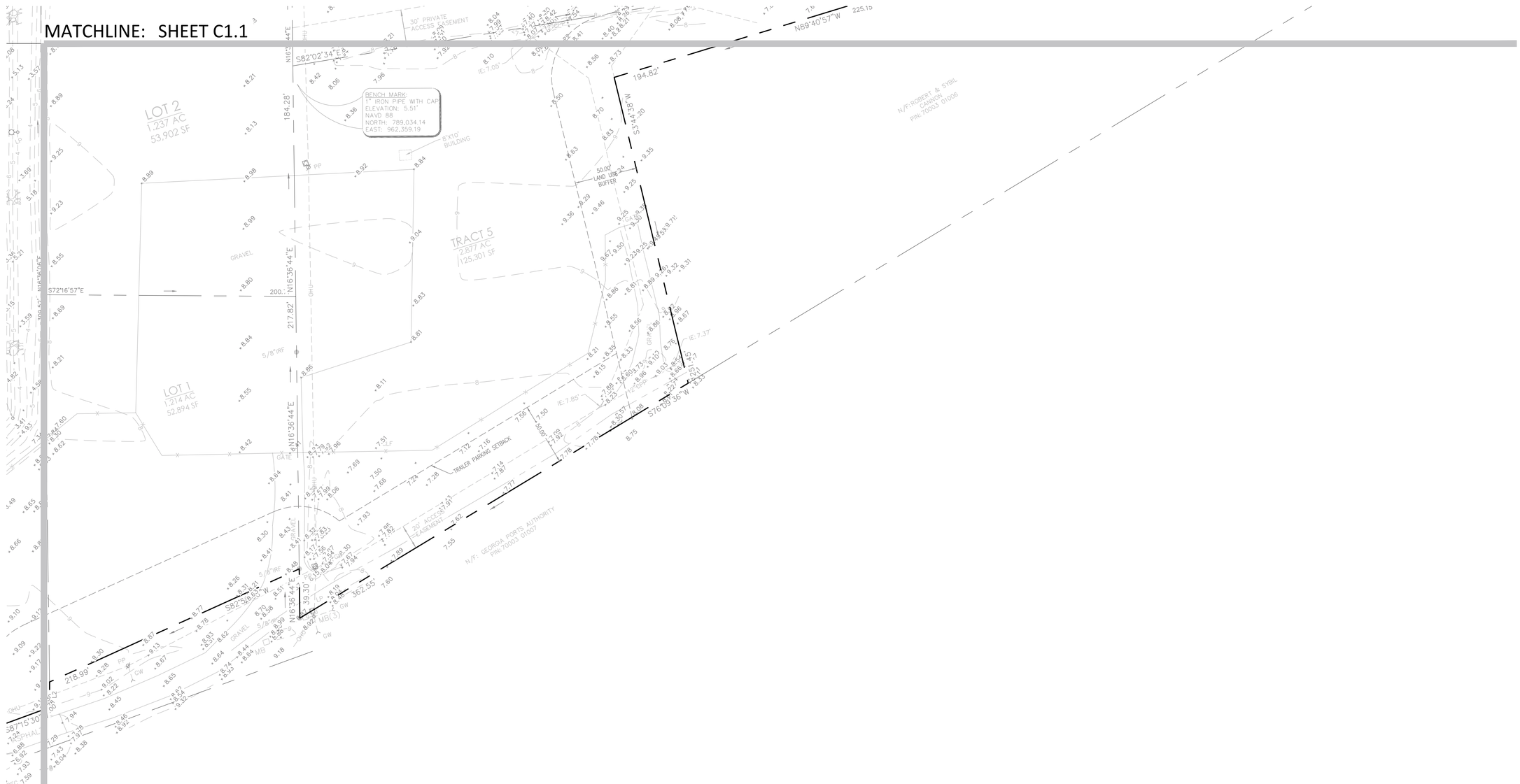
MATCHLINE: SHEET C1.1



MATCHLINE: SHEET C1.2

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SCALE: 1"=40'
0' 20' 40' 80'

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-20 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

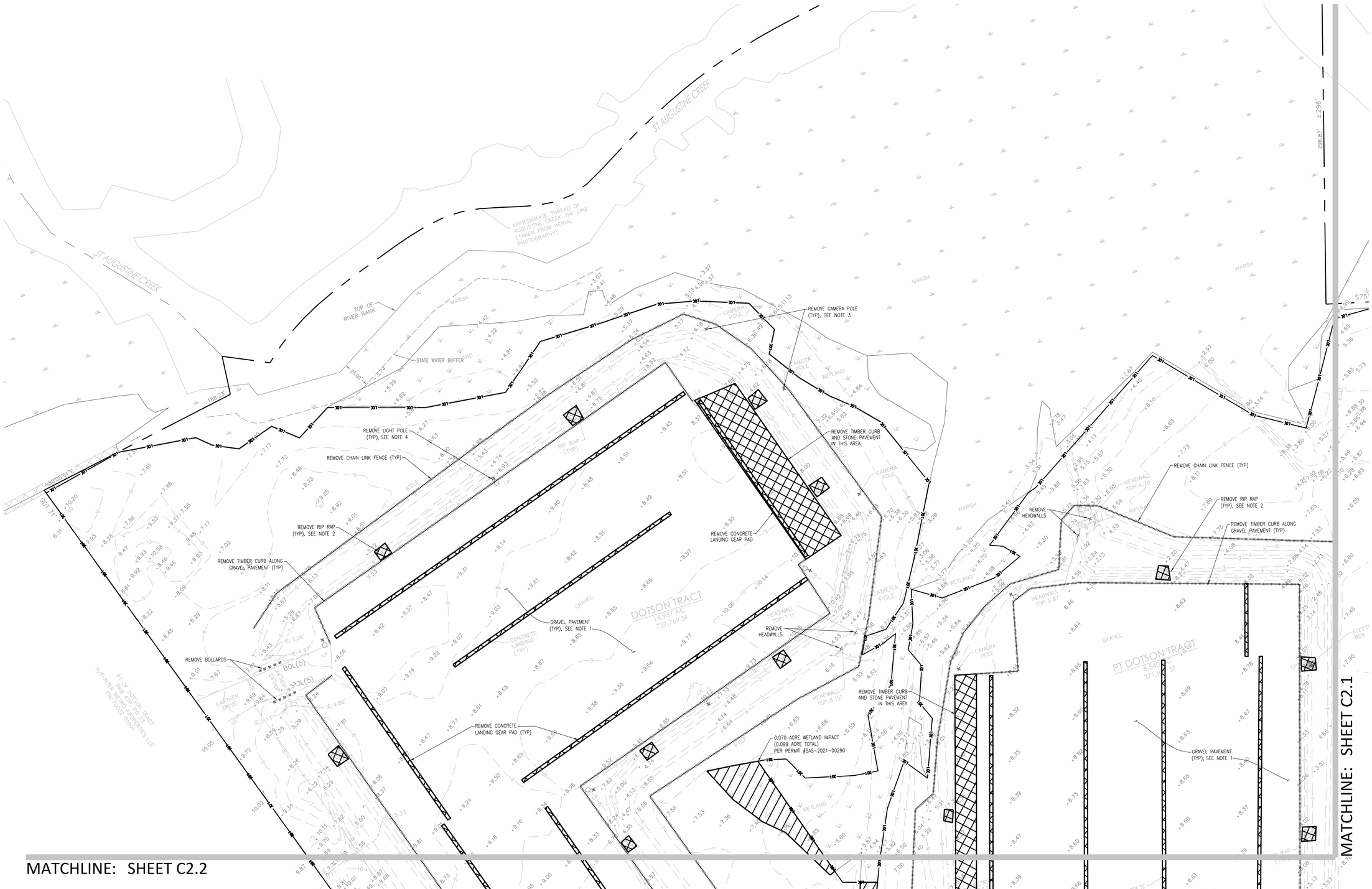
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
C1.3



DEMOLITION NOTES:

1. REFER TO GEOLOGICAL REPORT FOR GRAVEL PAVEMENT REMOVAL OR AS REUSE AS GRAVEL BASE FOR NEW PAVEMENT.
2. REMOVE RIP RAP FROM THESE LOCATIONS AND STOCKPILE FOR REUSE AS NEW RIP RIP AS REQUIRED.
3. TAKE CARE WITH REMOVAL OF CAMERAS AND POLES. COORDINATE WITH THE OWNER FOR RE-USE AND RELOCATION.
3. TAKE CARE WITH REMOVAL OF LIGHT POLES. COORDINATE WITH THE OWNER FOR RE-USE AND RELOCATION.

DEMOLITION NOTE:

THE CONTRACTOR IS TO COORDINATE ANY REMOVAL OF POWER POLES AND OVERHEAD UTILITY LINES WITH GEORGIA POWER. SERVICE TO ADJACENT PROPERTY OWNER IS NOT TO BE INTERRUPTED.

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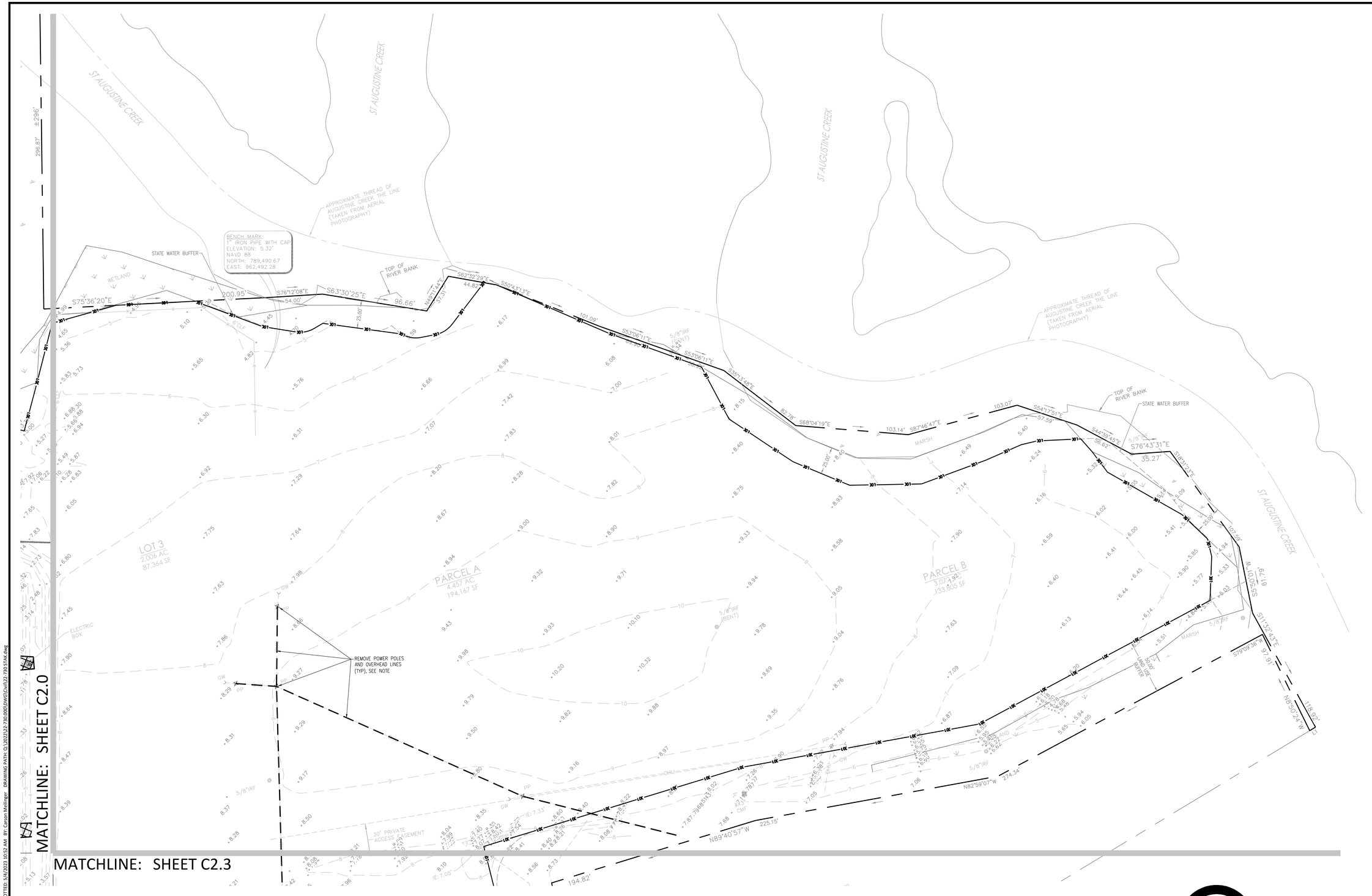
CHECKED BY:	PJW
SCALE:	AS NOTED

DEMOLITION PLAN

SHEET:
C2.0



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SCALE: 1" = 40'
0' 20' 40' 80'

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DEMOLITION PLAN

SHEET:
C2.1

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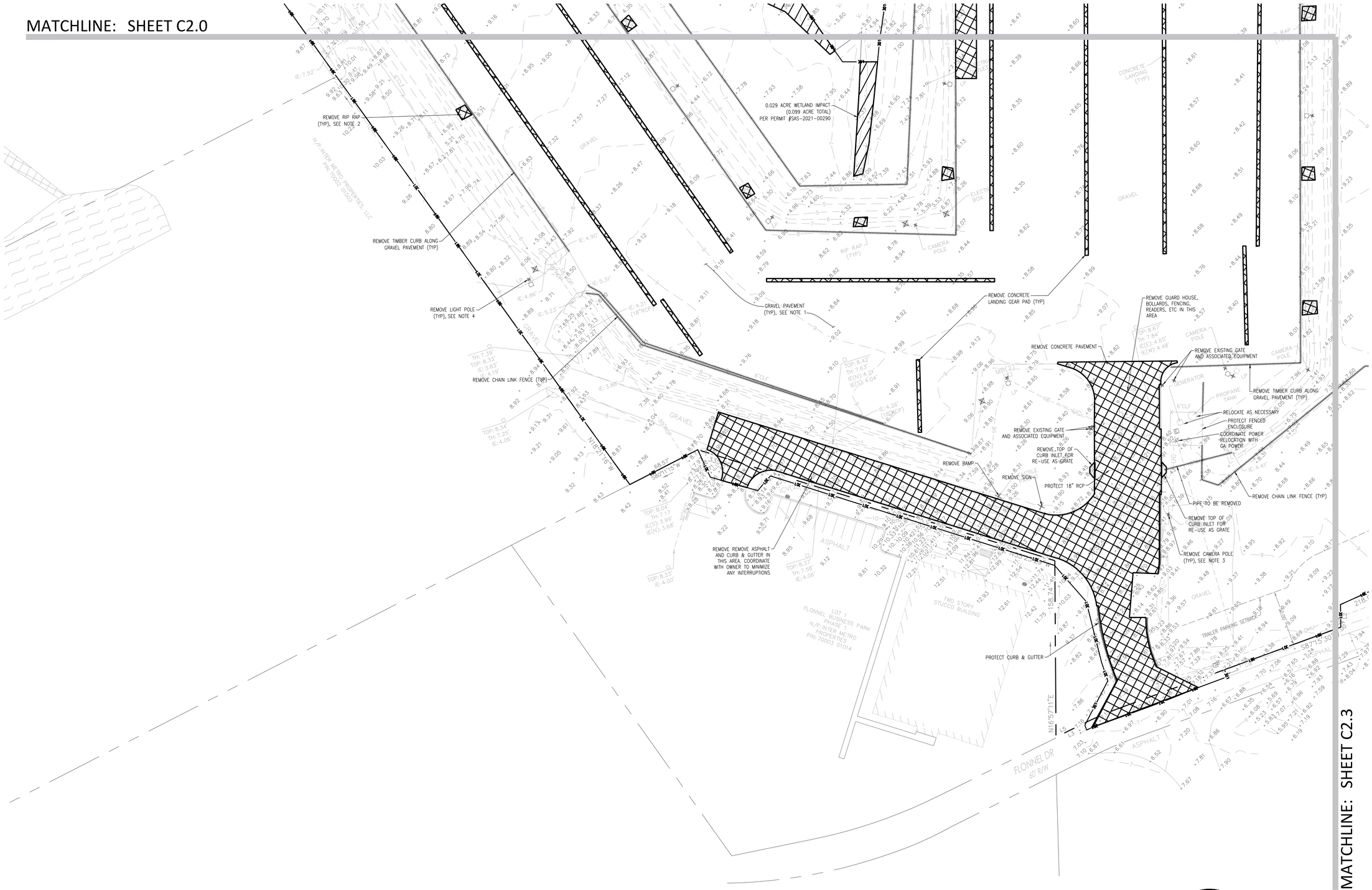
MATCHLINE: SHEET C2.0



MATCHLINE: SHEET C2.3

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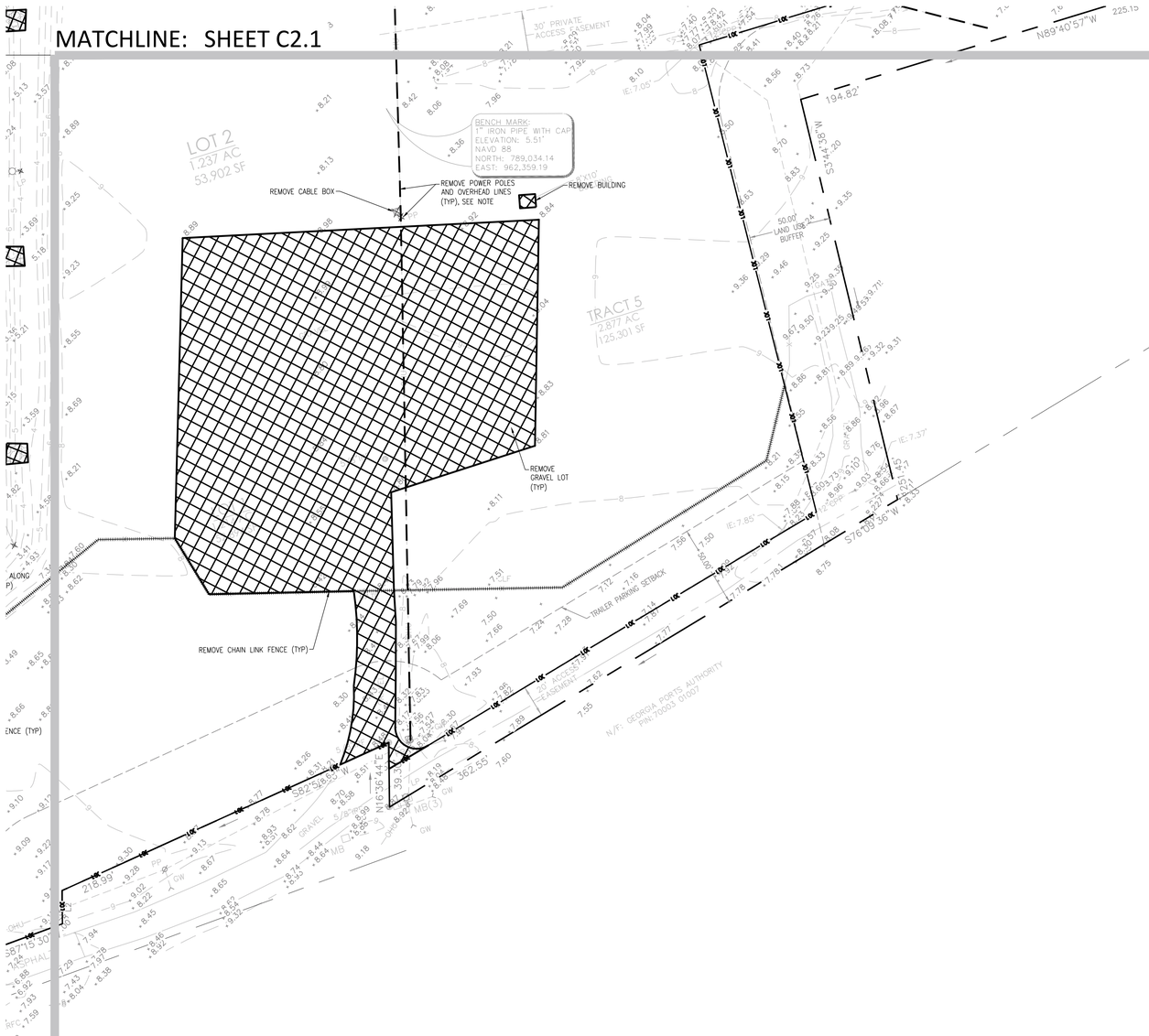
CHECKED BY:	PJW
SCALE:	AS NOTED

DEMOLITION PLAN

SHEET:
C2.2

MATCHLINE: SHEET C2.1



MATCHLINE: SHEET C2.2

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DEMOLITION PLAN

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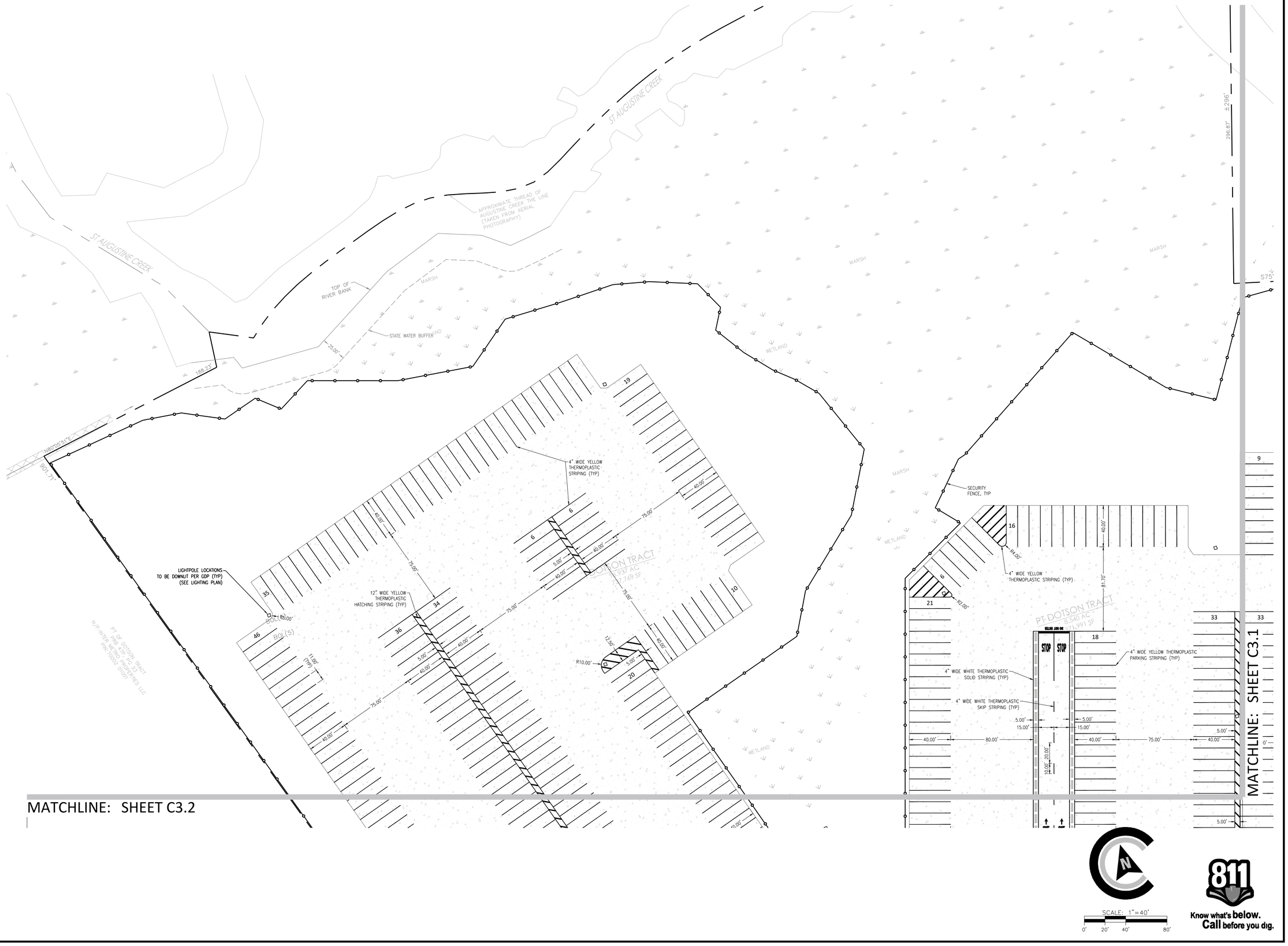

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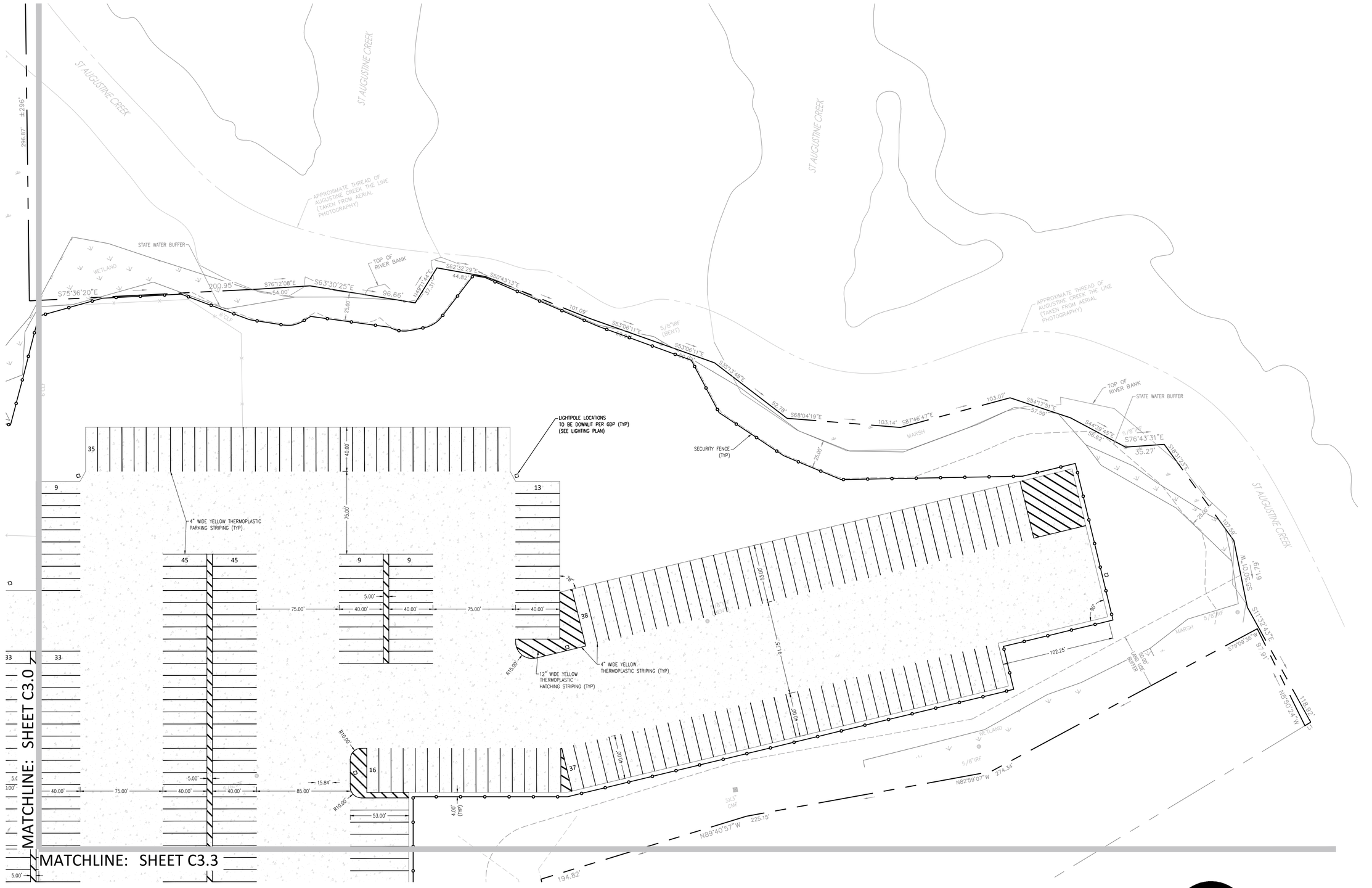
CHECKED BY:	PJW
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0



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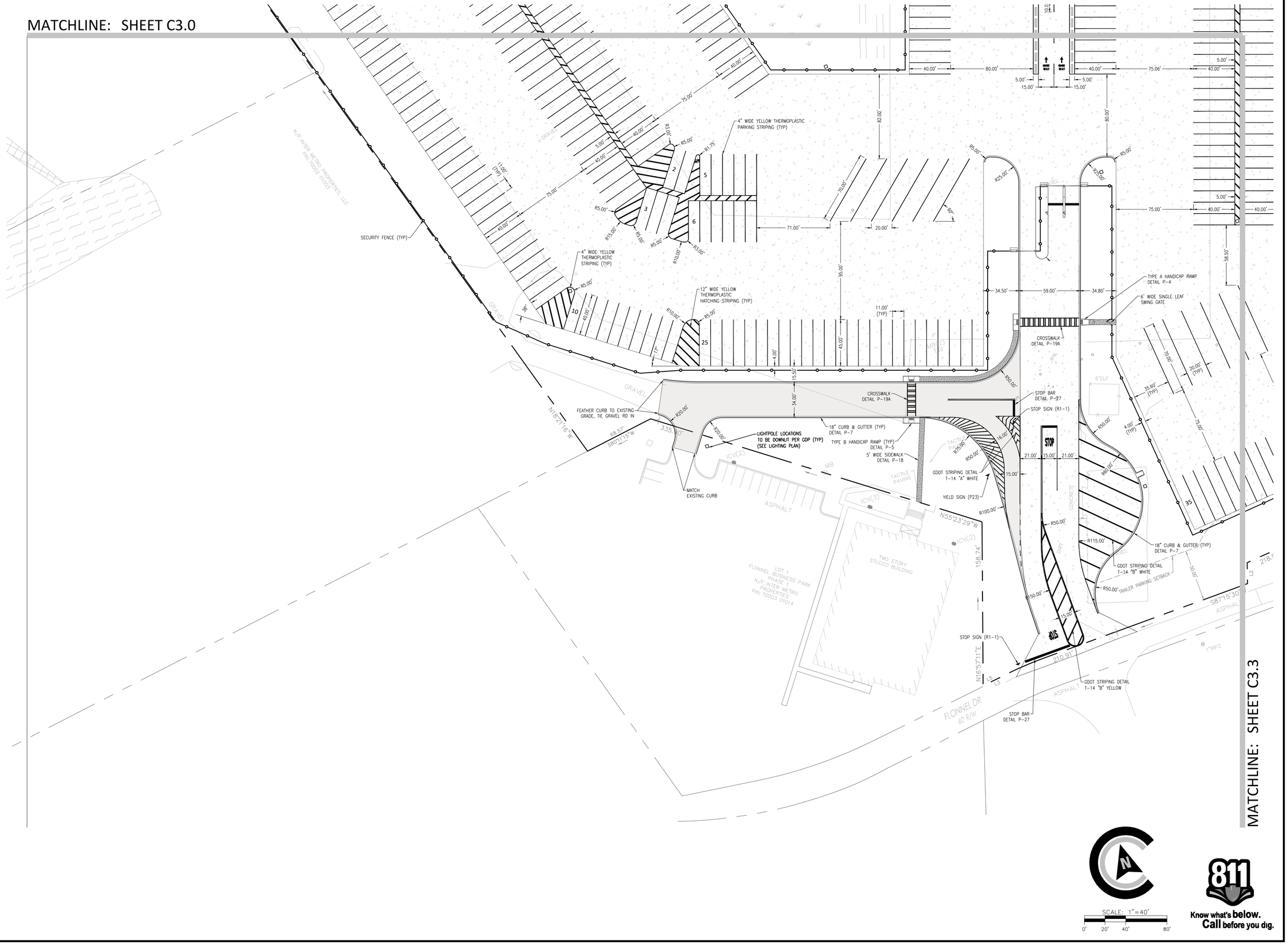
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.1

MATCHLINE: SHEET C3.0



MATCHLINE: SHEET C3.3

SCALE: 1" = 40'
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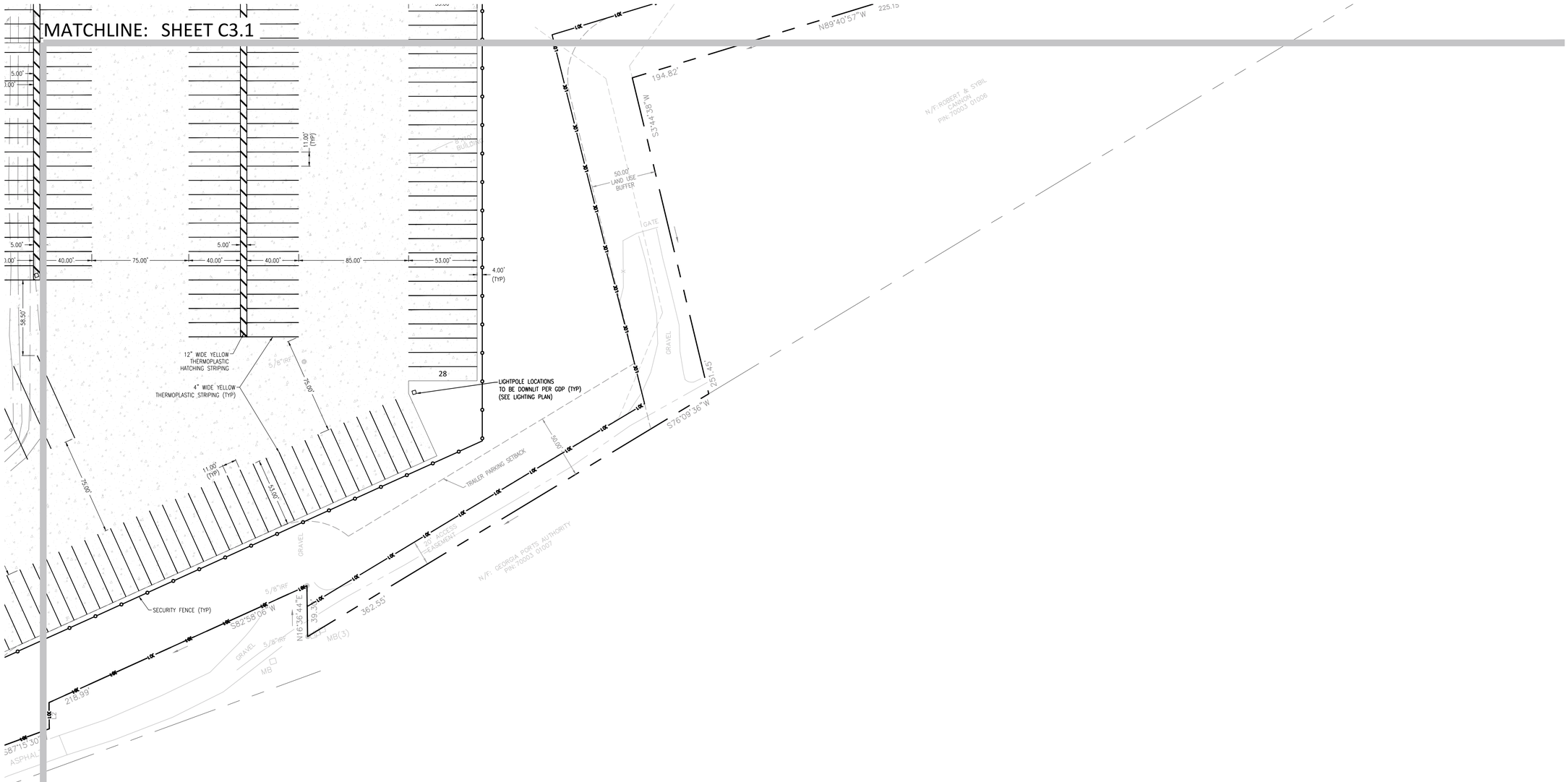
JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.2

MATCHLINE: SHEET C3.1



MATCHLINE: SHEET C3.2

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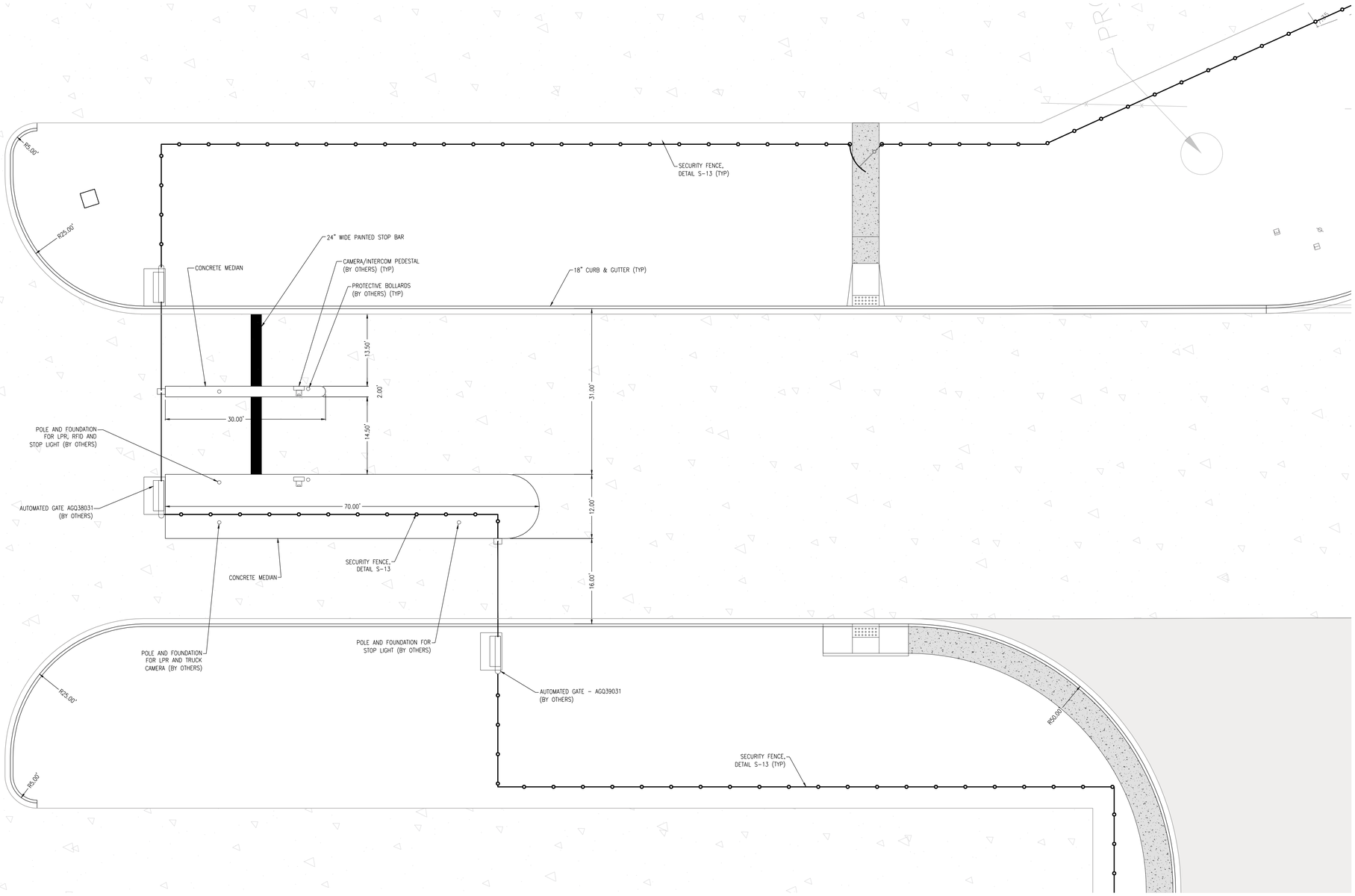
STAKING PLAN

SHEET:
C3.3



ENTRANCE PLAN

1" = 10'

SCALE: 1"=10'

0' 5' 10' 20'

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SCALE:	AS NOTED

ENLARGED STAKING PLAN

SHEET: C3.4

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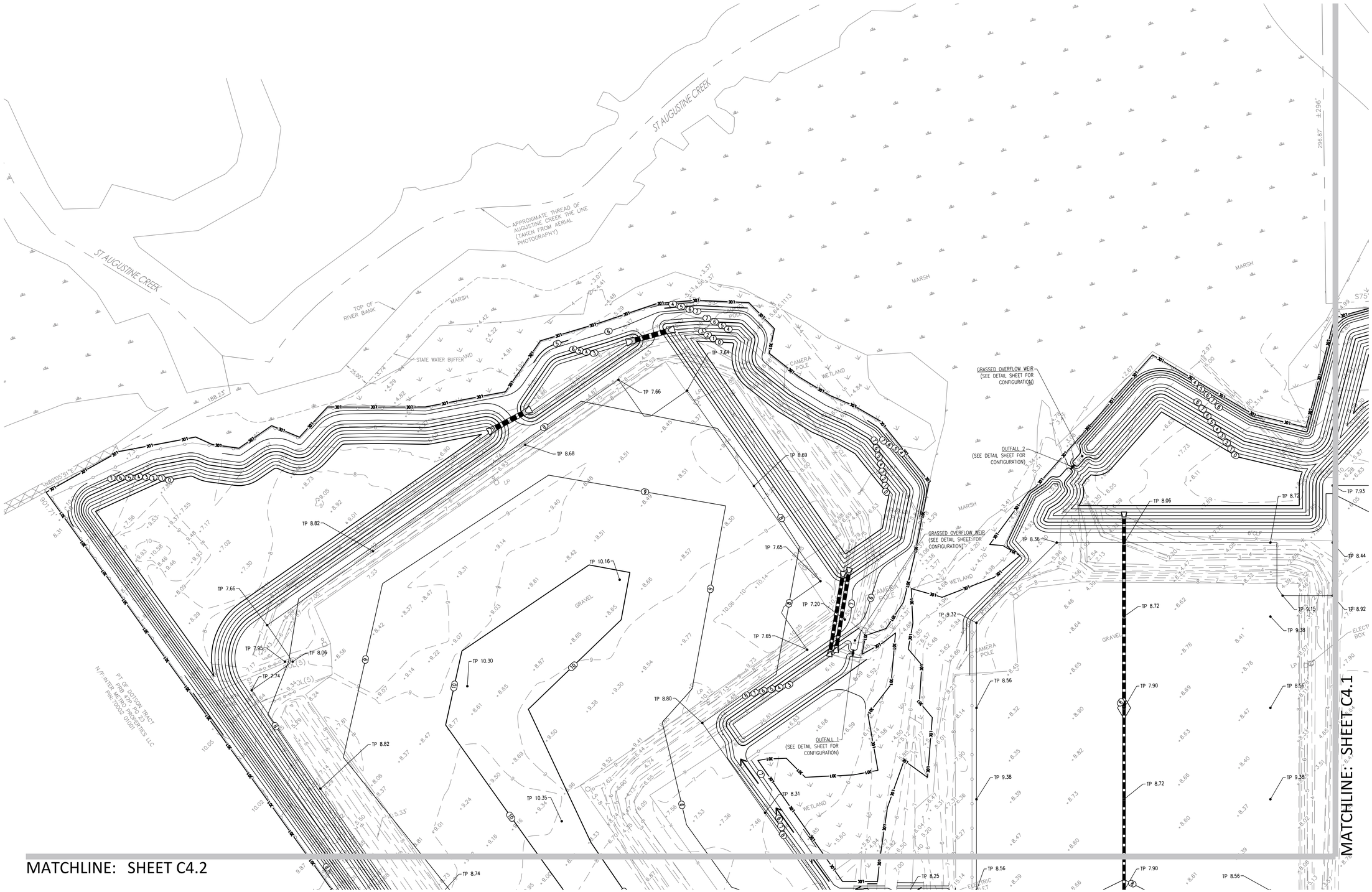

GRADING LEGEND	
TP	TOP OF PAVEMENT
FG	FINISHED GRADE
TOC	TOP OF CURB
FR	STRUCTURE FRAME

POND & SWALE DATA:	
DETENTION POND 1	DETENTION POND 2
TOB: 7.50'	TOB: 7.50'
NWL: 3.50'	NWL: 3.50'
WQL: 4.00'	WQL: 4.00'
WQ VOLUME: 171,826 CF	WQ VOLUME: 254,608 CF
25-YR: 5.63' - 285,359 CF	25-YR: 6.42' - 442,078 CF
100-YR: 5.86' - 302,845 CF	100-YR: 6.73' - 471,157 CF

SCALE: 1"=40'
0' 20' 40' 80'

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GRADING PLAN

SHEET: C4.0

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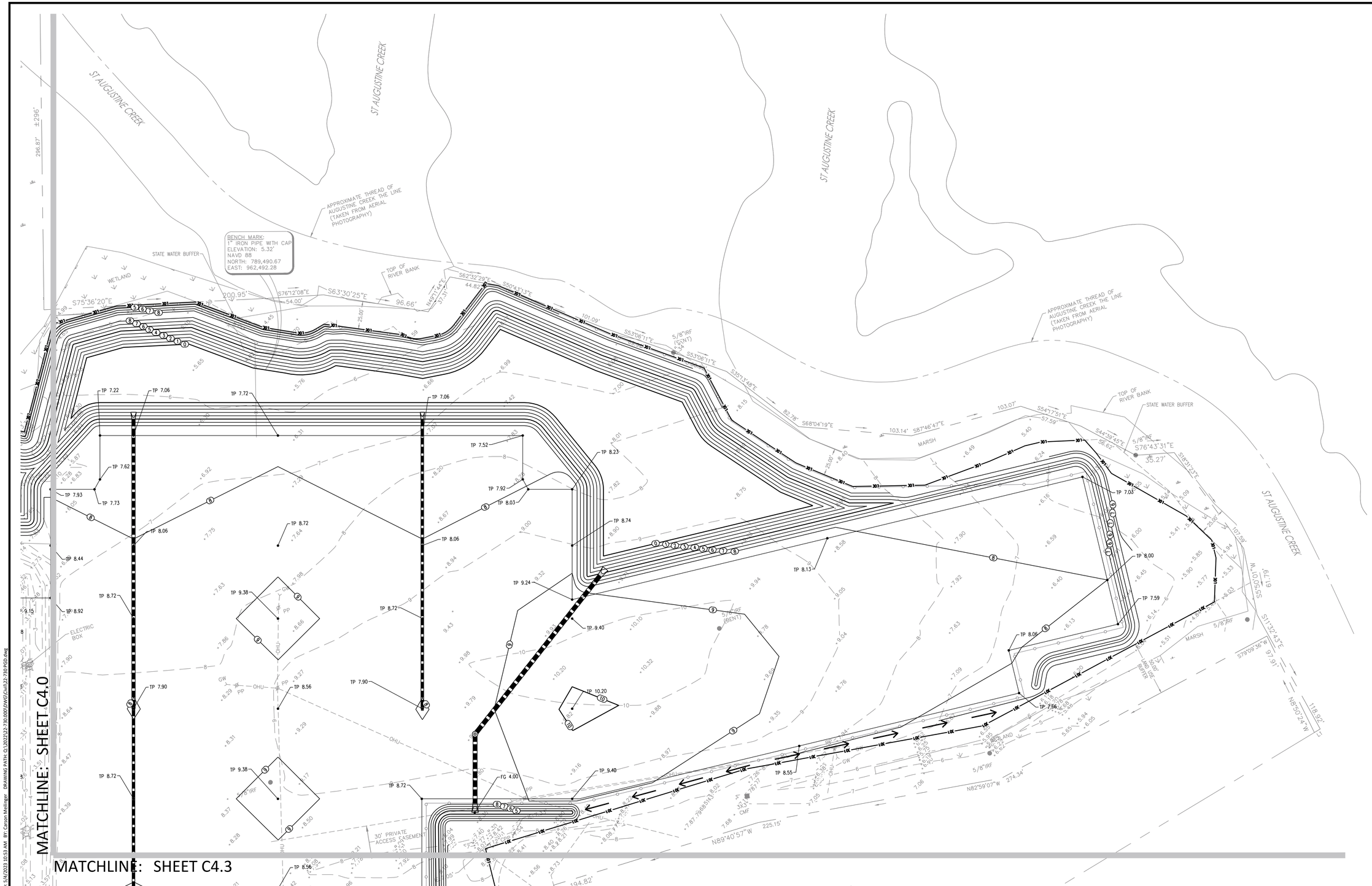

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GRADING PLAN

SHEET: C4.1

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MATCHLINE: SHEET C4.0

MATCHLINE: SHEET C4.3

GRADING LEGEND	
TP	TOP OF PAVEMENT
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TOC	TOP OF CURB
FR	STRUCTURE FRAME

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0' 20' 40' 80'

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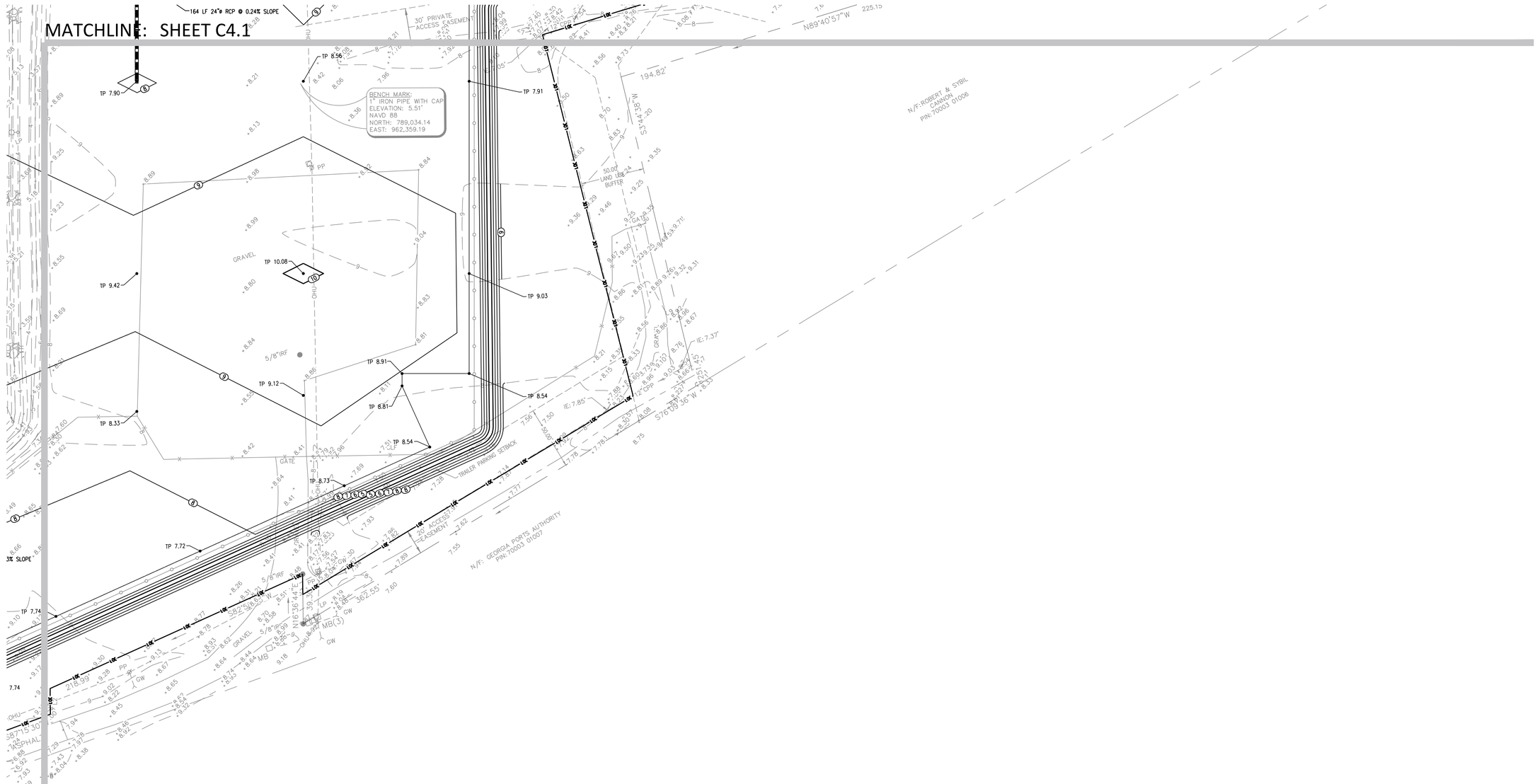
GRADING PLAN

SHEET:
C4.2

MATCHLINE: SHEET C4.1



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SHEET:
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PAVING PLAN

SHEET:
C4.4

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PAVING LEGEND

	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT

ST AUGUSTINE CREEK

±296'

296.87'

S75°36'20"E

STATE WATER BUFFER

BENCH MARK:
1" IRON PIPE WITH CAP
ELEVATION: 5.32'
NAVD 88
NORTH: 789,490.67
EAST: 962,492.28

200.95'

S76°12'08"E
54.00'

S63°30'25"E
96.66'

25.00'

TOP OF RIVER BANK

N49°11'44"E
37.31'

S62°32'29"E
44.82'

S50°43'13"E
101.09'

S53°06'11"E
69.90'

5/8"RF
(BCN1)

S53°06'11"E
50.92'

S35°13'45"E
82.78'

S68°04'19"E
103.14'

S87°46'47"E
103.07'

S54°17'51"E
57.59'

S44°59'45"E
56.62'

5/8"IRF

S76°43'31"E
35.27'

S18°31'23"E
107.59'

25.00'

N10°05'55"W
46.79'

5/8"IRF

S11°32'43"E
97.91'

S79°09'36"W

50.00'
LAND USE
BUFFER

N8°50'24"W
118.92'

5/8"IRF

N82°59'07"W
274.34'

3X3"
CMF

N89°40'57"W
225.15'

194.82'

MATCHLINE: SHEET C4.4

MATCHLINE: SHEET C4.7

SCALE: 1"=40'
0' 20' 40' 80'

Know what's below.
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RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED
5-1-20
No. PE043979
PROFESSIONAL
ENGINEER
PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

PAVING PLAN

SHEET:
C4.5

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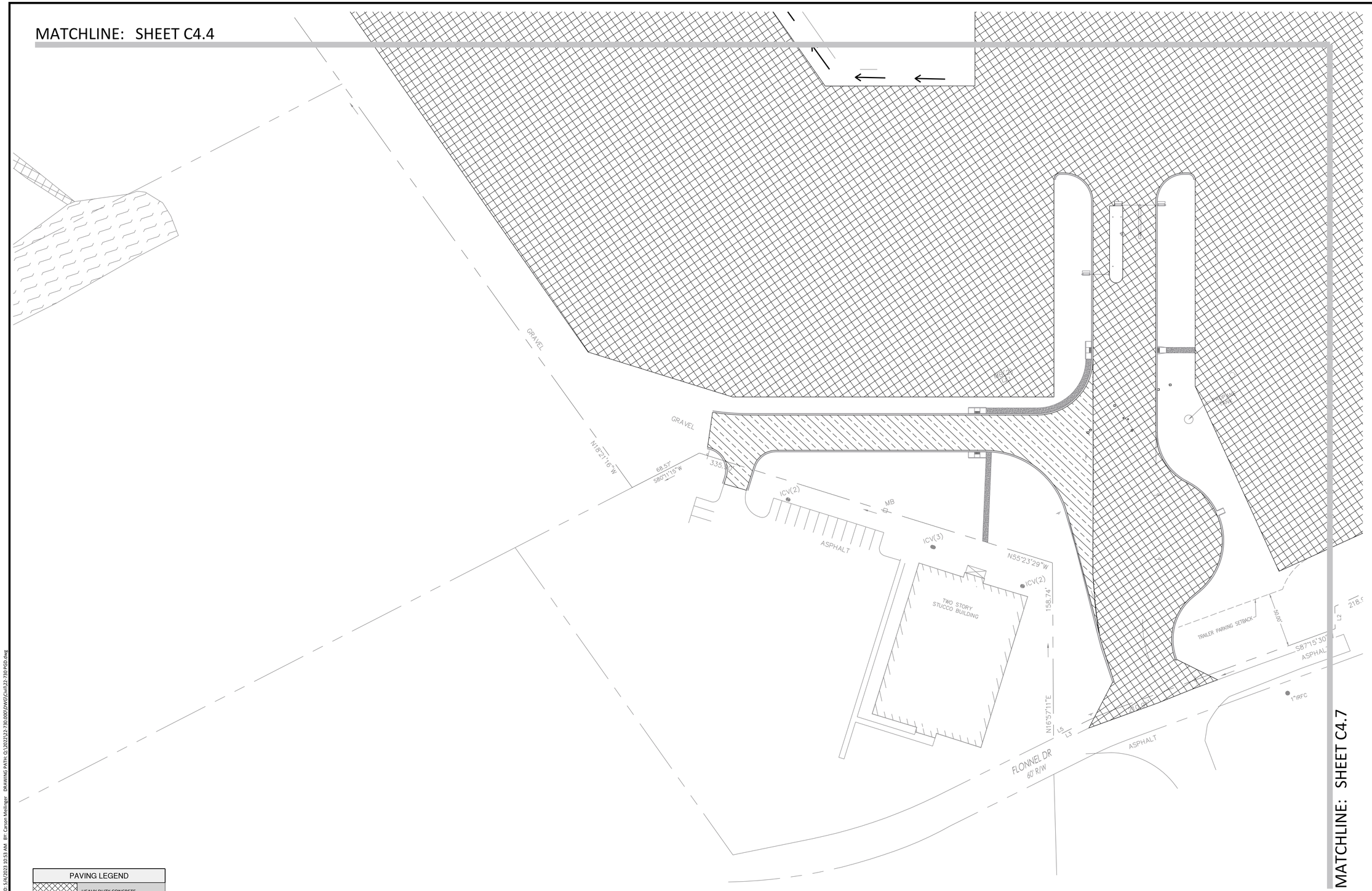
MATCHLINE: SHEET C4.4



PAVING LEGEND	
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT

SCALE: 1"=40'

0' 20' 40' 80'

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REVISIONS:

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JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

PAVING PLAN

SHEET:
C4.6

MATCHLINE: SHEET C4.5

MATCHLINE: SHEET C4.6

PAVING LEGEND

	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT

SCALE: 1" = 40'

0' 20' 40' 80'

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JOB NUMBER:	22-730
DATE:	05/04/23
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SCALE:	AS NOTED

PAVING PLAN

SHEET:
C4.7

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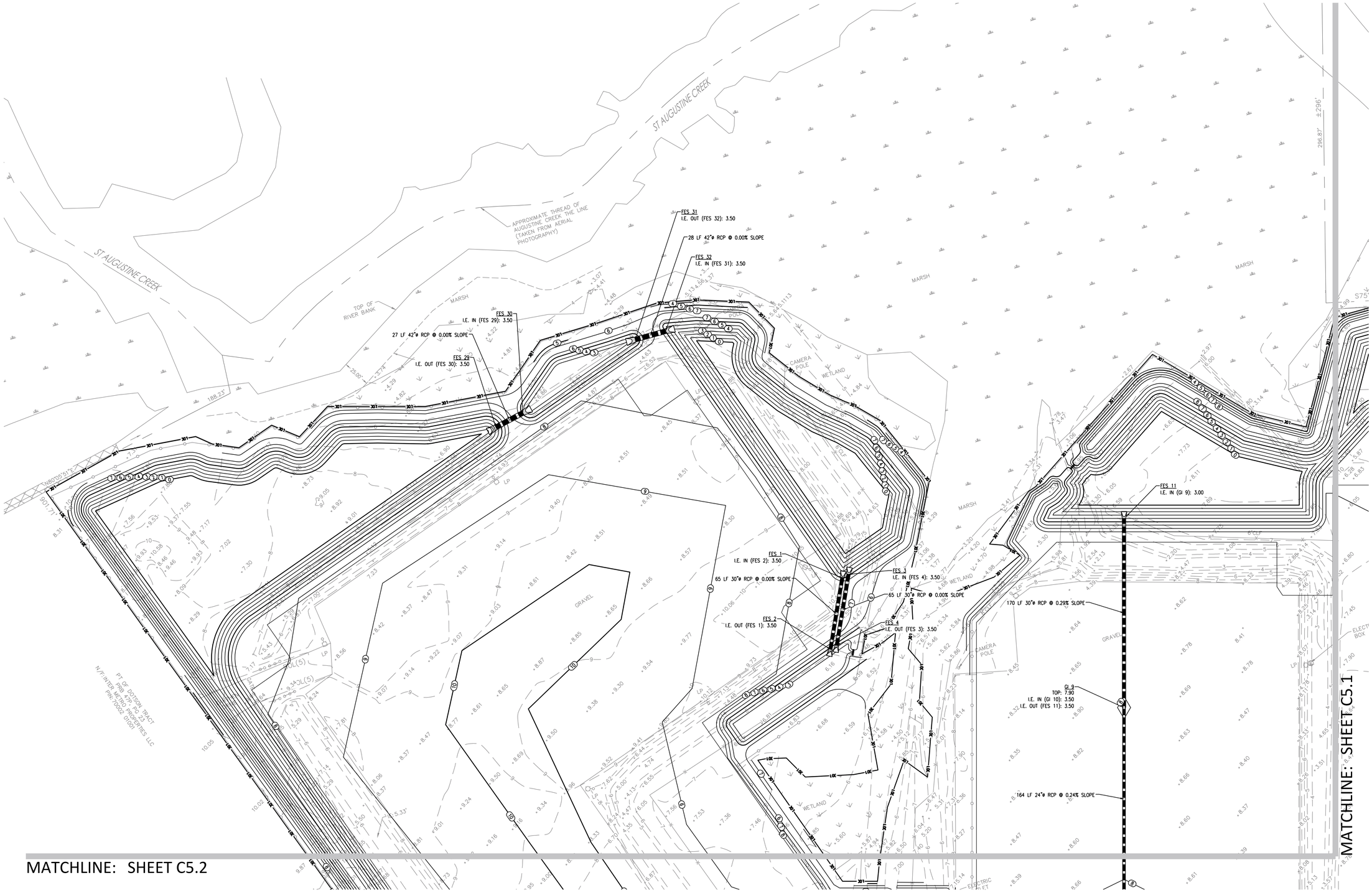

DRAINAGE LEGEND			
	CURB INLET TYPE A		JUNCTION BOX
	CURB INLET TYPE B (LEFT)		OCS 4'
	CURB INLET TYPE B (RIGHT)		OCS 5'
	CURB INLET TYPE A		OCS 6'
	FES		RI
	HOODED GATE INLET		
	HIGH WALL		

SCALE: 1"=40'
0' 20' 40' 80'

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JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
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SCALE:	AS NOTED

DRAINAGE PLAN

SHEET: C5.0

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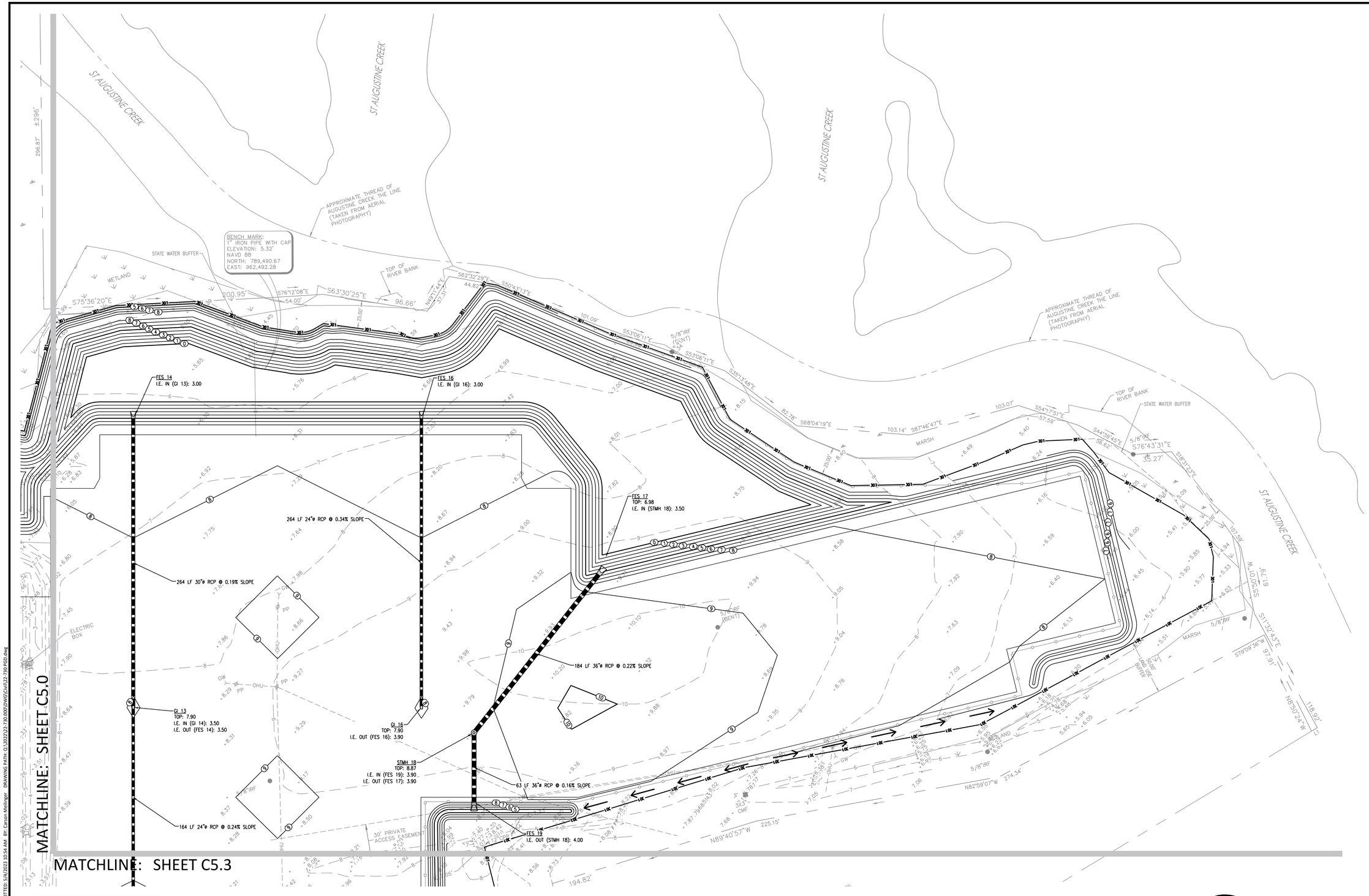

MATCHLINE: SHEET C5.0

MATCHLINE: SHEET C5.3

DRAINAGE LEGEND			
	CURB INLET TYPE A		JUNCTION BOX
	CURB INLET TYPE B (LEFT)		OCS 4'
	CURB INLET TYPE B (RIGHT)		OCS 5'
	CURB INLET TYPE A		OCS 6'
	FES		RI
	HOODED GATE INLET		
	HIGH WALL		

SCALE: 1"=40'
0' 20' 40' 80'

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REVISIONS:

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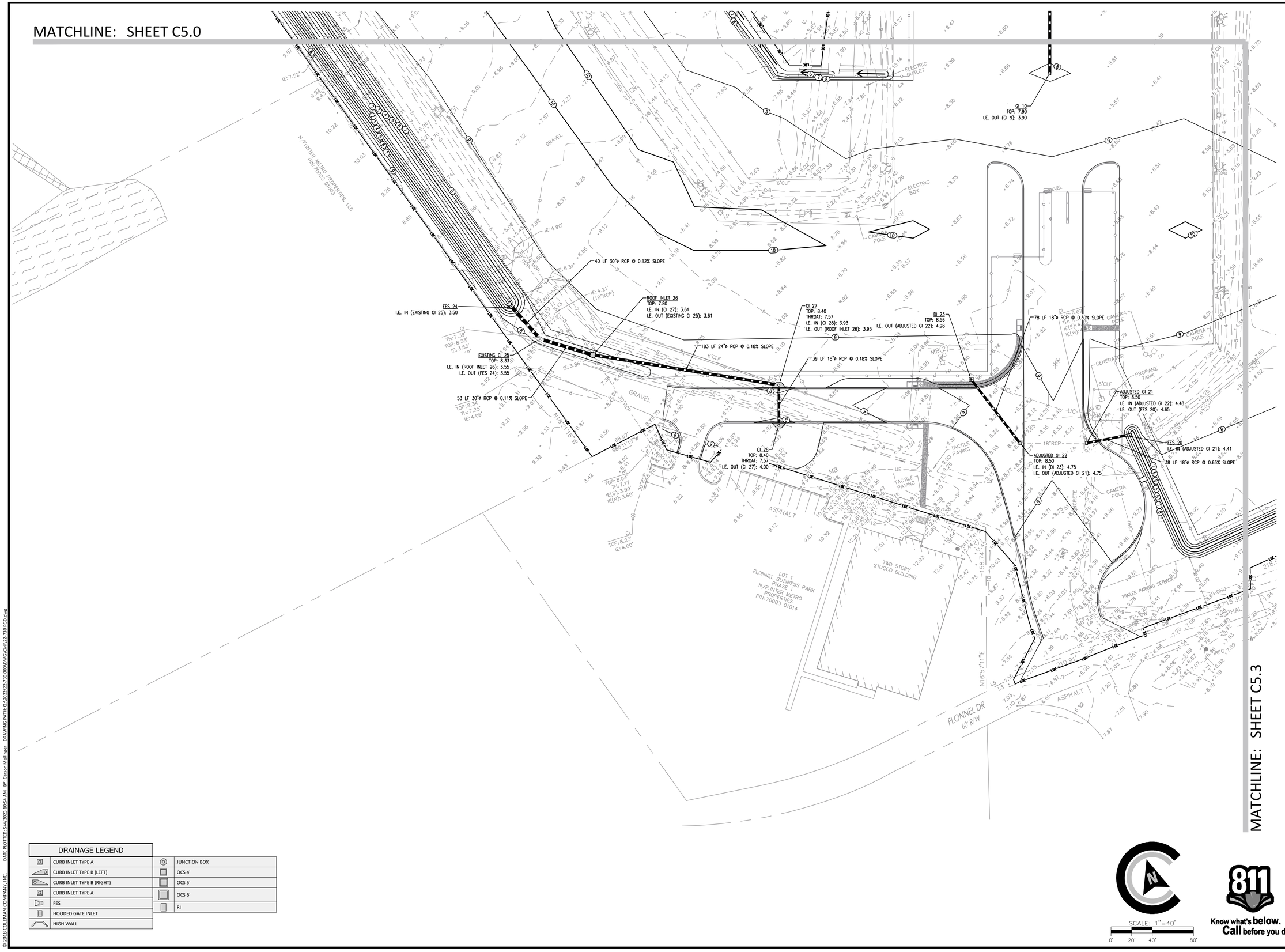
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

DRAINAGE PLAN

SHEET:
C5.1

MATCHLINE: SHEET C5.0



MATCHLINE: SHEET C5.3

DRAINAGE LEGEND	
CURB INLET TYPE A	JUNCTION BOX
CURB INLET TYPE B (LEFT)	OCS 4'
CURB INLET TYPE B (RIGHT)	OCS 5'
CURB INLET TYPE A	OCS 6'
FES	RI
HOODED GATE INLET	
HIGH WALL	

SCALE: 1" = 40'
0' 20' 40' 80'

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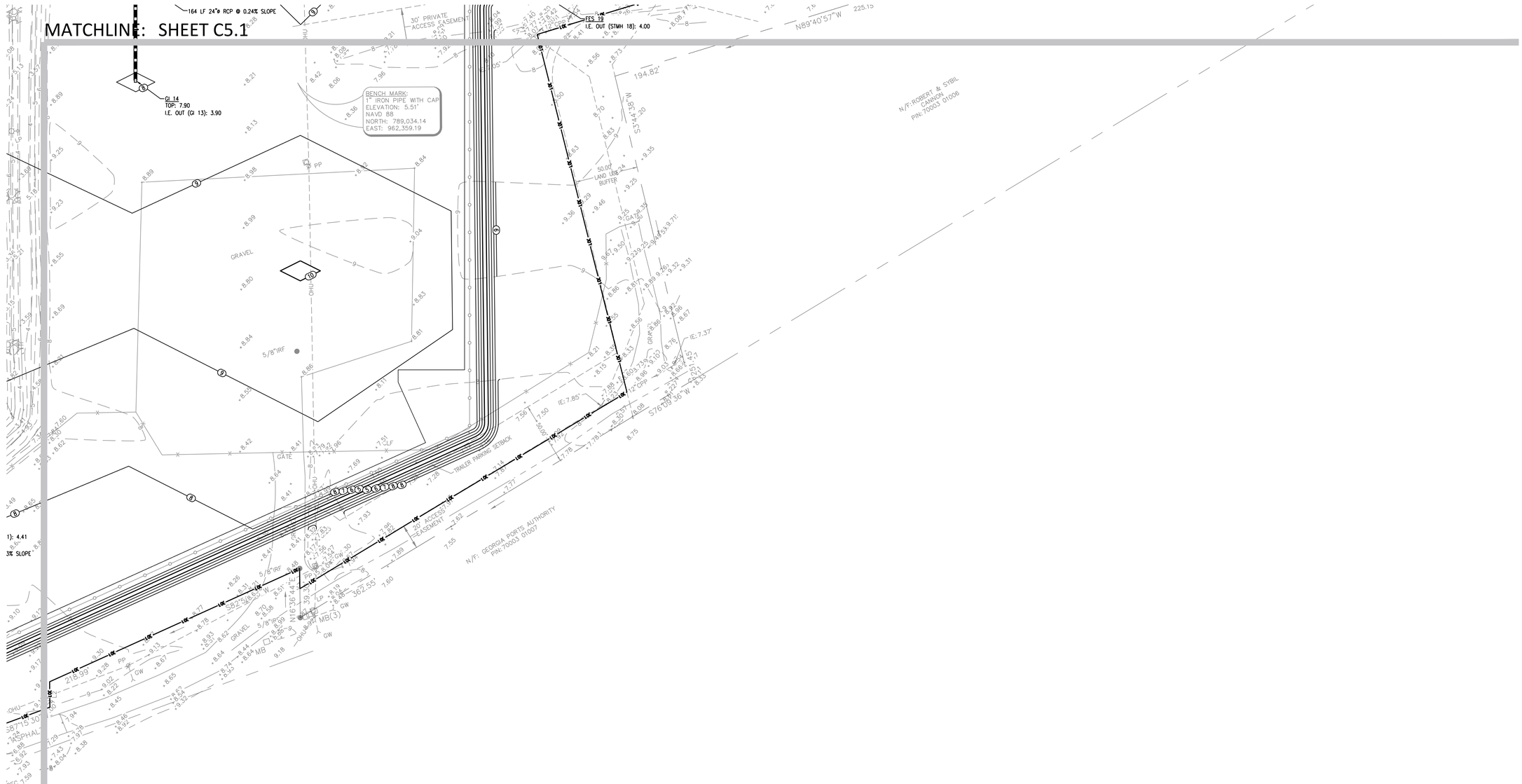
JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

DRAINAGE PLAN

SHEET:
C5.2

MATCHLINE: SHEET C5.1



MATCHLINE: SHEET C5.2

DRAINAGE LEGEND			
	CURB INLET TYPE A		JUNCTION BOX
	CURB INLET TYPE B (LEFT)		OCS 4'
	CURB INLET TYPE B (RIGHT)		OCS 5'
	CURB INLET TYPE A		OCS 6'
	FES		RI
	HOODED GATE INLET		
	HIGH WALL		

SCALE: 1"=40'
0' 20' 40' 80'

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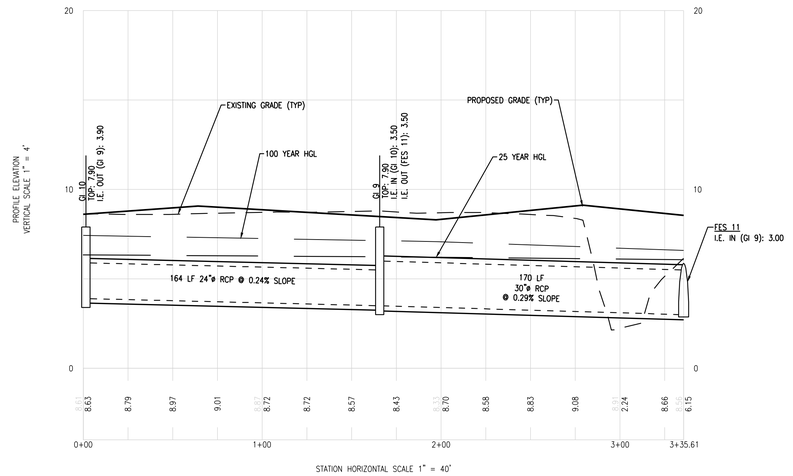
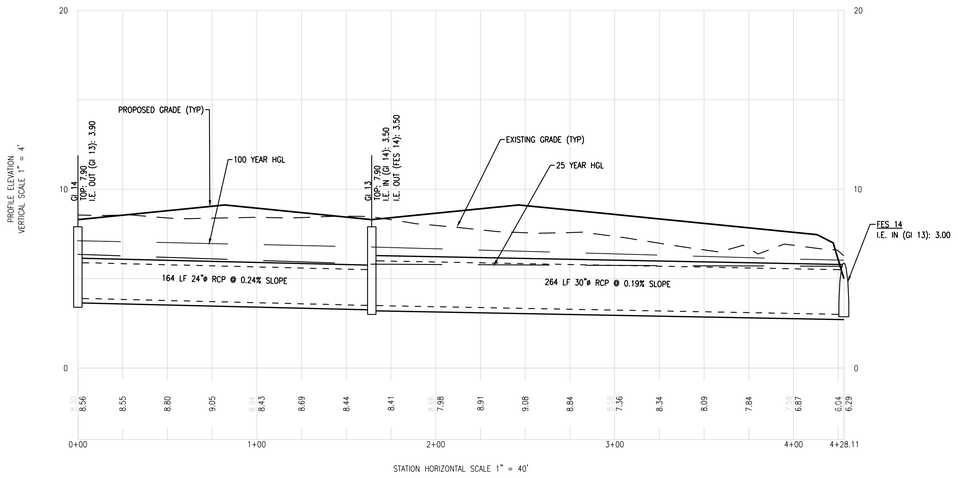
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

DRAINAGE PLAN

SHEET:
C5.3



STORM SEWER PROFILE
STA. 0+00.00 TO STA. 3+35.61



STORM SEWER PROFILE
STA. 0+00.00 TO STA. 4+28.11

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE043979
PATRICK J. WARNER

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FLONNEL AVENUE LOGISTICS YARD
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PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

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DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

PROFILES

SHEET:
C6.0

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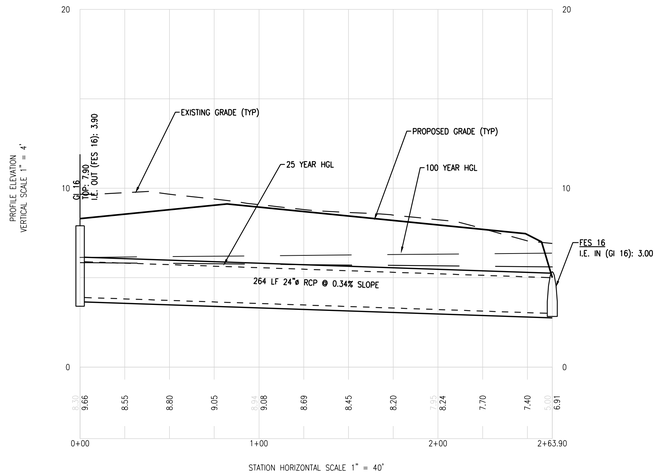
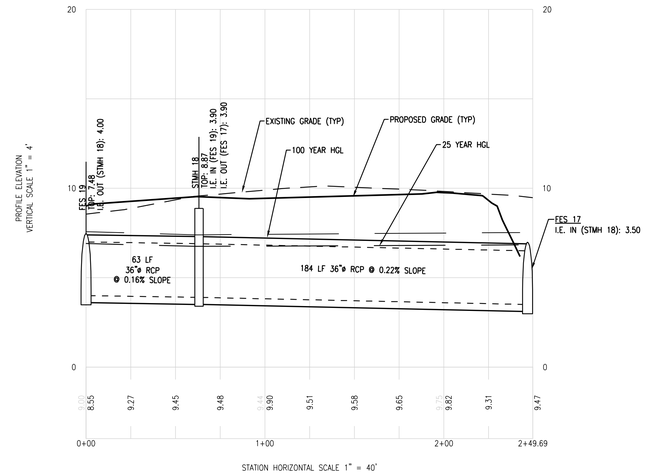


STORM SEWER PROFILE
STA. 0+00.00 TO STA. 2+63.90



STORM SEWER PROFILE
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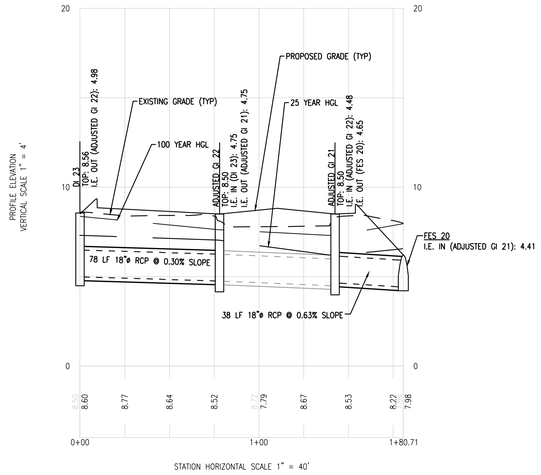

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 1+80.71

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GEORGIA REGISTERED 5-1-23 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

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FLONNEL AVENUE LOGISTICS YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

PROFILES

SHEET:
C6.1

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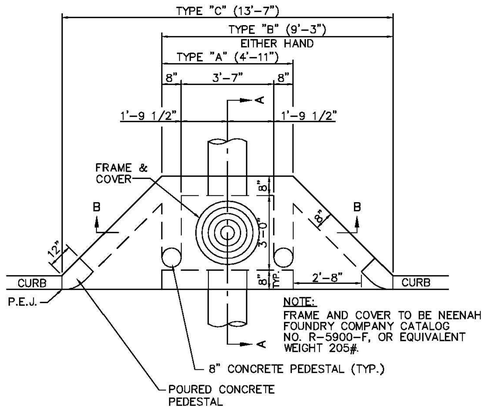
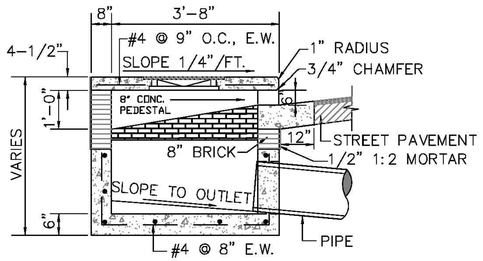


PLAN OF CURB INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-1

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



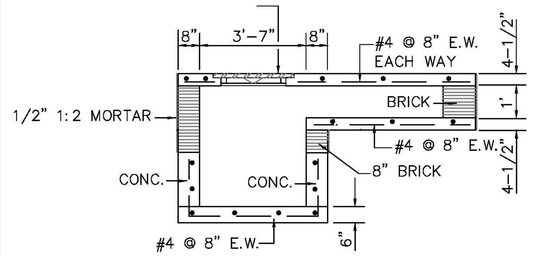
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

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.

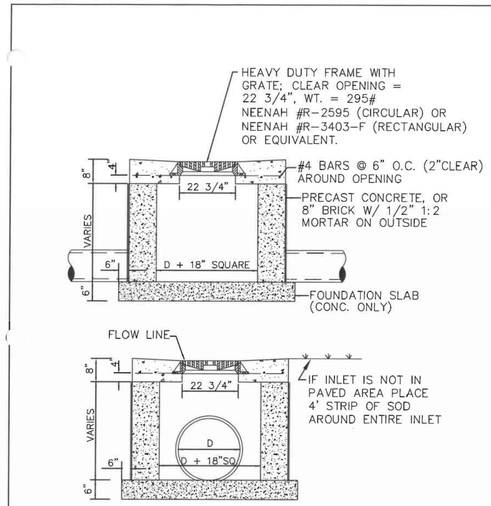


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

CURB INLET SECTION B – B

City of Port Wentworth
TECHNICAL DETAILS
SD-4

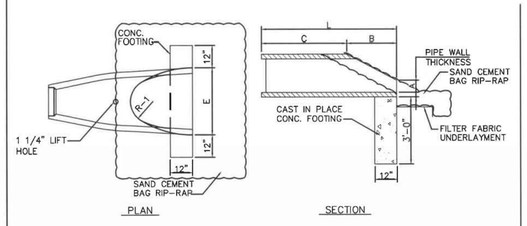
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-8

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

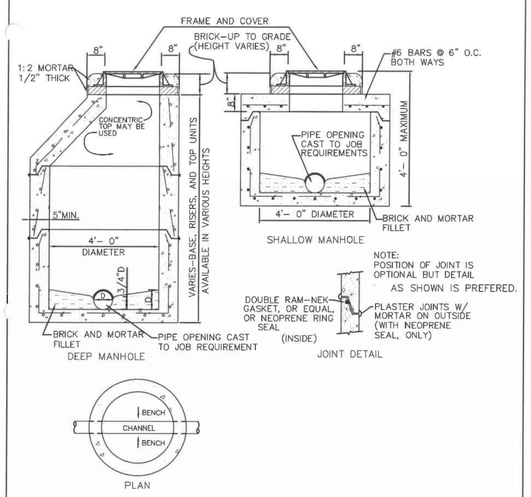


FLARE DIMENSIONS						
PIPE DIA.	A	B	C	L	E	R-1
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	1'-0"
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	1'-4"
24"	10"	3'-8"	2'-6"	6'-2"	4'-0"	1'-5"
30"	12"	4'-6"	1'-8"	6'-2"	5'-0"	1'-6"
36"	16"	5'-3"	2'-11"	8'-2"	6'-0"	2'-0"
42"	21"	5'-3"	2'-11"	8'-2"	6'-6"	2'-4"
REINFORCEMENT CONFORMS TO ASTM A-82						

FLARED END SECTION

City of Port Wentworth
TECHNICAL DETAILS
SD-11

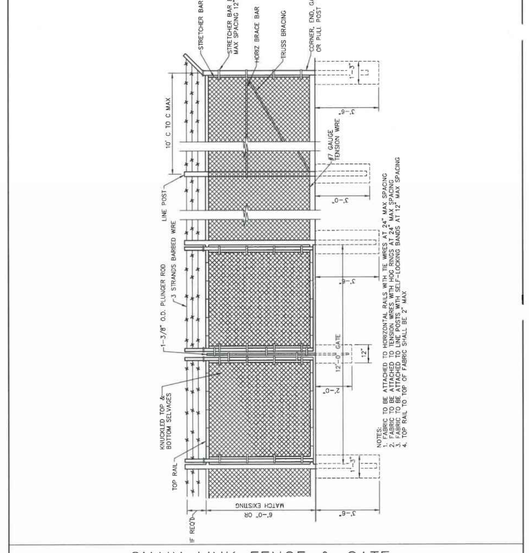
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
SD-12

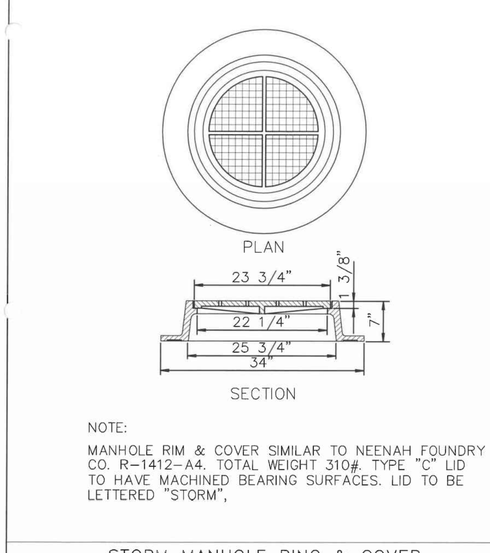
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



CHAIN LINK FENCE & GATE

City of Port Wentworth
TECHNICAL DETAILS
S-13

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTE:
MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R-1412-A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM",

STORM MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-14

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

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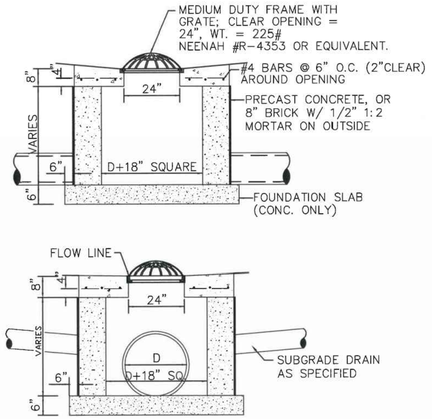
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
D1.0



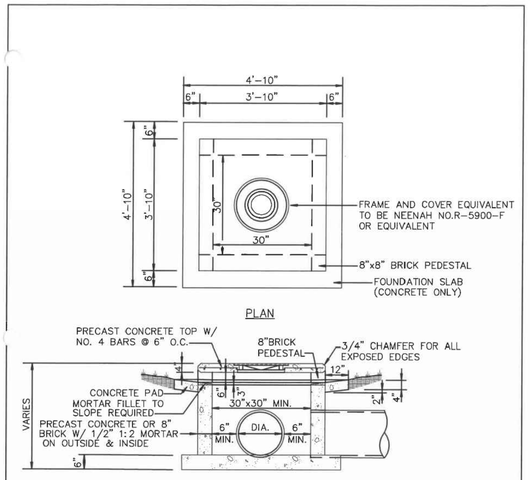
DITCH INLET

City of Port Wentworth
TECHNICAL DETAILS

SD-7

PREPARED BY SAUSSY ENGINEERING, LLC.

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



ROOF INLET DETAIL

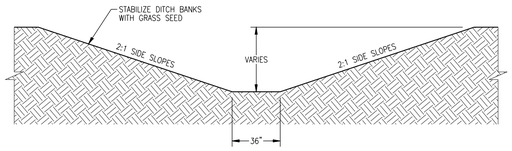
ROOF INLET DETAIL

City of Port Wentworth
TECHNICAL DETAILS

SD-6

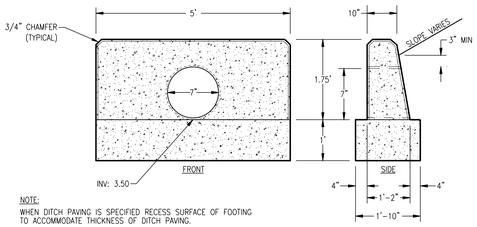
PREPARED BY SAUSSY ENGINEERING, LLC.

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



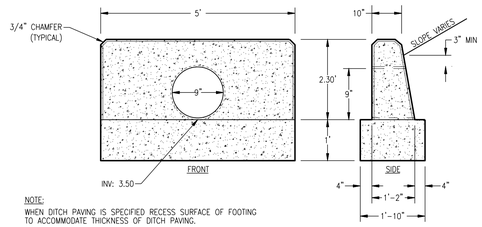
D-27 DITCH SECTION

NOT TO SCALE



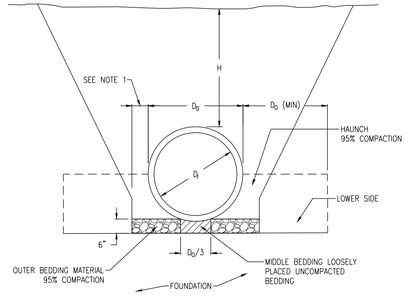
D-33 POND 1 OUTFALL

NOT TO SCALE



D-33 POND 2 OUTFALL

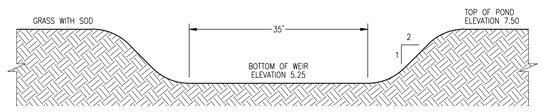
NOT TO SCALE



NOTES:
1. CLEARANCE BETWEEN PIPE AND HAUNCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIC COMPACTION BUT NOT LESS THAN $D_b/6$.

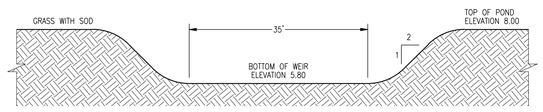
TYPE 1 PIPE BEDDING

NOT TO SCALE



D-53 GRASSED OVERFLOW WEIR 1

NOT TO SCALE



D-53 GRASSED OVERFLOW WEIR 2

NOT TO SCALE

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-20 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

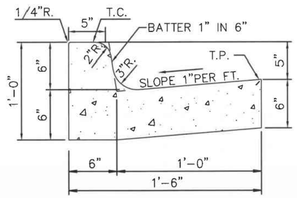
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

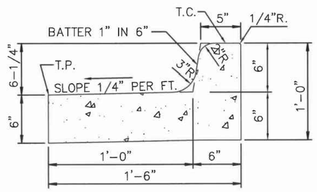
JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
D1.1



NORMAL GUTTER



PITCHED GUTTER

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

18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS
P-3

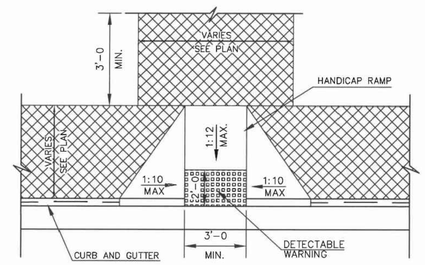
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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.



PAVEMENT

HANDICAP RAMP TYPE "A"

City of Port Wentworth
TECHNICAL DETAILS
P-4

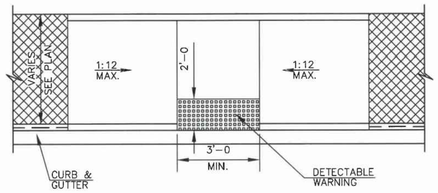
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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 CONTACT.

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.

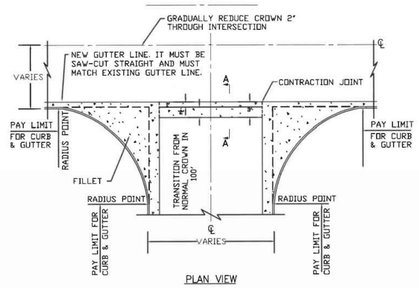


PAVEMENT

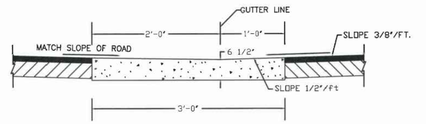
HANDICAP RAMP TYPE "B"

City of Port Wentworth
TECHNICAL DETAILS
P-5

PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PLAN VIEW



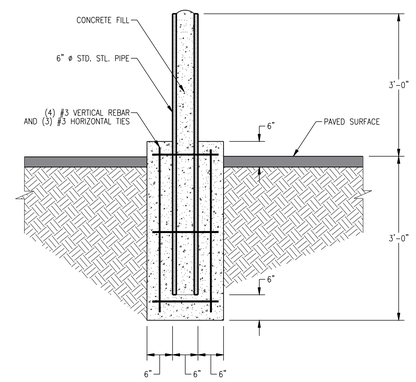
SECTION A – A

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

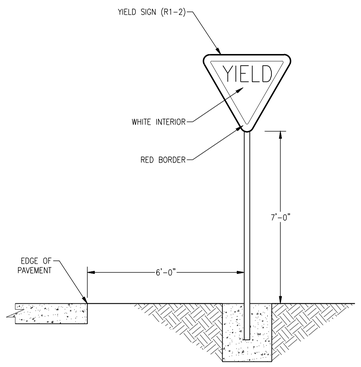
CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P-7

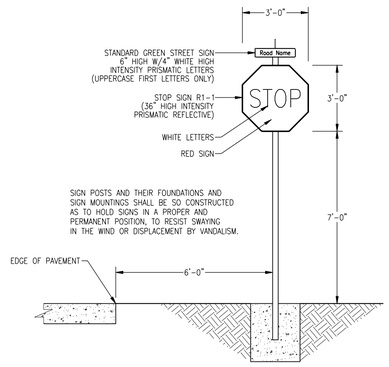
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



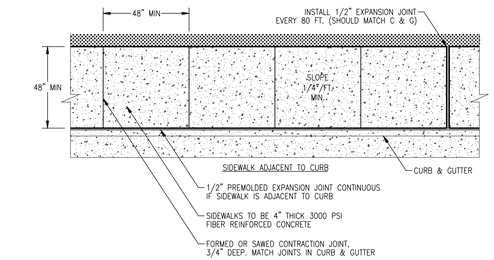
P-2E BOLLARD DETAIL
NOT TO SCALE

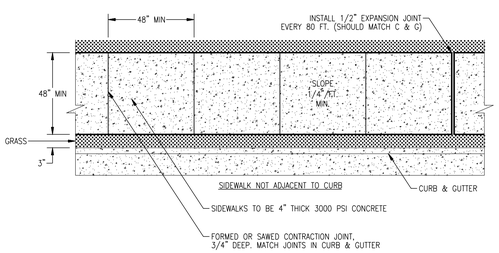


P-23 TYPICAL YIELD SIGN
NOT TO SCALE



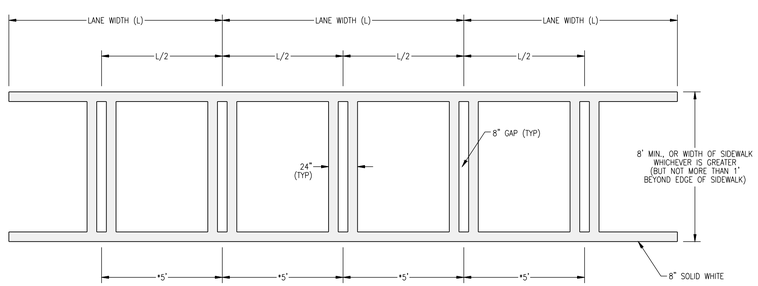
P-26 TYPICAL STOP SIGN
NOT TO SCALE





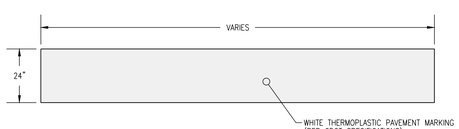
NOTE:
1) CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.
2) SUBGRADE COMPACTION, SIDEWALKS 97% STANDARD (ASTM D-698)

P-18 SIDEWALK AND WALKWAY DETAILS
NOT TO SCALE



NOTE:
* USE WHERE THE LANES WIDTH EXCEEDS 12' OR WHERE LANES LINES HAVE BEEN OMITTED

P-19A CROSSWALK DETAIL
NOT TO SCALE



P-27 TRAFFIC STOP BAR
NOT TO SCALE

811
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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER
S-1-20

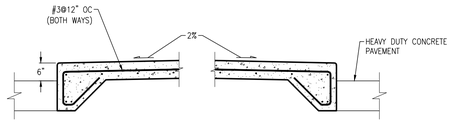
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

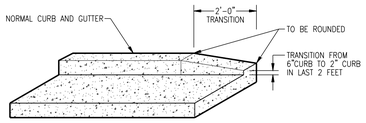
CONSTRUCTION DETAILS

SHEET:
D1.2



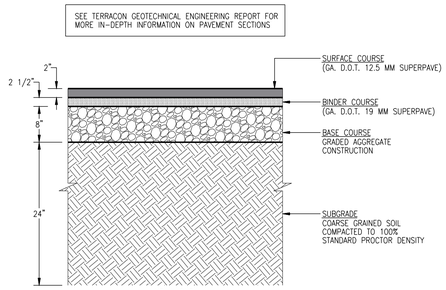
CONCRETE MEDIAN

NOT TO SCALE



P-3A FEATHERING OF CONCRETE CURB & GUTTER

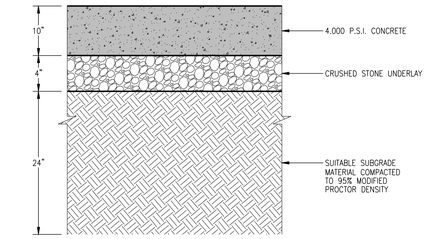
NOT TO SCALE



NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.
3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWs. OTHERWISE USE 2".

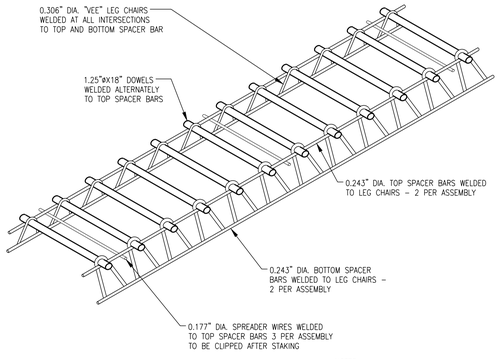
P-11 HEAVY DUTY ASPHALT SECTION

NOT TO SCALE



P-20 HEAVY DUTY CONCRETE SECTION

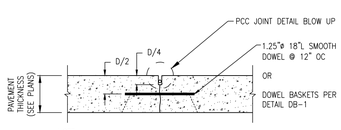
NOT TO SCALE



NOTES:
1. DOWELS TO BE SPACED 12" ON CENTER
2. CENTERLINE OF DOWELS TO BE PLACED ONE HALF THE DISTANCE OF THE PAVEMENT SLAB THICKNESS.

DB-1 DOWEL BASKET DETAIL

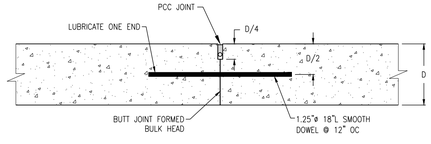
NOT TO SCALE



NOTE:
1. SEE PLAN FOR JOINT SPACING. GENERALLY SPEAKING PLANS CALL FOR 15' SPACING OF CONTRACTION JOINTS.

P-22A CONTRACTION JOINT DETAIL

NOT TO SCALE



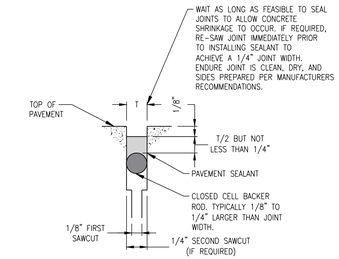
P-22B CONSTRUCTION JOINT DETAIL

NOT TO SCALE

CONCRETE MIX SPECIFICATIONS:
1. COMPRESSIVE STRENGTH: IS TO BE 3000PSI FOR SIDEWALKS AND 4000PSI FOR HEAVY DUTY CONCRETE.
2. DRYING SHRINKAGE: NO MORE THAN 400 MICROSTRAINS AT 28 DAYS, WHEN TESTED TO ASTM C157 (AIR-STORAGE METHOD). THE 27 DAYS IN LIME WATER CAN BE REDUCED TO 6 DAYS.
3. AIR CONTENT: 6%, PLUS OR MINUS 1.5%
4. COARSE AGGREGATE: #467 GRADATION WITH AT LEAST 8% RETAINED ON THE 1" SIEVE
5. ALL CONCRETE SURFACES TO BE CURED W/ A HIGH SOLIDS CURE & SEAL THAT MEETS ASTM C1315:
   A. CURE & SEAL 1315 J22WB FROM DAYTON SUPERIOR
   B. CURE & SEAL WB30 FROM SPEC CHEM
   C. DRESS & SEAL WB30 FROM L&M CONSTRUCTION CHEMICALS
   D. SUPER DIAMOND CLEAR VOX FROM EUCLID CHEMICAL
   E. VOCOMP 30 FROM W.R. MEADOWS
   F. OR EQUIVALENT

P-22C CONCRETE DESIGN MIX & SEALING SPECS

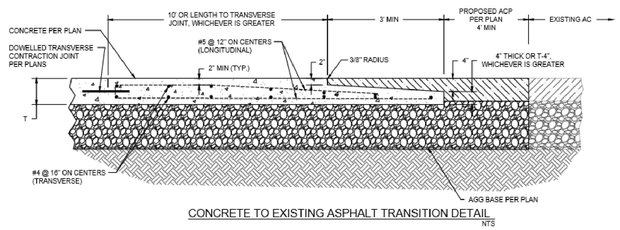
NOT TO SCALE



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

D-1A PCC JOINT DETAIL

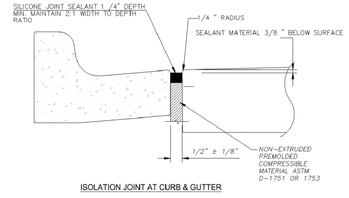
NOT TO SCALE



CONCRETE TO EXISTING ASPHALT TRANSITION DETAIL
NTS

P-22D CONCRETE & ASPHALT TRANSITION

NOT TO SCALE



ISOLATION JOINT AT CURB & GUTTER

P-22C ISOLATION JOINT AT CURB & GUTTER

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CHECKED BY:	PJW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
D1.3

SOILS LEGEND	
As	ALBANY FINE SAND
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Okc	OGEECHEE-URBAN LAND COMPLEX
Pl	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Tmh	TIDAL MARSH, FRESH
W	WATER

STATE WATER
ST AUGUSTINE CREEK

APPROXIMATE THREAD OF AUGUSTINE CREEK THE LINE (TAKEN FROM AERIAL PHOTOGRAPHY)

SOILS LABEL (TYP)

SOILS DELINEATION LINE (TYP)

STATE WATER BUFFER

STORM WATER DISCHARGE POINT NPDES SAMPLING LOCATION

STORM WATER DISCHARGE POINT NPDES SAMPLING LOCATION

0.070 ACRE WETLAND IMPACT
(0.099 ACRE TOTAL)
PER PERMIT #SAS-2021-00290

DOTSON TRACT
16.937 AC
737,769 SF

PT DOTSON TRACT
8.540 AC
371,991 SF

PT OF DOTSON TRACT
(SUB TO INTER-METRO PROPERTIES LLC)
PIN 70002 01001

N/F INTER-METRO PROPERTIES LLC
PIN 70002 01001

Sd1-S DOUBLE ROW

Sd1-NS SINGLE ROW

Du
Ds1
Ds2

HEADWALL TOP: 7.71'

HEADWALL TOP: 6.15'

HEADWALL TOP: 6.79'

RIP RAP (TYP)

CONCRETE LANDING (TYP)

MATCHLINE: SHEET CE1.2

MATCHLINE: SHEET CE1.1

SEQUENCE OF CONSTRUCTION

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

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

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

RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INITIAL PHASE:

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

SEDIMENT STORAGE REQUIREMENTS

DISTURBED AREA (INITIAL):	6,869 LF SILT FENCE X 4 FT WIDE DISTURBANCE + Co (1,000 SF) = 28,476 SF (0.65 AC)
REQUIRED STORAGE (INITIAL):	0.65 AC X 67 CY/AC = 43.55 CY = 1,176 CF
STORAGE PROVIDED (INITIAL):	SILT FENCE STORAGE: BH/2 x LENGTH LENGTH: 6,869'; B: 1.5'; H: 1.5'; (1.5')(1.5')/2 x 6,869' = 7,727 CF STORAGE PROVIDED > REQUIRED STORAGE 7,727 CF > 1,176 CF, THEREFORE ADEQUATE STORAGE IS PROVIDED IN THE INITIAL PHASE.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	PATRICK WARNER, PE
GEORGIA PE NUMBER:	PE043979
GSWCC LEVEL II CERTIFICATION NUMBER:	77002

NRCS ORIGINAL SUBMITTAL:	12/22/22
NRCS SECOND SUBMITTAL:	1/18/23

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

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-20 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

INITIAL ES&PC PLAN

SHEET:
CE1.0

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DATE PLOTTED: 5/4/2023 10:54 AM BY: Carson Mellinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\22-730 ESPC.dwg

SOILS LEGEND	
As	ALBANY FINE SAND
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Okc	OGEECHEE-URBAN LAND COMPLEX
Pl	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Tmh	TIDAL MARSH, FRESH
W	WATER

MATCHLINE: SHEET CE1.0

MATCHLINE: SHEET CE1.3

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

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

INTERMEDIATE PHASE:

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

FINAL PHASE:

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

RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INITIAL PHASE:

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

SEDIMENT STORAGE REQUIREMENTS

DISTURBED AREA (INITIAL):	6,869 LF SILT FENCE X 4 FT WIDE DISTURBANCE + Co (1,000 SF) = 28,476 SF (0.65 AC)
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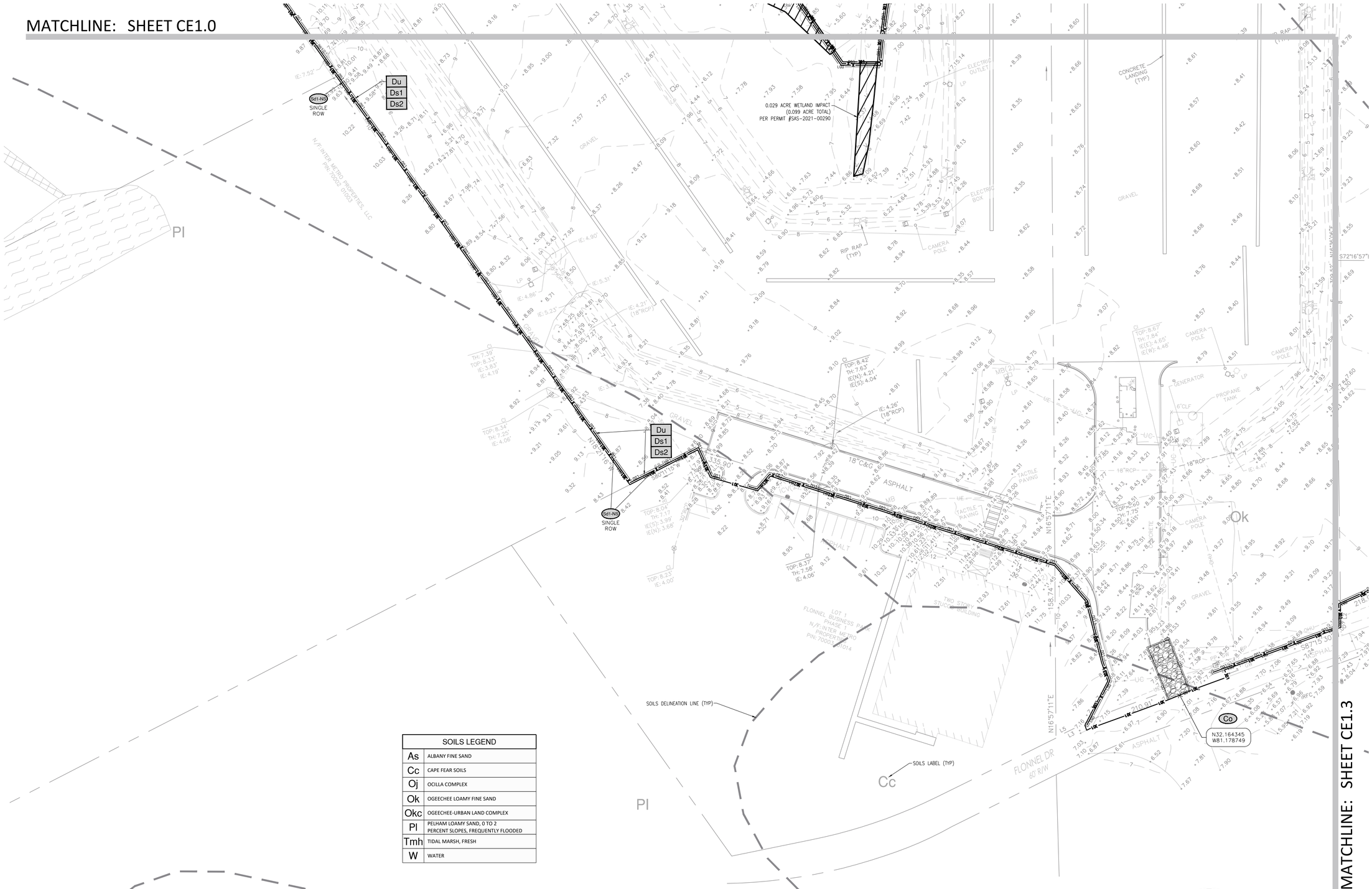

SOILS LEGEND	
As	ALBANY FINE SAND
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
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INTERMEDIATE PHASE:
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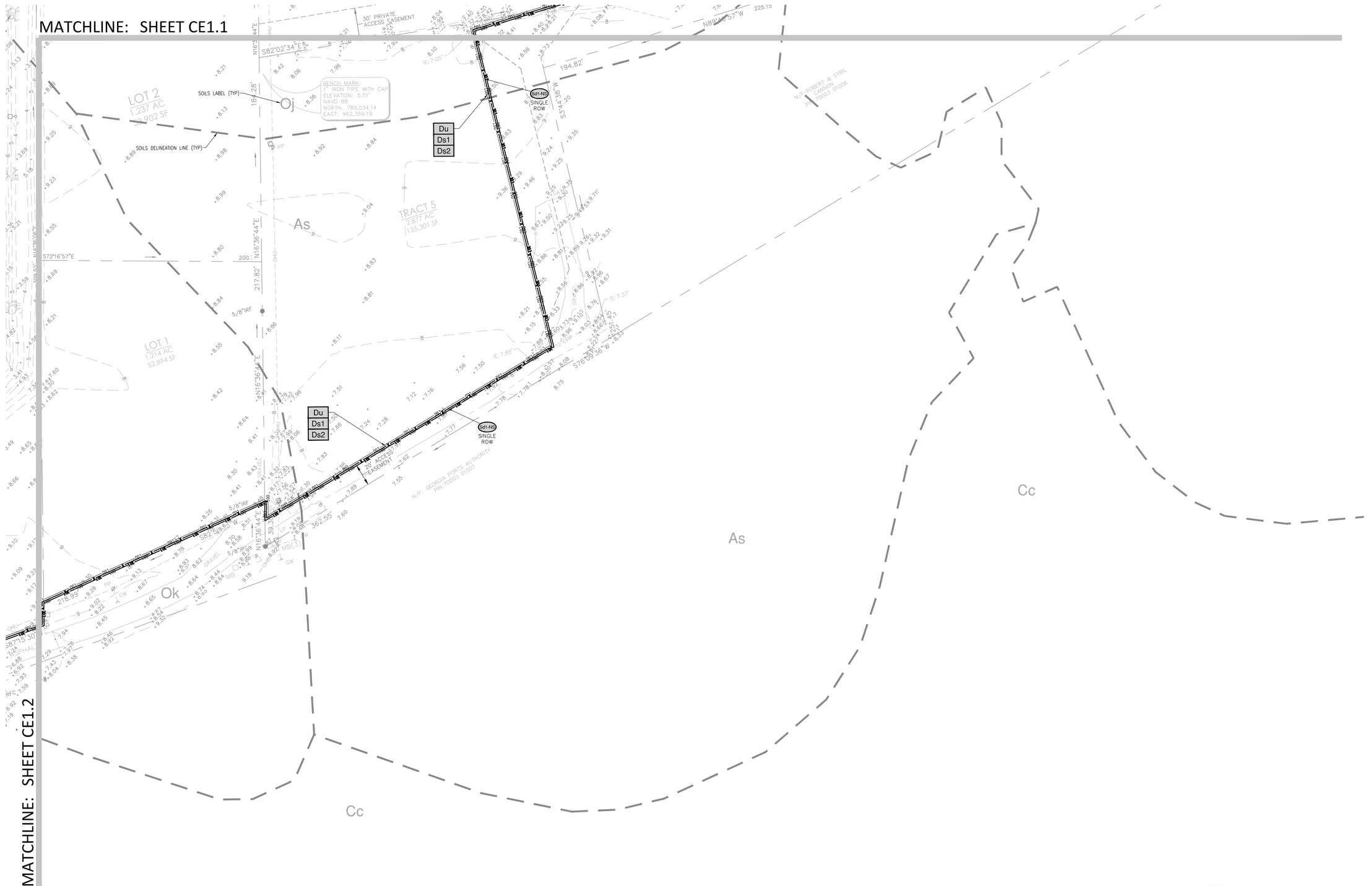
SHEET:
CE1.2

MATCHLINE: SHEET CE1.1



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INITIAL ES&PC PLAN

SHEET:
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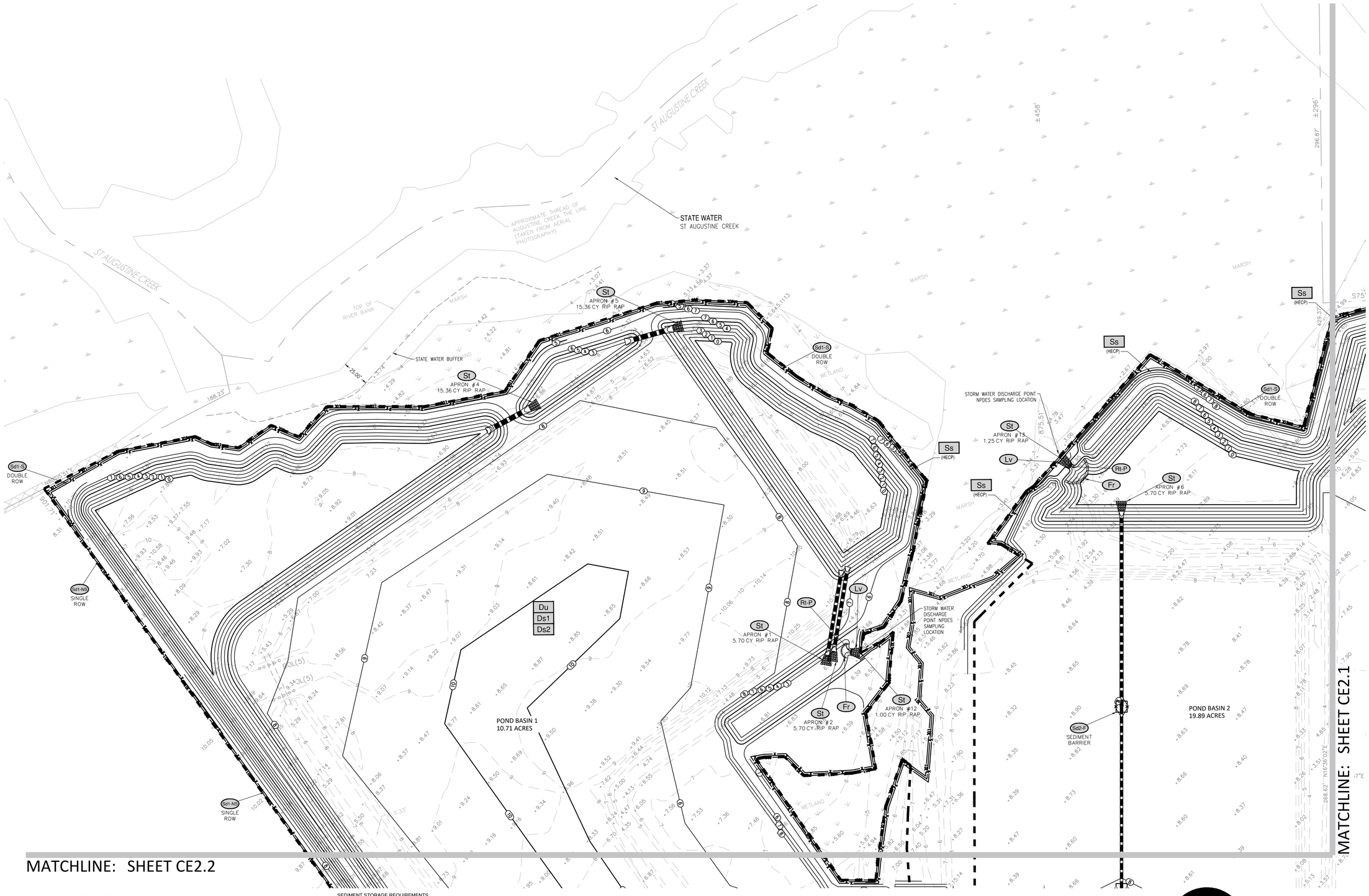

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2. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

SEDIMENT STORAGE REQUIREMENTS

POND BASIN 1 (RT-P): 10.71 AC
REQUIRED STORAGE: 9.88 AC X 67 CY/AC = 718 CY = 19,346 CF
STORAGE PROVIDED: POND 1
ELEV 1 -0.50 = AREA: 31,126 SF (4' DEPTH)
ELEV 2 3.50 = AREA: 56,100 SF (4' DEPTH)
(TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN SF X DEPTH OF POND IN FEET = CF (AVERAGE END METHOD)
AREA: (31,126 + 56,100)/2 = 43,613 SF X 4' DEPTH = 174,452 CF
174,452 CF > 19,386 CF THEREFORE ADEQUATE STORAGE IS PROVIDED

POND BASIN 2 (RT-P): 19.89 AC
REQUIRED STORAGE: 19.89 AC X 67 CY/AC = 1,333 CY = 35,991 CF
STORAGE PROVIDED: POND 2
ELEV 1 -0.50 = AREA: 54,136 SF (4' DEPTH)
ELEV 2 3.50 = AREA: 82,458 SF (4' DEPTH)
(TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN SF X DEPTH OF POND IN FEET = CF (AVERAGE END METHOD)
AREA: (54,136 + 82,458)/2 = 68,297 SF X 4' DEPTH = 273,188 CF
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DESIGN PROFESSIONAL'S CREDENTIALS:

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INTERM ES&PC PLAN

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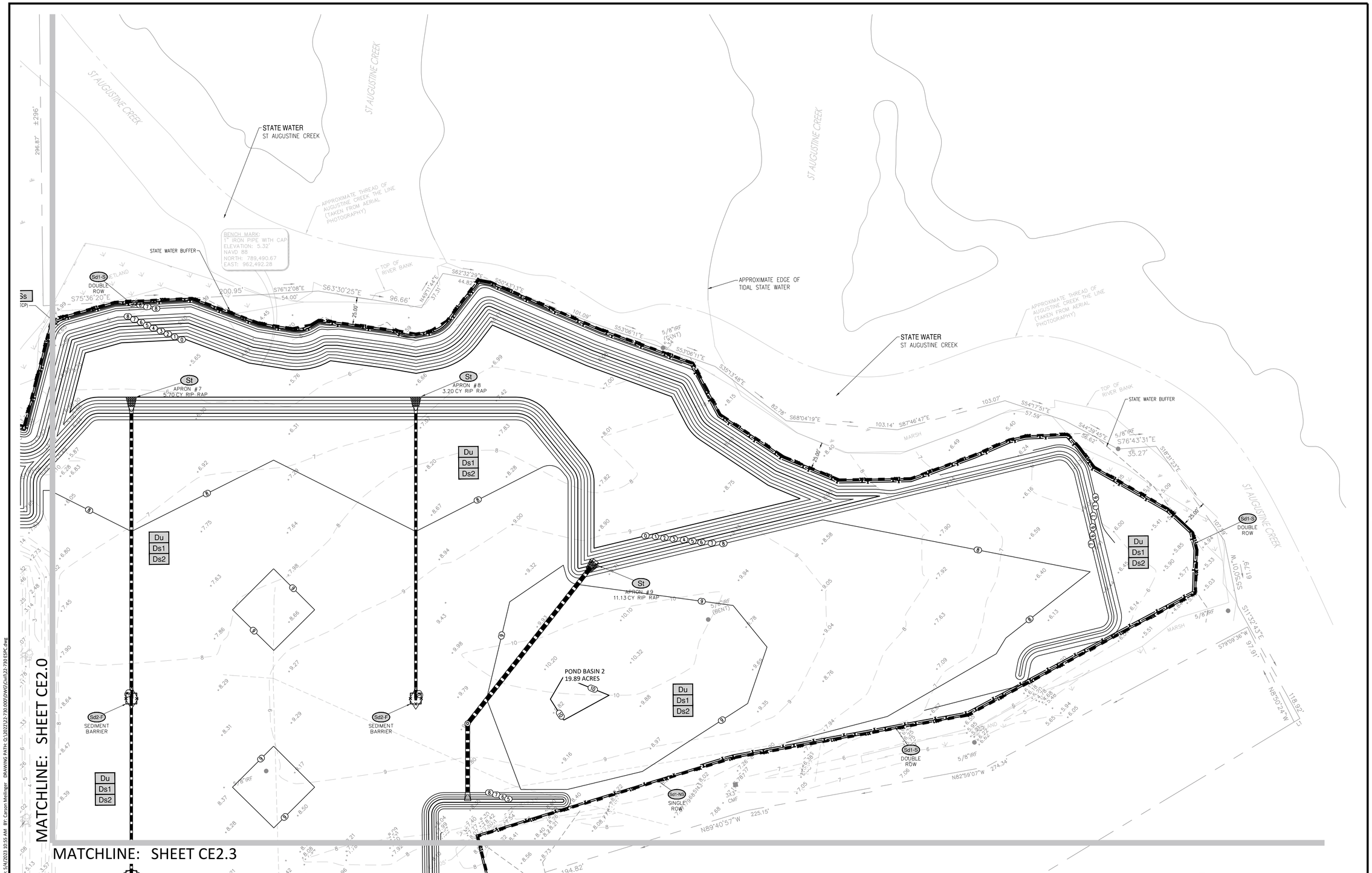

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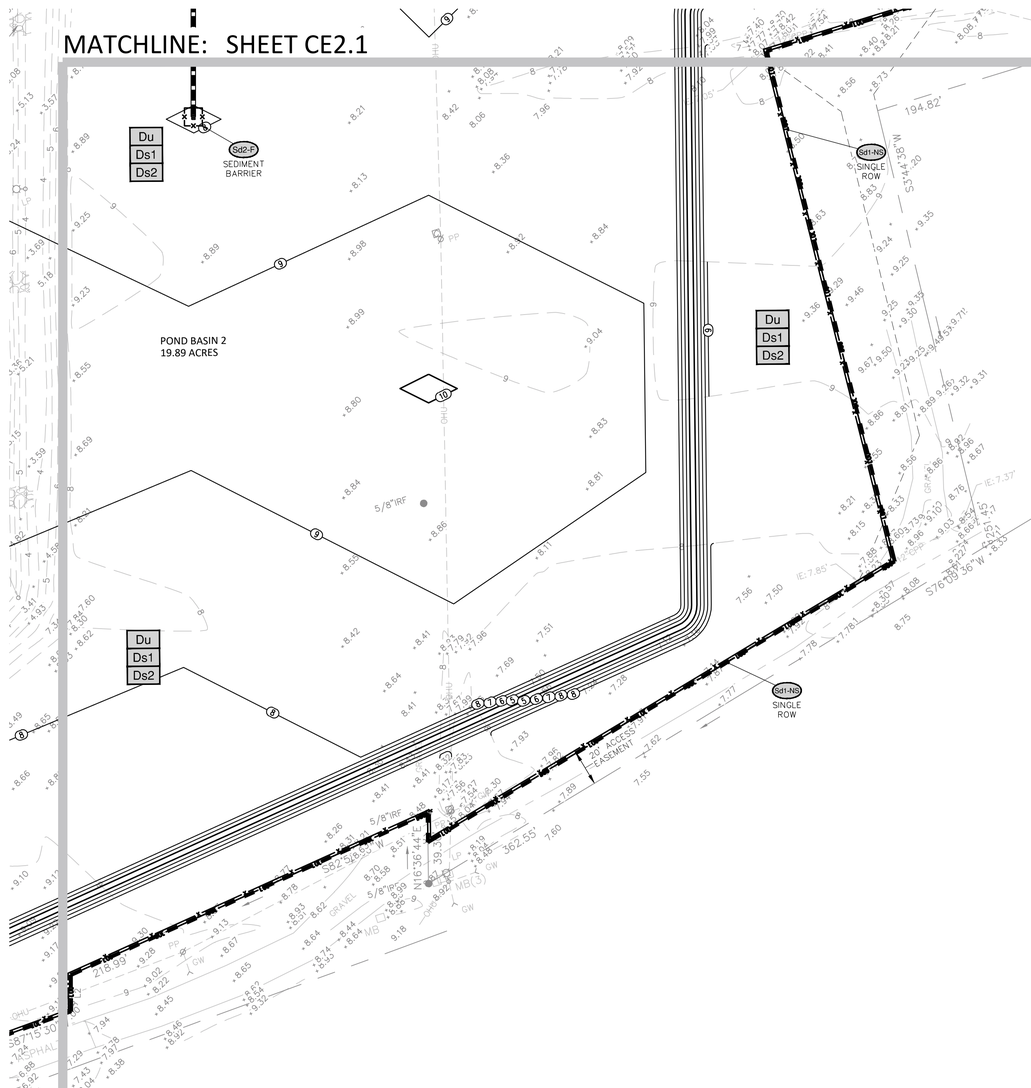

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2. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.

FINAL PHASE:

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

SEDIMENT STORAGE REQUIREMENTS

POND BASIN 1 (RT-P):	10.71 AC
REQUIRED STORAGE:	9.88 AC X 67 CY/AC = 718 CY = 19,346 CF
STORAGE PROVIDED:	POND 1
	ELEV 1 -0.50 = AREA: 31,126 SF (4' DEPTH)
	ELEV 2 3.50 = AREA: 56,100 SF (4' DEPTH)
	(TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN SF X DEPTH OF POND IN FEET = CF (AVERAGE END METHOD)
	AREA: (31,126 + 56,100)/2 = 43,613 SF X 4' DEPTH = 174,452 CF
	174,452 CF > 19,386 CF THEREFORE ADEQUATE STORAGE IS PROVIDED
POND BASIN 2 (RT-P):	19.89 AC
REQUIRED STORAGE:	19.89 AC X 67 CY/AC = 1,333 CY = 35,991 CF
STORAGE PROVIDED:	POND 2
	ELEV 1 -0.50 = AREA: 54,136 SF (4' DEPTH)
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	(TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN SF X DEPTH OF POND IN FEET = CF (AVERAGE END METHOD)
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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	PATRICK WARNER, PE
GEORGIA PE NUMBER:	PE043979
GSWCC LEVEL II CERTIFICATION NUMBER:	77002

NRCS ORIGINAL SUBMITTAL:	12/22/22
NRCS SECOND SUBMITTAL:	1/18/23

SCALE: 1"=50'

0' 25' 50' 100'

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED 5-1-20 No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
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CHECKED BY:	PJW
SCALE:	AS NOTED

INTERM ES&PC PLAN

SHEET:
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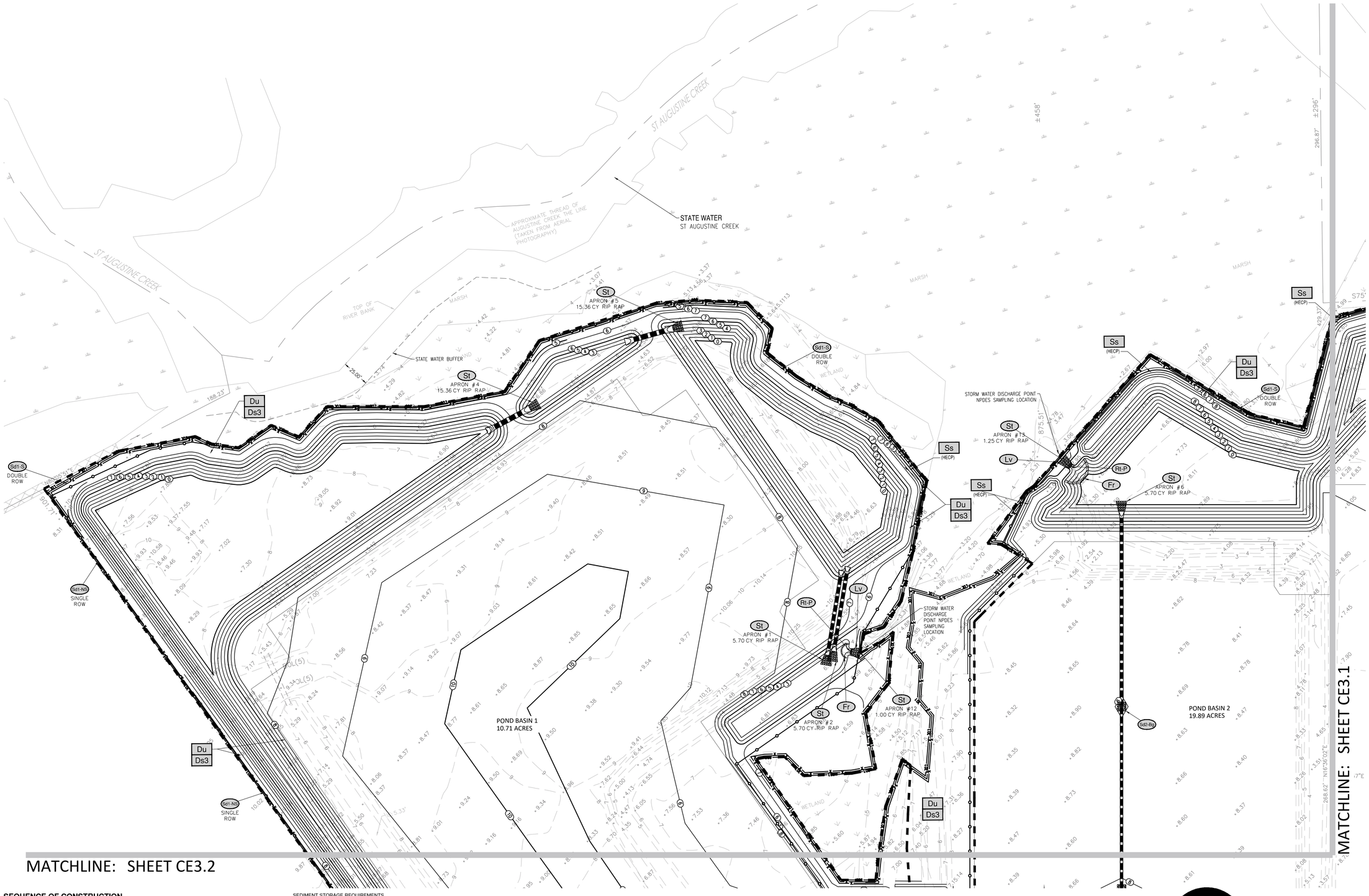

SEQUENCE OF CONSTRUCTION

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1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
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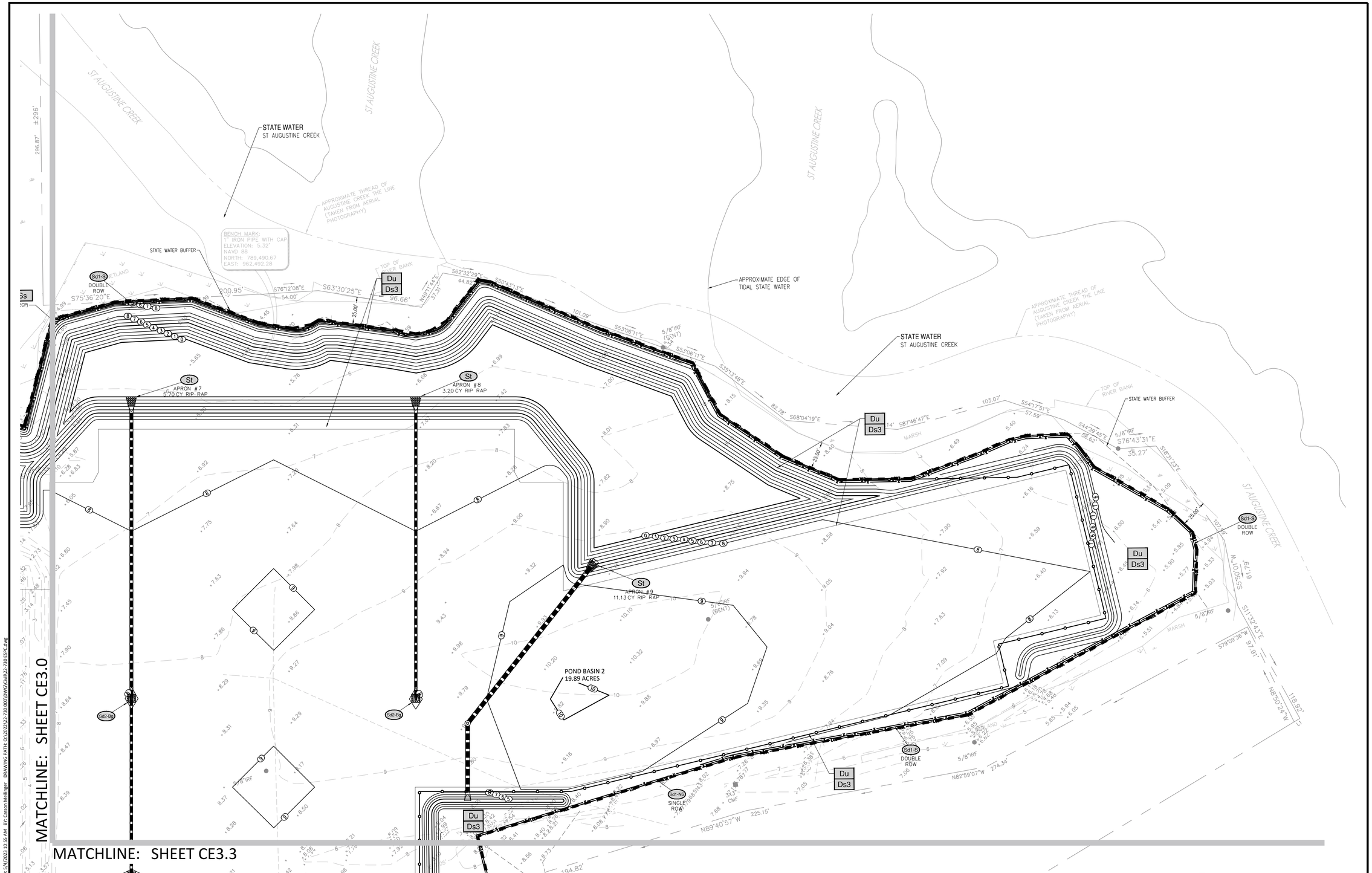

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MATCHLINE: SHEET CE3.0

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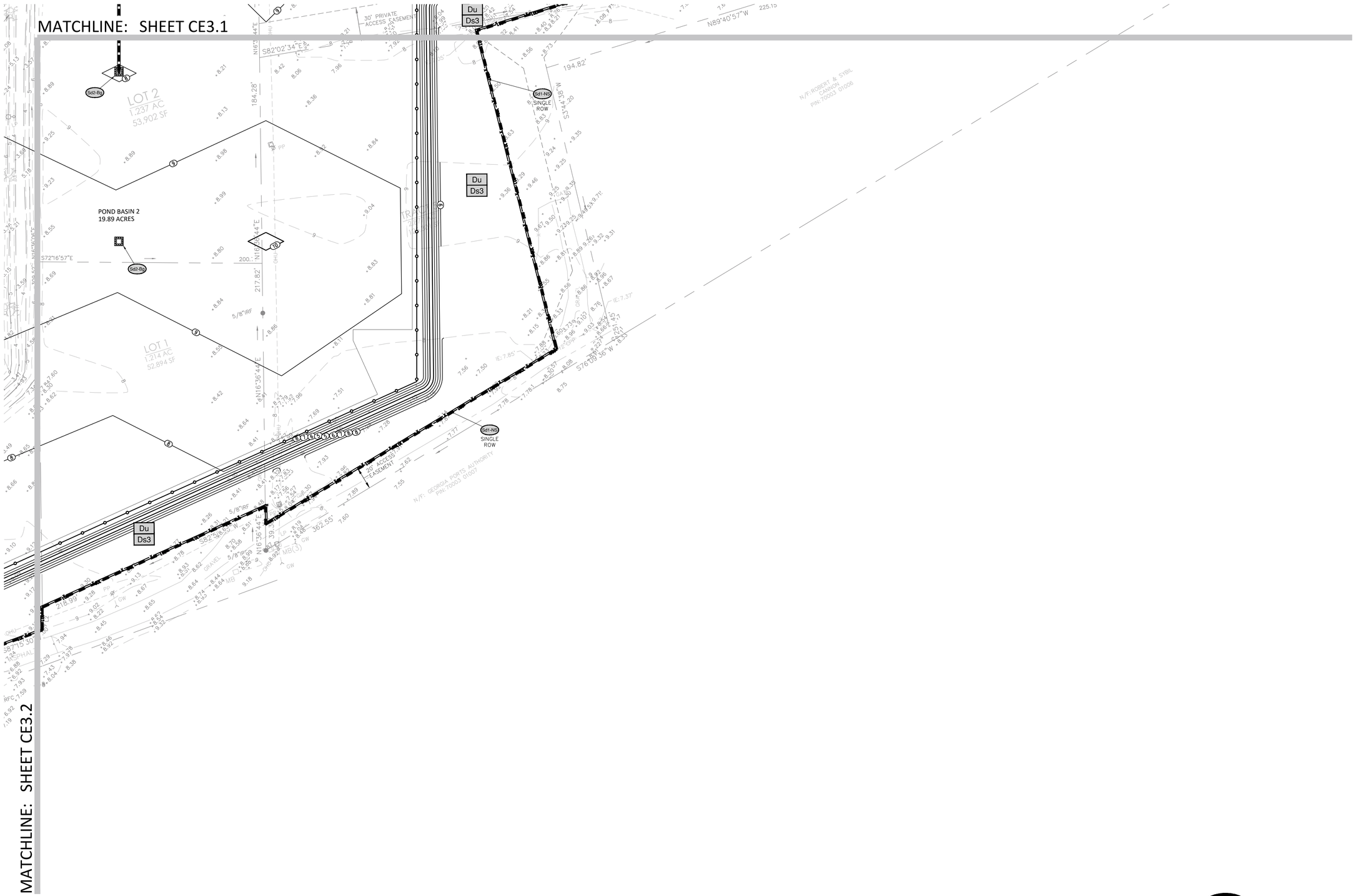

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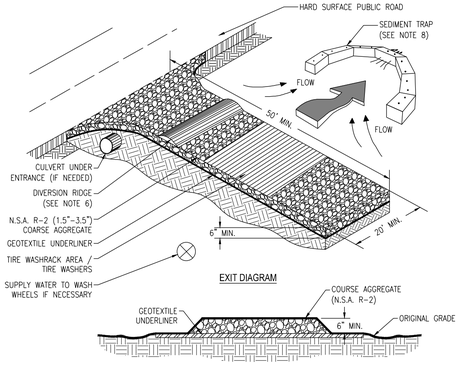


EXIT DIAGRAM

ENTRANCE ELEVATION

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

Co CRUSHED STONE CONSTRUCTION EXIT

NOT TO SCALE

Ds1

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

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

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

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

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

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

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

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

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

SEEDBED PREPARATION

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

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

LIME AND FERTILIZER

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

SEEDING

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

MULCHING

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

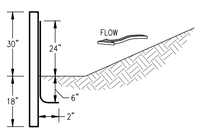
IRRIGATION

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

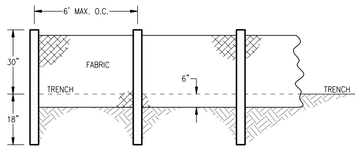
SEEDING RATES FOR TEMPORARY SEEDING

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

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



SIDE VIEW

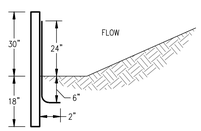


FRONT VIEW

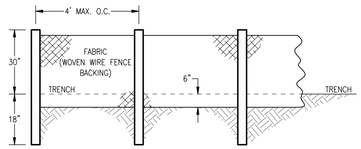
NOTE:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

NOT TO SCALE



SIDE VIEW



FRONT VIEW

NOTE:
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Sd1-S SILT FENCE - TYPE SENSITIVE

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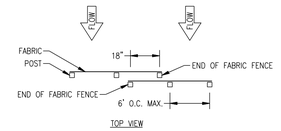
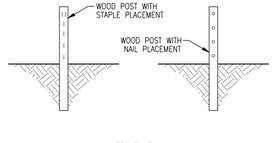


TOP VIEW



FRONT VIEW

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

FASTENERS FOR SILT FENCES OVERLAP AT FABRIC ENDS

NOT TO SCALE

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

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

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

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

SEEDBED PREPARATION

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

BROADCAST PLANTINGS

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

INDIVIDUAL PLANTS

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

PLANTING

HYDRAULIC SEEDING

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

CONVENTIONAL SEEDING

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

NO-TILL SEEDING

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

INDIVIDUAL PLANTS

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

MULCHING

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

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

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

APPLYING MULCH

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

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

ANCHORING MULCH

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

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

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

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

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

IRRIGATION

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

SEEDING RATES FOR PERMANENT SEEDING

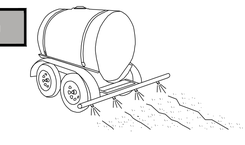
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LB	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LB	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LB	4 LBS	2/1-6/15
SWITCHGRASS	0.9 LBS	40 LBS	3/15-6/1

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

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

DUST CONTROL ON DISTURBED AREAS

Du



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

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

*PERMANENT METHODS
- PERMANENT VEGETATION
- TOPSOIL
- STONE COVER

*CHEMICAL CONTROL

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): PATRICK WARNER, PE
GEORGIA PE NUMBER: PE043979
GSWCC LEVEL II CERTIFICATION NUMBER: 77002

NRCS ORIGINAL SUBMITTAL:	12/22/22
NRCS SECOND SUBMITTAL:	1/18/23

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

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

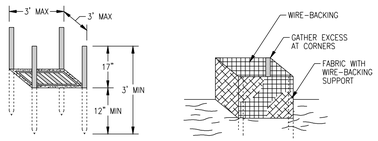
CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

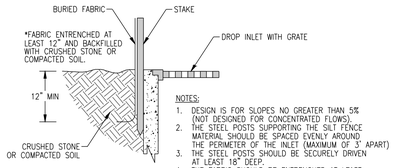
JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.0

STEEL FRAME AND SILT FENCE INSTALLATION

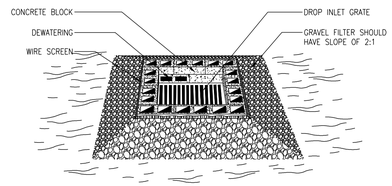




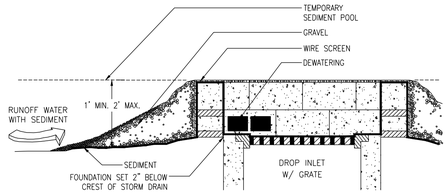
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART)
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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

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

BLOCK AND GRAVEL PERSPECTIVE

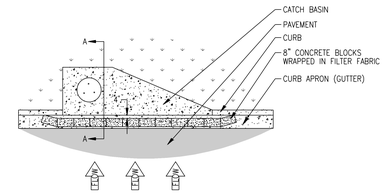


BLOCK AND GRAVEL SECTION

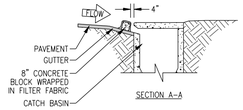


NOTES:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

Sd2-Bg BLOCK GRAVEL DROP INLET PROTECTION — NOT TO SCALE

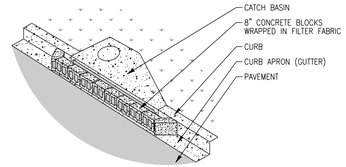


TOP VIEW



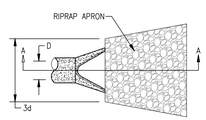
SECTION A-A

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

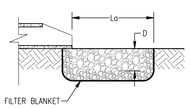


Sd2-P CURB INLET FILTER "PIGS IN BLANKET" — NOT TO SCALE

NOTE:
1. Lo IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER.
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

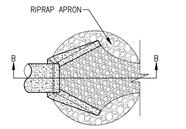


PLAN VIEW

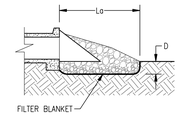


SECTION A-A

PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL



PLAN VIEW



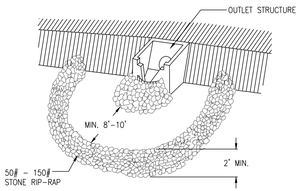
SECTION B-B

PIPE OUTLET TO WELL DEFINED CHANNEL

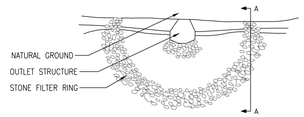
St RIPRAP OUTLET PROTECTION — NOT TO SCALE

	Pipe Characteristics			Apron Dimensions				
	Outlet Pipe Diameter	Velocity	Total Outflow	Length	Average Stone Diameter	Upstream Width	Downstream Width	Stone Depth=1.5*D_{50} (6"min)
APRON	**D_o**	**V_o**	**Q_{25}**	**L_a**	**D_{50}**	**W_1**	**W_2**	**D**
	ft.	**fps**	**cfs**	**ft.**	**in.**	**ft.**	**ft.**	**in.**
ST-1	2.50	4.64	38.00	15.50	6.24	7.50	18.00	9.36
ST-2	2.50	4.64	38.00	15.50	6.24	7.50	18.00	9.36
ST-3	2.00	7.00	21.00	13.00	5.05	6.00	15.00	7.58
ST-4	3.50	5.95	86.00	22.00	8.40	10.50	25.50	12.60
ST-5	3.50	5.95	86.00	22.00	8.40	10.50	25.50	12.60
ST-6	2.50	5.25	38.00	16.00	6.24	7.50	18.50	9.36
ST-7	2.50	5.75	38.00	16.00	6.24	7.50	18.50	9.36
ST-8	2.00	6.20	21.00	13.00	5.05	6.00	15.00	7.58
ST-9	3.00	7.12	56.00	19.20	6.96	9.00	22.20	10.44
ST-10	2.50	6.20	38.00	15.50	6.24	7.50	18.00	9.36
ST-11	1.50	6.00	10.20	9.50	4.00	4.50	11.00	6.00
ST-12	0.58	3.90	4.00	7.00	3.00	5.00	9.40	6.00
ST-13	0.67	3.77	4.20	9.00	3.00	5.00	10.00	6.00

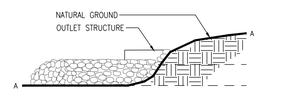
PERSPECTIVE VIEW



PLAN VIEW (NOT TO SCALE)

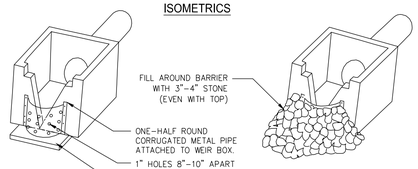


CROSS SECTION (NOT TO SCALE)

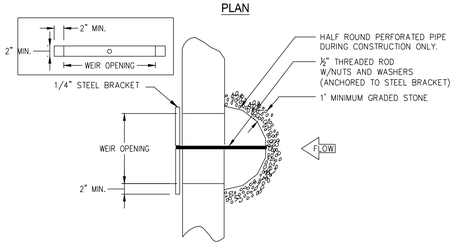


Fr STONE FILTER RING — NOT TO SCALE

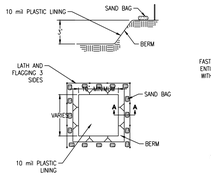
ISOMETRICS



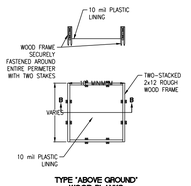
PLAN



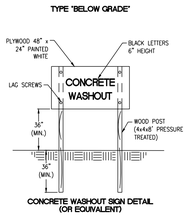
Rt-P PERFORATED PIPE WITH STONE FILTER — NOT TO SCALE



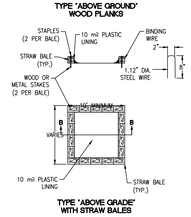
TYPE 'BELOW GRADE'



TYPE 'ABOVE GROUND' WOOD PLANKS



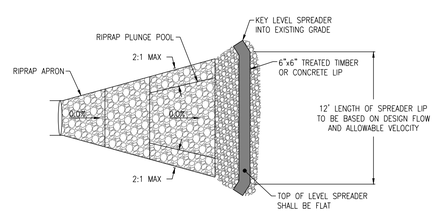
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



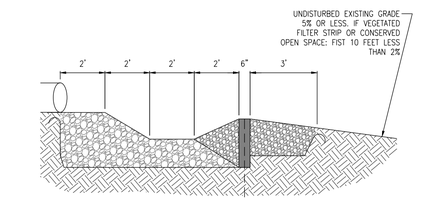
TYPE 'ABOVE GRADE' WITH STRAW BALES

CONCRETE WASHOUT DETAIL

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



PLAN

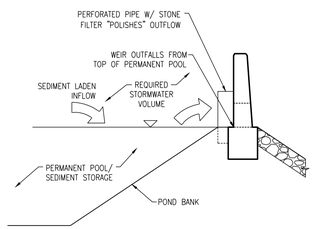


PROFILE

Lv LEVEL SPREADER — NOT TO SCALE

RATIONALE FOR NOT DE-WATERING FROM TOP

PER CHECKLIST ITEM #49, A RETROFITTED DETENTION POND IS ALLOWED TO PROVIDE THE 67 CY PER DISTURBED ACE OF SEDIMENT STORAGE. THIS PROJECT WILL UTILIZE A PERMANENT DETENTION POND FOR SEDIMENT STORAGE, THEREFORE A SLOTTED BOARD DAM WILL BE USED AS A RETROFIT.
A SKIMMER REPLACES A RISER PIPE, BUT THE PROPOSED DETENTION POND WILL UTILIZE A WEIR OUTFALL, NOT A RISER PIPE, THEREFORE A SKIMMER CANNOT REPLACE IT.
BY NATURE, A WEIR OUTFALL DOES DISCHARGE FROM THE TOP SURFACE OF THE PERMANENT POOL WHICH WILL BE USED FOR SEDIMENT STORAGE, AS CAN BE SEEN IN DIAGRAM BELOW.



Ss SLOPE STABILIZATION (HECP)

HYDRAULIC EROSION CONTROL PRODUCTS (HECP):
HECP SHALL UTILIZE STRAW, COTTON, WOOD OR OTHER NATURAL BASED FIBERS HELD TOGETHER BY A SOIL BINDING AGENT WHICH WORKS TO STABILIZE SOIL PARTICLES. PAPER MULCH SHOULD NOT BE USED FOR EROSION CONTROL.

INSTALLATION:
APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.

HYDRAULIC EROSION CONTROL PRODUCTS SHALL BE PREPACKAGED FROM THE MANUFACTURER. FIELD MIXING OF PERFORMANCE ENHANCING ADDITIVES WILL NOT BE ALLOWED. FIBROUS COMPONENTS SHOULD BE ALL NATURAL OR BIODEGRADABLE.

PRODUCTS SHALL BE DETERMINED TO BE NON-TOXIC IN ACCORDANCE WITH EPA-821-R-02-012.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	PATRICK WARNER, PE
GEORGIA PE NUMBER:	PE043979
GSWCC LEVEL II CERTIFICATION NUMBER:	77002

NRCS ORIGINAL SUBMITTAL:	12/22/22
NRCS SECOND SUBMITTAL:	1/18/23

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043979 PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET: CE4.1

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

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

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

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

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

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

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

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

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

2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.

3. TYPE 'NS' & 'S', IF REQUIRED, AND TYPE 'S' AS APPLICABLE, SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.2. THE SILT FENCE SHALL BE KEPT INTACT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHED ½ THE HEIGHT OF THE BARRIER, THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

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

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

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

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

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

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

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

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

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

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

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

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

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

TYPE " NS" SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6.27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

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

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

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

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

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

ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171- SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS 2013 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 165 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS, 2013 EDITION.

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

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

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

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

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

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

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

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

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

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

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

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

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

⬡ E.S&PC PLAN CHECKLIST NUMBER

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

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

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

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

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

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

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

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

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

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

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

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

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

UPON COMPLETION OF THE PROJECT AND RECEIPT OF A CERTIFICATE OF OCCUPANCY OR FINAL ACCEPTANCE OF THE SITE, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

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

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

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

3. AUTHORIZED MIXED STORM WATER DISCHARGES: PART 1.C.2
   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 THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

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

LIMITATIONS ON COVERAGE PART I.C.3
1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
   A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
   D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
2. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED . THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIALS SPILLS OR RELEASE ACT (O.C.G.A 12-14-2 ET SEQ), 40 CFR PART 117 AND 40 CFR PART 302, WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A 12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802, PART III.B.1
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL, PART III.B.2

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03. WATER QUALITY COMPLIANCE PART I.C.4

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED):	PATRICK WARNER, PE
GEORGIA PE NUMBER:	PE043979
GSWCC LEVEL II CERTIFICATION NUMBER:	77002

NRCS ORIGINAL SUBMITTAL:	12/22/22
NRCS SECOND SUBMITTAL:	1/18/23

⬡ 29 TENTATIVE ACTIVITY SCHEDULE

CONSTRUCTION DATES: Sept. 26, 2018 - Sept. 26,2019	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT (Co)						
SILT FENCE AND OTHER ES&PC PRACTICES						
RETROFIT (Rt)						
INLET SEDIMENT TRAP (Sd2)						
CLEARING AND GRUBBING						
GRADING / UTILITY						
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) (Ds2)						
FINE GRADING AND PAVING						
BUILDING CONSTRUCTION						
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) (Ds3)						
LANDSCAPE INSTALLATION						
MAINTENANCE OF ES&PC BMP's						

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

SAMPLING REQUIREMENTS PART IV.D.6
ALL SAMPLING SHALL BE COLLECTED BY " GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED), THE GUIDANCE DOCUMENT TITLED " NPDES STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

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

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

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
MR JOE MCVEIH
230 FLONNEL AVENUE
PORT WENTWORTH, GA 31407
(912) 667-0406

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
INTER-METRO PROPERTIES OF GEPRGIA, LLC
230 FLONNEL AVUNUE
PORT WENTWORTH, GA 31322
(912) 667-0406
jmcveigh@fedway.com

6 THE TOTAL ACREAGE FOR THE SITE IS 40.33ACRES
DISTURBED ACREAGE IN THIS PHASE IS 30.7 ACRES

7 THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE IS N32.164345° LATITUDE, W81.178749° LONGITUDE

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS
THIS SITE WILL BE USED AS A CONCRETE TRAILER YARD (WHEELED SPACES ONLY) WITH IMPROVED SECURITY. THE EXISTING CONDITIONS FOR A PORTION OF THIS SITE IS AN EXISTING GRAVEL TRAILER YARD. THE OTHER PORTION OF THIS SITE HAS BEEN CLEARED AND ROUGHLY GRADED.

11 THE INITIAL RECEIVING WATER FOR THIS PROJECT IS WETLANDS AS A TRIBUTARY FOR ST AUGUSTINE CREEK. WATER WILL BE CONVEYED THROUGH ST AUGUSTINE CREEK WITH THE FINAL RECEIVING WATERS BEING THE SAVANNAH RIVER.

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

PATRICK WARNER, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 77002

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

PATRICK WARNER, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 77002

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) 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.

PATRICK WARNER, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 77002

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

PATRICK WARNER, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 77002

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

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

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

ADDITIONAL SITE/EROSION CONTROL NOTES:

A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS P-I-2. PIN(S): 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013

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

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

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

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

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

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

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

I. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0045G DATED AUGUST 15, 2018.

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

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

PATRICK WARNER, PE
COLEMAN COMPANY
1480 CHATHAM PARKWAY, SUITE 100
SAVANNAH, GA 31405
(912) 200-3041

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

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

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

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

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

22 THIS CONSTRUCTION ACTIVITY WHICH DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. (INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.)

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

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

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

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

26 MEASURES THAT SHALL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT SHALL REMAIN IN PLACE AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED: RIP-RAP OUTFALL APRON (ST), PERMANENT VEGETATIVE STABILIZATION (DS3) AND PIGS IN A BLANKET (SD2-P). EDIT IN BLOCK EDITOR.
THE SITE SHALL UTILIZE A SERIES OF PRACTICAL BMPS: DIVERSION DITCHES SHALL BE USED TO CONVEY THE STORM WATER TO THE EXISTING WET DETENTION POND. THE POND IS A CONSTRUCTED BASIN THAT CONTAINS A PERMANENT POOL OF WATER AND TREATS POLLUTED STORM WATER RUNOFF VIA SETTLEMENT. THE WET DETENTION POND DETAINS THE STORM WATER RUNOFF LONG ENOUGH FOR CONTAMINATED SEDIMENTS TO SETTLE AND REMAIN IN THE POND, AS IT EVENTUALLY OUTFALLS THROUGH A SLOTTED BOARD RETROFIT. THIS SETTLEMENT PROCESS REMOVES PARTICULATES, ORGANIC MATTER, AND METALS FROM THE WATER WHILE NUTRIENTS ARE REMOVED THROUGH BIOLOGICAL UPTAKE. THE WET DETENTION POND SHALL OUTLET THE STORM WATER RUNOFF AT A SIGNIFICANTLY REDUCED RATE.

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

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

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

31 REPORTING.
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 THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXAGT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED ;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

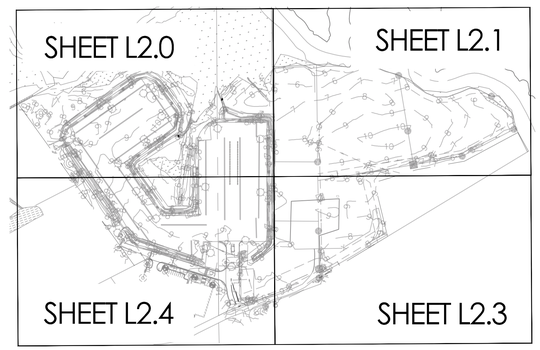
32 RETENTION OF RECORDS
1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF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

ST AUGUSTINE CREEK

ST AUGUSTINE CREEK

ST AUGUSTINE CREEK

20' ACCESS EASEMENT



SCALE: 1"=80'

0' 40' 80' 160'

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 1925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER

JAY M. GEHLER 2023/04/28

REVISIONS:

2023.05.04	RFC	JMG

LANDSCAPE PLAN FOR

FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC.

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:

L1.0

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
	ACER RUBRUM 'JFS-KW78'	ARMSTRONG GOLD COLUMNAR RED MAPLE	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	LIRIODENDRON TULIPIFERA 'ARNOLD'	COLUMNAR YELLOW POPLAR	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL. MIN., 8-14' HT. MIN.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	BETULA NIGRA	RIVER BIRCH	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	QUERCUS X WAREI 'BIRTHDAY CANDLE'	BIRTHDAY CANDLE OAK	2.5" CAL. MIN., 8-14' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD

ST AUGUSTINE CREEK

APPROXIMATE THREAD OF AUGUSTINE CREEK THE LINE (TAKEN FROM AERIAL PHOTOGRAPHY)

STATE WATER
ST AUGUSTINE CREEK

ST AUGUSTINE CREEK

TOP OF RIVER BANK

MARSH

STATE WATER BUFFER

25.00'

188.23'

N80°55'51"E

301.71'

5.33'

CAMERA POLE

WETLAND

MARSH

MARSH

WETLAND

WETLAND

MATCHLINE: SEE SHEET L2.1

MATCHLINE: SEE SHEET L2.2

SCALE: 1"=40'
0' 20' 40' 80'

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JAY M GEHLER
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LANDSCAPE PLAN FOR
FLONNEL AVENUE LOGISTICS FACILITY CONTAINER YARD
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SHEET:
L2.0

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KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
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ST AUGUSTINE CREEK
STATE WATER
ST AUGUSTINE CREEK
APPROXIMATE THREAD OF AUGUSTINE CREEK THE LINE (TAKEN FROM AERIAL PHOTOGRAPHY)
STATE WATER BUFFER
WETLAND
TOP OF RIVER BANK
25.00'
APPROXIMATE EDGE OF TIDAL STATE WATER
MARSH
30' PRIVATE ACCESS EASEMENT
50.00' LAND DISTURBANCE BUFFER
21.00'

MATCHLINE: SEE SHEET L2.0

MATCHLINE: SEE SHEET L2.3

SCALE: 1" = 40'
0' 20' 40' 80'

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JAY M GEHLER 2023/04/28

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LANDSCAPE PLAN FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC.

JOB NUMBER:	22-730.000
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LANDSCAPE PLAN

SHEET: L2.1

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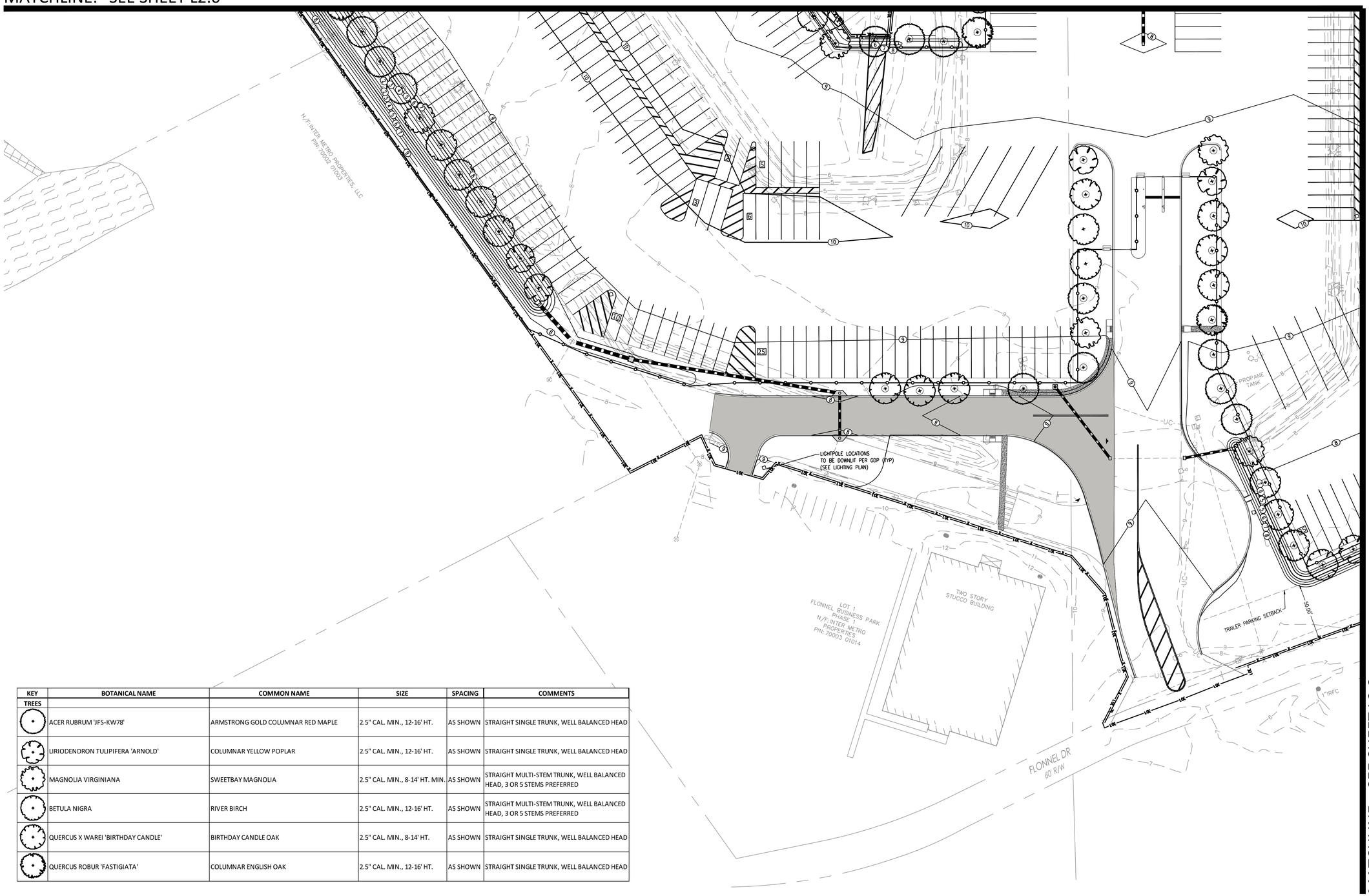
MATCHLINE: SEE SHEET L2.0



KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
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MATCHLINE: SEE SHEET L2.3

SCALE: 1"=40'
0' 20' 40' 80'

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JAY M GEHLER 2023.04.28

REVISIONS:

2023.05.04	RFC	JMG

LANDSCAPE PLAN FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC.

JOB NUMBER:	22-730.000
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DRAWN BY:	MRC
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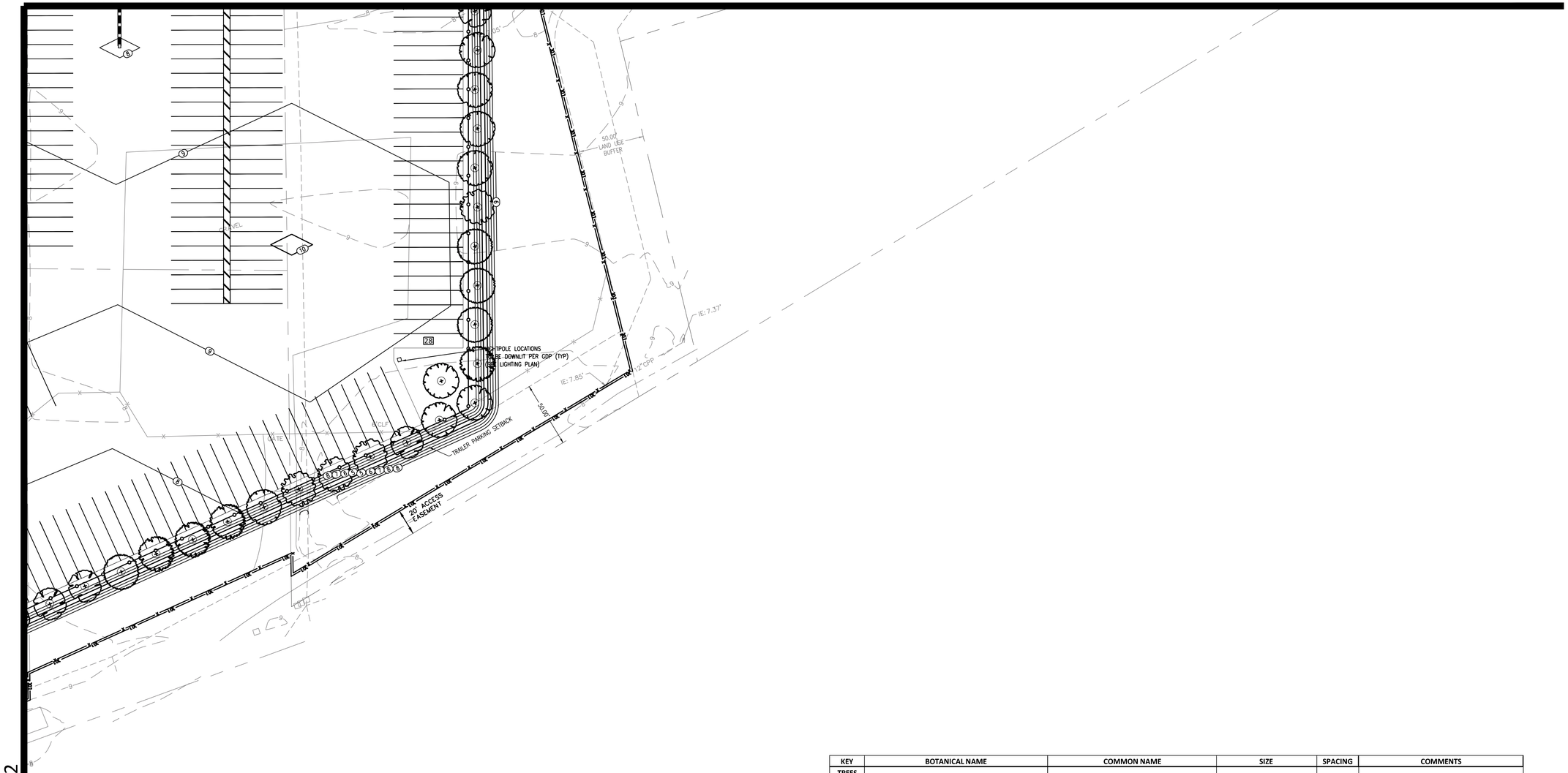
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET: L2.2

MATCHLINE: SEE SHEET L2.1



MATCHLINE: SEE SHEET L2.2

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
	ACER RUBRUM 'JFS-KW78'	ARMSTRONG GOLD COLUMNAR RED MAPLE	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	LIRIODENDRON TULIPIFERA 'ARNOLD'	COLUMNAR YELLOW POPLAR	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL. MIN., 8-14' HT. MIN.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	BETULA NIGRA	RIVER BIRCH	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	QUERCUS X WAREI 'BIRTHDAY CANDLE'	BIRTHDAY CANDLE OAK	2.5" CAL. MIN., 8-14' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD

SCALE: 1"=40'
0' 20' 40' 80'

Know what's below. Call before you dig.

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GEORGIA REGISTERED No. 1925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M GEHLER 2023/04/28

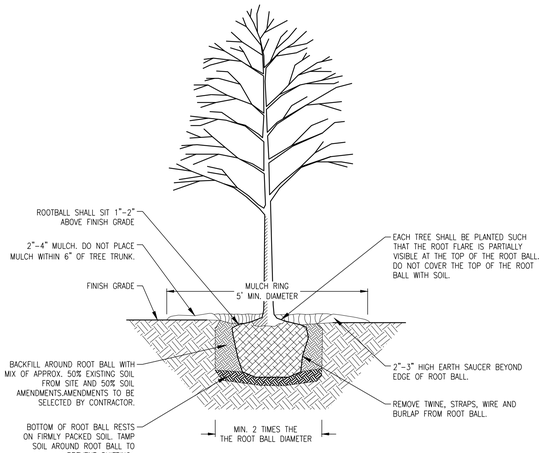
REVISIONS:		
2023.05.04	RFC	JMG

LANDSCAPE PLAN FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC.

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

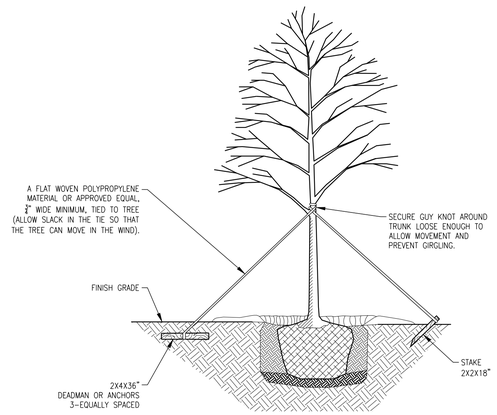
SHEET:
L2.3



NOTE:

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

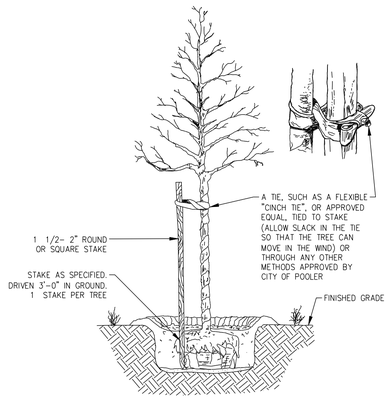
TREE PLANTING DETAIL
NOT TO SCALE



NOTE:

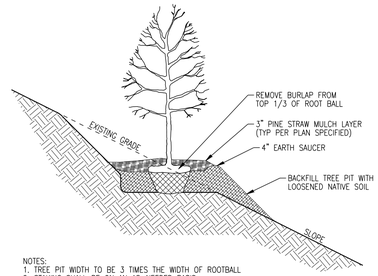
1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

TREE STAKING
2" CAL. AND ABOVE
NOT TO SCALE



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

ALTERNATIVE TREE STAKING
NOT TO SCALE



NOTES:
1. TREE PIT WIDTH TO BE 3 TIMES THE WIDTH OF ROOTBALL
2. STAKING SHALL BE ON AN AS-NEEDED BASIS.
3. LANDSCAPE CONTRACTOR SHALL DETERMINE STAKING METHOD AND SHALL BE RESPONSIBLE FOR TREES REMAINING IN APLUMB POSITION THROUGHOUT WARRANTY PERIOD.
4. REMOVE ALL CORD OR TWINE AROUND TRUNK TO PREVENT GIRDING.

TREE PLANTING
ON SLOPE DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY/PLANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	33	ACER RUBRUM 'JFS-KW78'	ARMSTRONG GOLD COLUMNAR RED MAPLE	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	31	LIRIODENDRON TULIPIFERA 'ARNOLD'	COLUMNAR YELLOW POPLAR	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	31	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL. MIN., 8-14' HT. MIN.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	33	BETULA NIGRA	RIVER BIRCH	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT MULTI-STEM TRUNK, WELL BALANCED HEAD, 3 OR 5 STEMS PREFERRED
	36	QUERCUS X WAREI 'BIRTHDAY CANDLE'	BIRTHDAY CANDLE OAK	2.5" CAL. MIN., 8-14' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
	29	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD

LANDSCAPE NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

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

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GEORGIA REGISTERED No. 1925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M GEHLER 2023/04/23

REVISIONS:

2023.05.04	RFC	JMG

LANDSCAPE PLAN FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC.

JOB NUMBER:	22-730.000
DATE:	05/04/23
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAIL

SHEET: L3.0

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Building Height: 20'-0"
Container Height: Blue: 35 '-0" ; Brown: 9'-0"
Mounting Height: 54'-0" AFG

Reflectance: Containers: 50%; Ground/Pavement: 20%
Calculation Height: 0'-0"

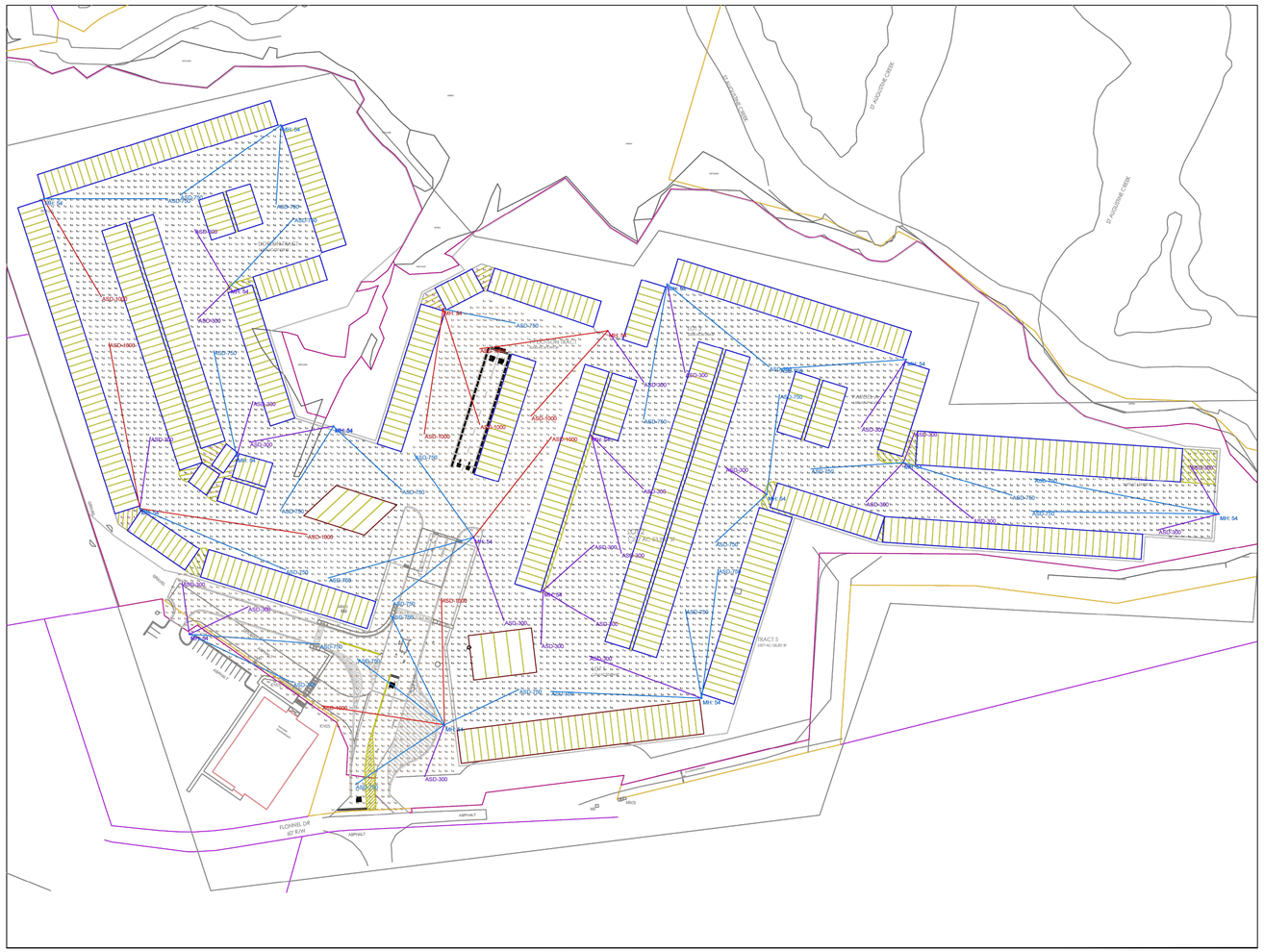
Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum Lumens	Description	Total Watts
	24	ASD-300	Single	0.900	40859	ASD-SPFLHV-300D50-PRM	7403.28
	30	ASD-750	Single	0.900	95684	ASD-SPFLHV-750D50-PRM	22065
	10	ASD-1000	Single	0.900	136677	ASD-SPFLHV-1000D50-PRM	10096.3

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Container Yard	Illuminance	Fc	3.34	12.3	0.0	N.A.	N.A.	10	10
High Traffic Area (brown)	Illuminance	Fc	5.13	13.3	0.8	6.41	16.63	10	10

Notes:
1. 0.0 - 0.5 FC highlighted in magenta.



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Savannah, Georgia 31406
Ph: 912.231.9212
rwpeng.com

Coleman Company

Flonnel Avenue
Logistics Facility
Container Yard

Port Wentworth, GA

Project North

Engineer Seal:

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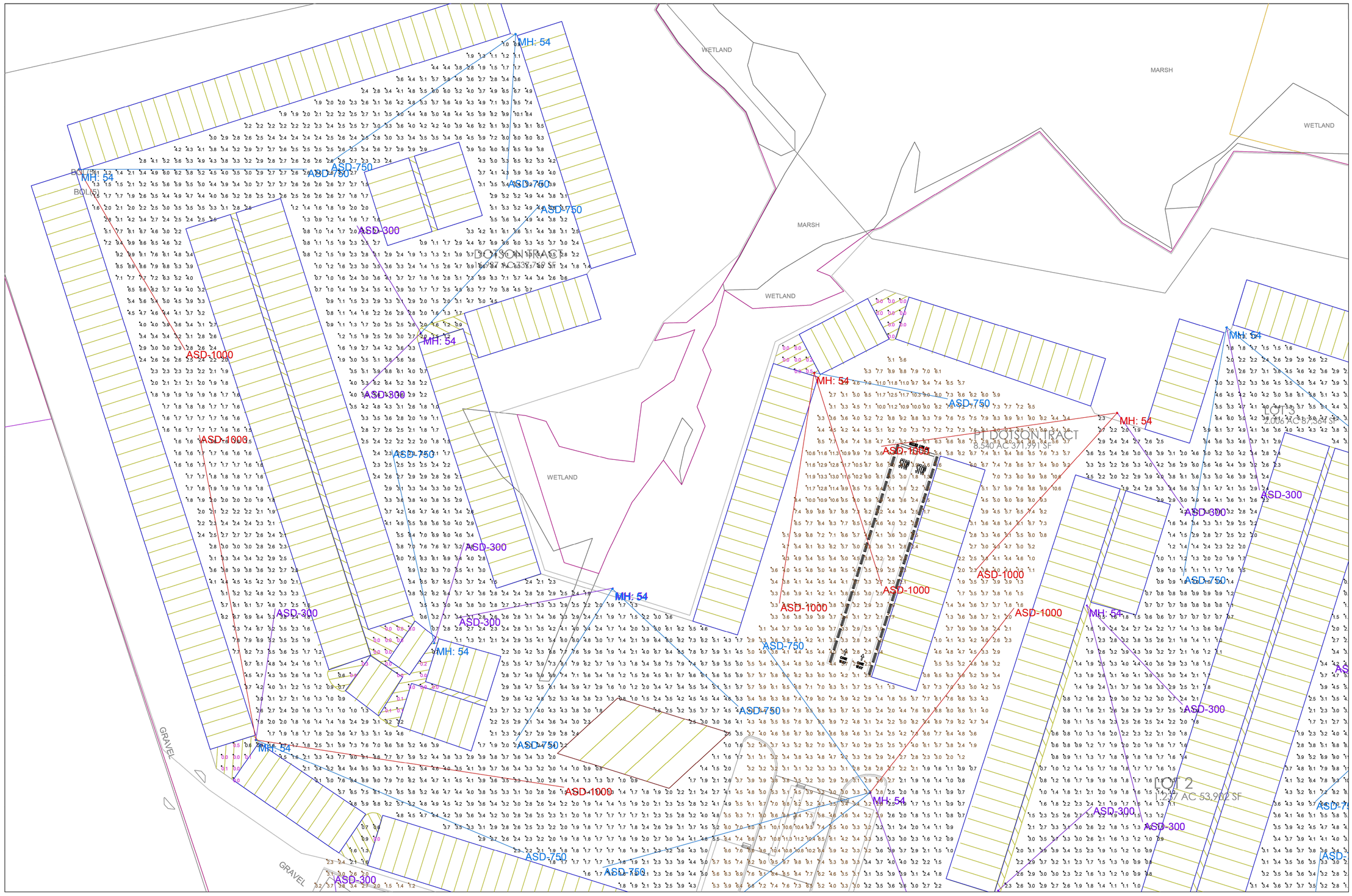
Sheet Title

Overall
Photometric Plan

Sheet No.

E3.0



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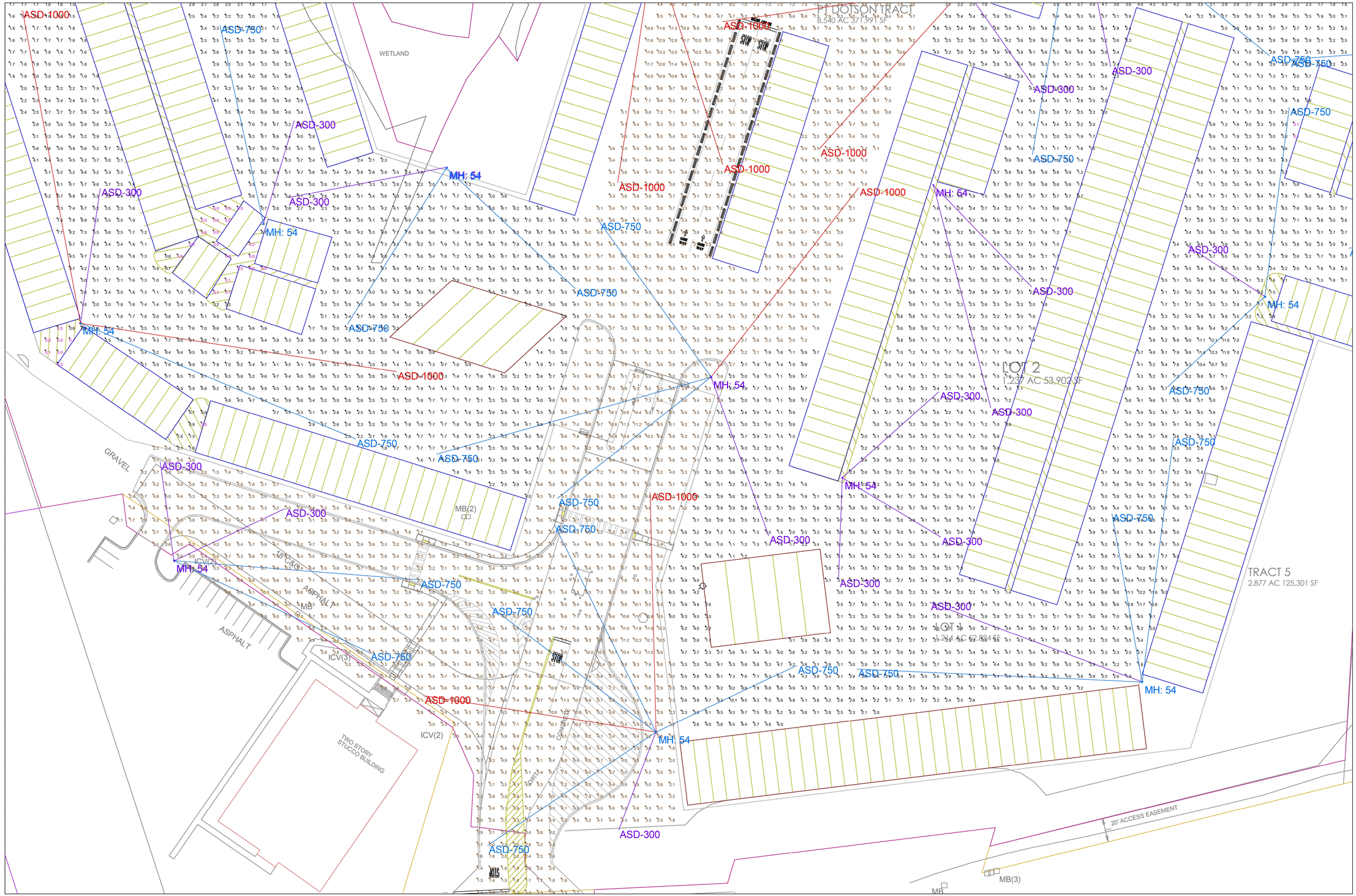
Enlarged Section 1
Photometric Plan

Sheet No.

E3.1



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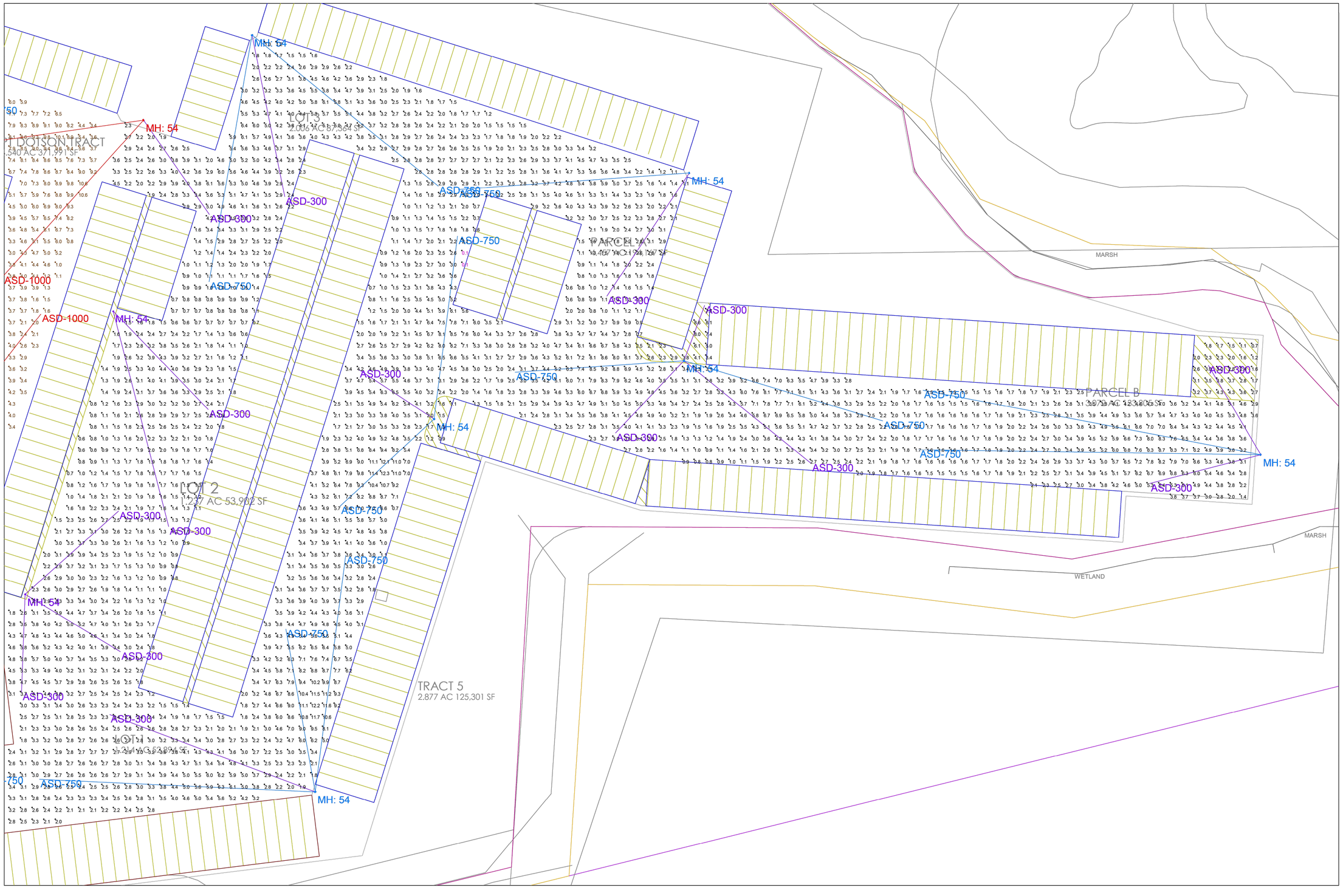
Sheet Title

Enlarged Section 2
Photometric Plan

Sheet No.

E3.2



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Sheet Title

Enlarged Section 3
Photometric Plan

Sheet No.

E3.3

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

May 9, 2023

Mr. Jason Stewart
Assistant City Manager
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

Re: Flonnel Ave. Logistics Facility Container Yard
City of Port Wentworth, Georgia
Site Plan Review
25412.0036

Dear Mr. Stewart:

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 for conformance with City of Port Wentworth regulations of the following:

1. Please provide complete signed and sealed site development plans.
   - **Applicant addressed.**

2. The previously submitted cut and fill volumes demonstrating that the cumulative effect of the proposed development will not increase the water surface elevation of the base flood more than one foot at any point within the community appear to include the cut volume below the pond's normal water level. The intent of the exhibit is to demonstrate available floodplain storage remains the same as pre-developed conditions when compared to post-developed conditions. Volumes should not include areas having normal water elevations (groundwater or pond) that prohibit the storage of flood waters. Please provide a revised analysis and adjust grading as required to mitigate floodplain fills.
   - **Applicant addressed.**

3. The approved General Development Plan for the facility shows that a 70-foot buffer and 20-foot berm is to be constructed between the proposed site development and the adjacent property owned by the Cannon family (PIN 70003 01006). The

applicant appears to have discussed this requirement with the Cannon family and has submitted a letter stating that the Cannon family finds a 50-foot-wide buffer and 6-foot-tall fence instead of the required buffer and berm acceptable. They have also stated that the material/aesthetic of the privacy fence is to be determined at a later time between the two entities. Since the original General Development Plan was recommended for approval by Planning Commission and subsequently approved by City Council, the buffer and berm revisions will need to be resubmitted to Planning Commission, and then City Council, for approval prior to issuance of a development permit.

- **Applicant stated that they are planning to discuss this item before Planning Commission and City Council.**

The Applicant's latest submittal received on May 5th, 2023, addressed comments 1-2 above. Upon the resolution of Comment 3, all prior site plan comments appear to have been satisfied and be in general conformance with the City of Port Wentworth's zoning ordinance and development regulations with the exception of the following. The City of Port Wentworth retains the right to issue a development permit at their discretion prior to the below comment being addressed. However, the following comment must be addressed prior to project closeout:

4. A performance bond should be provided prior to any building and/or grading permit for any land development activity requiring a permanent stormwater management system per section 7–80(h) of the City of Port Wentworth Code of Ordinances.

The Applicant should address item 3 prior to proceeding with the City's development permit process. If the City chooses to proceed with the issuance of a development permit prior to the resolution of item 4, the City may include these conditions with the development permit. Please call us with any questions or comments at (912) 234–5300.

Sincerely,

THOMAS & HUTTON

Jessica L. Routt, P.E.

JLR/wr

MASTER HYDROLOGY REPORT

FLONNEL AVENUE LOGISTICS YARD

230 FLONNEL AVENUE

5-04-2023

Project# 22-730

COLEMAN COMPANY
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PREPARED BY COLEMAN COMPANY INC. | PREPARED FOR INTERMETRO PROPERTIES OF GA

COLEMAN COMPANY
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HYDRO REPORT

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SITE OVERVIEW

The 40.33-acre site is located on the North of Jimmy Deloach Parkway approximately 1 mile south of Interstate 95 & Hwy 21 intersection in Port Wentworth, Georgia. The proposed development will consist of an expansion to an existing truck court and the improvements associated with this expansion.

In its pre-developed state, the site consists of existing trailer yard and lots where there were former houses on but are now clear parcels. There are wetlands on site that have been determined by the army corps of engineer's determinations. The northern end of the property contains jurisdictional fresh water tidal wetlands that are located adjacent to the Augustine Creek which serves as the receiving waters for the property. The soils found on site are predominantly in the hydrologic soil groups C & D and consist of Mascotte, Albany, and Pelham with some smaller areas of Ellabelle, Ogeechee, and Ocilla in the low-lying areas.

Stormwater runoff generated from this site begins as sheet flow; it then travels in a shallow concentrated flow across the property until it enters one of the existing channels or until it enters the adjacent seasonal wetland that drain to the St. Augustine Creek. Hydraulic estimates of the stormwater runoff that would occur during storm events with, 25-year, and 100-year return frequencies were made utilizing the SCS Method for both the Post-Developed conditions in accordance with the *City of Port Wentworth.*

The calculation methods and equations used are in Appendix A. The results are presented below.

PRE & POST DEVELOPED ANALYSIS

ANALYSIS

This property contains a direct discharge into freshwater tidal wetlands. Because of that, detention on site is unnecessary as our downstream condition is the Atlantic Ocean. Ponds will act as flood mitigation, however because of the direct discharge into tidal waters ponds are not needed for on-site detention. Therefore, a standard pre-vs-post analysis has not been provided in this report as it is unnecessary. That being said, the site will still meet the requirements of Port Wentworth including water quality, pipe sizing, and flood mitigation.

Conclusions

This hydrological study of the effects of developing this phase shows that the post-developed runoff rates vs pre-development rates are irrelevant as this is a direct discharge into tidal waters.

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GEORGIA COASTAL STORMWATER SUPPLEMENT REQUIREMENTS

The Georgia Coastal Stormwater Supplement, April 2009 (GCSS) has five criteria for Post-Construction Stormwater Management:
1.Stormwater Runoff Reduction
2.Stormwater Quality Protection
3.Aquatic Resource Protection
4.Overbank Flood Protection
5.Extreme Flood Protection

Below are the approaches taken to satisfy these requirements:

STORMWATER RUNOFF REDUCTION

Post-Construction Stormwater Management for Flonnel Avenue Logistics Facility Container Yard will meet the criteria, recommended by the GA Coastal Stormwater Supplement to the maximum extent practical. A development site must be designed with the use of green infrastructure practices to reduce the first 1.2 inches of any rainfall event.
To accomplish this requirement, the project area will use vegetated filter strips (grassed open space) in conjunction with outfalls into undisturbed pervious area. These practices provide runoff reduction "credits" to meet the runoff reduction criteria to the maximum extent practical.
The amount of Stormwater runoff reduction needed to satisfy the Stormwater runoff reduction criteria, known as the runoff reduction volume (RRV), can be calculated using the following equations:

$$RR_V = \frac{(P)(R_V)(A)}{12}$$

Where:

RR_V = runoff reduction volume (Ac-Ft)
P = target runoff reduction rainfall, 1.2 inches
R_V = volumetric runoff coefficient
A = site area (Ac)
12 = unit conversion factor (in./ft.)

A site's volumetric runoff coefficient, RV, is directly related to the amount of impervious cover found on the site:

$$RV = 0.05 + 0.009(I)$$

Where:

I = Site Imperviousness (%)

Reducing the stormwater runoff volume generated by the 1.2 inch storm event can be expected to reduce annual post-construction stormwater runoff volumes and pollutant load by more than 80% on development sites. This criterion has been met to the maximum extent practical by providing 65% reduction to the Runoff Reduction Volume.

Appendix A – Coastal Stormwater Supplement Site Planning & Design Worksheet summarizes the results of the runoff reduction calculations.

STORMWATER QUALITY PROTECTION

Per Section 4.4.1 of the GCSS Stormwater generated from the 1.2 inch rain event that is not reduced on the developed site should be intercepted and treated in one or more stormwater management practices that provide at least an 80 percent reduction in the total suspended solids and that reduce nitrogen and bacteria loads to the maximum extent practical. The two proposed stormwater ponds will serve as the treatment method. 65% of this criterion will be met by discharging the runoff from a large portion of the project area into these wetlands prior to the runoff falling into the St. Augustine Creek.

Appendix A – Coastal Stormwater Supplement Site Planning & Design Worksheet summarizes the results of the runoff reduction calculations.

AQUATIC RESOURCE PROTECTION

This criterion requires 24 hours of extended detention for the stormwater runoff volume generated by the 1-year, 24 hour storm event. This requirement is being met in the two proposed stormwater ponds on site. 7 & 9 inch orifices outfalling into the wetlands will control the aquatic resources protection. See appendix for calculations to meet this requirement.

OVERBANK FLOOD PROTECTION

This criteria requires that the peak discharge generated by the 25-year, 24-hour storm event under the post-development conditions does not exceed the peak discharge generated by the same storm event under pre-developed conditions. This criteria does not apply as this site is a direct discharge into tidal waters, thus it's irrelevant to detain the 25 year storm.

EXTREME FLOOD PROTECTION

This criteria requires that the peak discharge generated by the 100-year, 24-hour storm event under the post-development conditions does not exceed the peak discharge generated by the same storm event under pre-developed conditions. This criteria does not apply as this site is a direct discharge into tidal waters, thus it's irrelevant to detain the 100-year storm.

PIPE SIZING ANALYSIS

The following presents an analysis of the storm drainage system designed for this project.

STORM DRAINAGE SYSTEM

The stormwater drainage system is to be designed to accommodate the 100-year, 24 hour discharge generated by the new development. The stormwater management system for this phase is comprised of structures: new grate inlets and new flared-end section. There are (2) outfalls into the wetlands

surrounding the property. No tailwater condition was used as the 100-year flood level is 10.8 and all of top of banks for the ponds are at an 8.

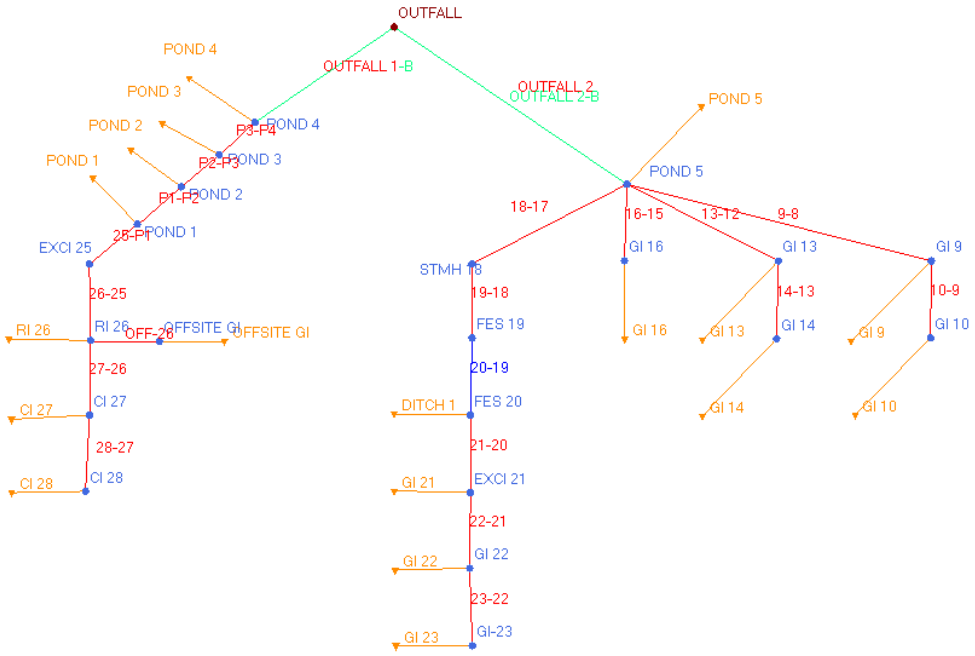
Input Data

Structure	***Area (ac)***	***Tc (Min)***	***"I" 25yr(in/hr)***	***"I" 50yr(in/hr)***	***"CN"***
Pond #1	4.44	15	8.07	11.3	94
Pond #2	7.44	15	8.07	11.3	93
Pond #3	1.21	15	8.07	11.3	94
Pond #4	1.90	15	8.07	11.3	95
Ditch #1	5.37	15	8.07	11.3	90

The storm drainage pipe network for this project was input into the computer software program *ICPR*. The software analyzes a network of storm pipes utilizing the input data for each inlet, pipe, junction, and outfall in the system. The program takes into account accumulated time of concentration, runoff coefficients, areas, pipe sizes, inlet/outlet control, friction loss, inlet head loss, pressure and varied flow situations including hydraulic jumps, backwater and drawdown curves. The above information shows the input data, and the results from the executed program are included as Appendix C – Pipe Sizing Calculations.

StormCad Results

The StormCAD model was run for both the 25-YR and 100-YR storm events to correspond with the regulations. For both scenarios, the pipes used are successful in conveying stormwater runoff without resulting in any flooding conditions in either storm.



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Statement of Adverse Impacts

Based on our analysis of the proposed stormwater system we believe, to the best of our knowledge, there will be no adverse impacts from the stormwater runoff generated by this development or any adjacent properties.

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APPENDIX A

COASTAL STORMWATER SUPPPLEMENT
SITE PLANNING & DESIGN WORKSHEET

AQUATIC RESOURCE CALCULATIONS

Project Name: Intermodal Logistics

Basin/Pond: Pond 1

Aquatic Resource Protection Calculations

A = 9.63 AC

Aquatic Resource Volume Calculations

P (1-year, 24-hour rainfall) = 3.6 in

S = (1000 / CN) - 10 = (1000 / 95) - 10 = ***0.526*** ***in.***

$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S)$ = (3.36 - 0.2 x ***0.526***)^2 / (3.36 + 0.8 x ***0.526***) = ***3.037*** ***in.***

$ARP_V = Q \times A$ = ***3.037*** x (1 ft / 12 in) x ***9.63*** x (43,560 sf / ac) = ***106,175*** ft^3

Surface Elev. of ARP_V Provided = 5.25 ft

Surface Elev. of W_{QV} Provided = ***3.50 ft***

Depth of ARP_V Provided (h) = 1.75 ft

Aquatic Resource Protection Orifice Design

$Q_A = ARP_V$ / (3,600 sec/hr x 24 hr) = ***106,175*** / (3,600 sec/hr x 24 hr) = ***1.229*** ft^3/s

$A = Q_A / (0.6 \times (64.4 \times h/2)^{0.5})$ = ***1.229*** / (0.6 x (64.4 x ***1.75*** / 2)$^{0.5}$) = ***0.2728*** ft^2

$A = \pi r$

$r = (A / \pi)^{0.5}$ = (***0.2728*** / π)$^{0.5}$ = ***0.295*** ***ft***

d = 2r = ***0.589 ft*** = ***7.073*** ***in.***

Therefore, Use 7 in.

AQUATIC RESOURCE CALCULATIONS

Project Name: Intermodal Logistics

Basin/Pond: Pond 2

Aquatic Resource Protection Calculations

A = 21.07 AC

Aquatic Resource Volume Calculations

P (1-year, 24-hour rainfall) = 3.6 in

S = (1000 / CN) - 10 = (1000 / 94) - 10 = ***0.638*** ***in.***

$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S)$ = (3.36 - 0.2 x ***0.638***)^2 / (3.36 + 0.8 x ***0.638***) = ***2.933*** ***in.***

$ARP_V = Q \times A$ = ***2.933*** x (1 ft / 12 in) x ***21.07*** x (43,560 sf / ac) = ***224,340*** ft^3

Surface Elev. of ARP_V Provided = 5.80 ft

Surface Elev. of W_{QV} Provided = ***3.50 ft***

Depth of ARP_V Provided (h) = 2.30 ft

Aquatic Resource Protection Orifice Design

$Q_A = ARP_V$ / (3,600 sec/hr x 24 hr) = ***224,340*** / (3,600 sec/hr x 24 hr) = ***2.597*** ft^3/s

$A = Q_A / (0.6 \times (64.4 \times h/2)^{0.5})$ = ***2.597*** / (0.6 x (64.4 x ***2.30*** / 2)$^{0.5}$) = ***0.5029*** ft^2

$A = \pi r$

$r = (A / \pi)^{0.5}$ = (***0.5029*** / π)$^{0.5}$ = ***0.400*** ***ft***

d = 2r = ***0.800 ft*** = ***9.602*** ***in.***

Therefore, Use 9 in.

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

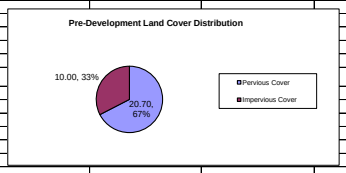
Site Name: FEDWAY TRACT

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

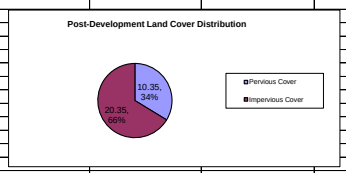
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	20.70	20.70
Impervious Cover	0.00	0.00	0.00	10.00	10.00
				Total	30.70

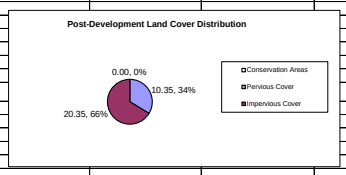


Post-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	10.35	10.35
Impervious Cover	0.00	0.00	0.00	20.35	20.35
				Total	30.70



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	66%
Post-Development Site Runoff Coefficient, Rv	0.65
Target Runoff Reduction Volume, RRv (acre-feet)	1.99
Target Runoff Reduction Volume, RRv (cubic feet)	86,467



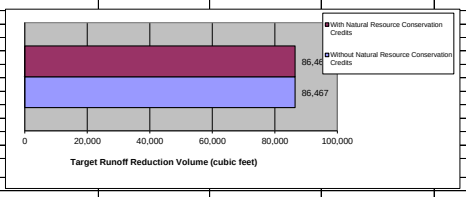
Step 2: Apply Better Site Planning Techniques

Natural Resource Conservation Credits

	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Primary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Secondary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Total (acres)					0.00

Target Runoff Reduction Volume with Natural Resource Conservation Credits, RRv

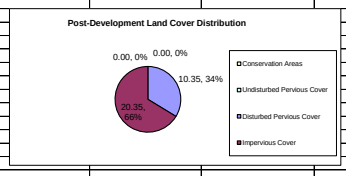
Target Runoff Reduction Volume, RRv (acre-feet)	1.99
Target Runoff Reduction Volume, RRv (cubic feet)	86,467



Step 3: Apply Better Site Design Techniques

Reduced Clearing and Grading Credits

	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Undisturbed Pervious Cover (Acres)	0.0	0.0	0.0	0.0	0.00



Revised Post-Development Land Cover (acres)

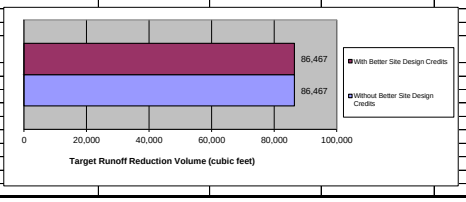
Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	10.35	10.35
Impervious Cover	0.00	0.00	0.00	20.35	20.35
				Total	30.70

Restoration of Disturbed Pervious Surfaces

Soil Restoration (Acres)	0.0
Site Reforestation/Vegetation (Acres)	0.0
Soil Restoration w/ Site Reforestation/Revegetation (Acres)	0.0

Target Runoff Reduction Volume After Application of Better Site Design Credits, RRv

Target Runoff Reduction Volume, RRv (acre-feet)	1.99
Target Runoff Reduction Volume, RRv (cubic feet)	86,467



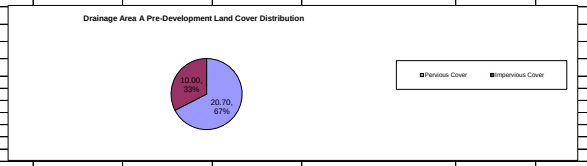
Note: Remainder of Better Site Design Techniques are considered to be "self-crediting."

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

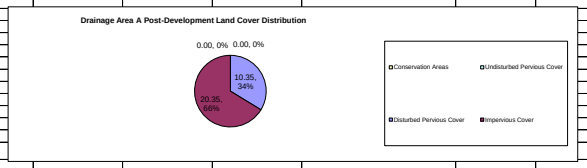
Drainage Area A

Drainage Area Information



Drainage Area A Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	20.70	20.70
Impervious Cover	0.00	0.00	0.00	10.00	10.00
				Total	30.70



Drainage Area A Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	10.35	10.35
Impervious Cover	0.00	0.00	0.00	20.35	20.35
				Total	30.70

Low Impact Development Practices

Alternatives to Impervious Surfaces

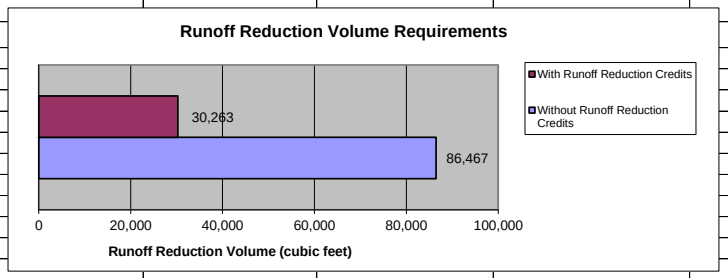
Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Undisturbed Pervious Area, C/D Soils 1	0.00	0.00	0.0	60% of volume received by the practice	26952.8	26952.8	0.0	0.0	N/A	N/A	16171.7	10781.1	0.0	0.0	Grass Channel, C/D Soils 1
Undisturbed Pervious Area, C/D Soils 2	0.00	0.00	0.0	60% of volume received by the practice	59513.9	59513.9	0.0	0.0	N/A	N/A	35708.3	23805.5	0.0	0.0	Grass Channel, C/D Soils 2
Grass Channel, C/D Soils 1	0.00	0.00	0.0	12.5% of volume received by the practice	10781.1	10781.1	0.0	0.0	N/A	N/A	1347.6	9433.5	0.0	0.0	
Grass Channel, C/D Soils 2	0.00	0.00	0.0	12.5% of volume received by the practice	23805.5	23805.5	0.0	0.0	N/A	N/A	2975.7	20829.8	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	9.63	6.34	26952.8	None	0.0	26952.8	0.0	26952.8	Volume in Wet Pool and Extended Detention	100000.0	0.0	26952.8	26952.8	0.0	Undisturbed Pervious Area, C/D Soils 1
Stormwater Pond, Wetland, or Wet Swale 2	21.07	14.01	59513.9	None	0.0	59513.9	0.0	59513.9	Volume in Wet Pool and Extended Detention	200000.0	0.0	59513.9	59513.9	0.0	Undisturbed Pervious Area, C/D Soils 2
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**30.70**	**20.35**									**56203.3**		**86466.6**		

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

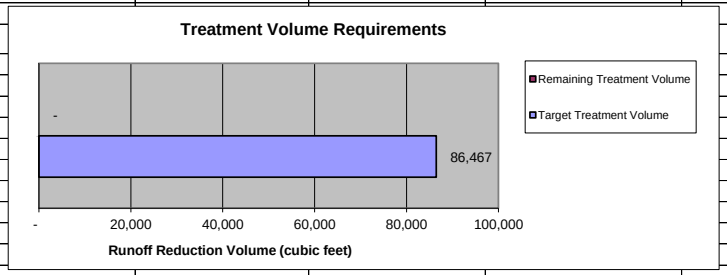
Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	86,467
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	56,203
Percentage of Target Runoff Reduction Volume Achieved	65%
Runoff Reduction Volume Achieved (in)	0.78
Runoff Reduction Volume Remaining (cubic feet)	30,263



Note: If any of the target runoff reduction volume cannot be reduced on the development site, due to site characteristics or constraints, it should be intercepted and treated in one or more stormwater management practices that: (1) provide for at least an 80 percent reduction in TSS loads; and (2) reduce nitrogen and bacteria loads to the maximum extent practical.

Treatment Volume Achieved (cubic feet)	86,467
Treatment Volume Remaining (cubic feet)	-



UNDISTURBED PERVIOUS SOILS

SCALE: 1"=80'

0' 40' 80' 160'

Know what's below. Call before you dig.

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DATE PLOTTED: 5/4/2023 9:17 AM BY: Carson Mellinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\Archived\CUT&FILL EXHIBITS.dwg

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

FLONNEL AVENUE LOGISTICS YARD

LOCATED IN PORT WENTWORTH, GEORGIA

PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EXHIBIT

SHEET:

EX1.2

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APPENDIX B

CALCULATION METHODS & REFERENCE EQUATIONS

The hydrologic analysis in this report was based on the methodologies and equations presented in Urban Hydrology for Small Watersheds (TR-55) and the GA Stormwater Management Manual Vol. 2. The specific approaches used to calculate each of the hydrologic parameters are described below.

TIME OF CONCENTRATION

SHEET FLOW

It was assumed that the most hydraulically distant points for each of the drainage basins sheet flows for the first 100 ft (from GA Stormwater Management Manual pg 2.1-25). The travel time for the sheet flow segments was then calculated using the following formula (GA Stormwater Management Manual Vol. 2 2016 Edition equation 3.1.8):

$$T_t = \frac{0.42\ (n\ L)^{0.8}}{60\ (P_2)^{0.5}\ (S)^{0.4}}$$

where, T_t = travel time (hr)
n = Manning roughness coefficient for sheet flow
L = flow length (ft)
P_2 = 2-year, 24-hour rainfall (in)
S = land slope (ft/ft)

The "n" values were taken from GA Stormwater Management Manual Vol. 2 2016 Edition Table 3.1.5-2 and the value of P_2 can be determined from data given from NOAA Atlas 14 for Savannah, GA (from GA Stormwater Management Manual Vol. 2 2016 Edition). The slopes (S) of the surfaces along the flow paths used for the hydraulic lengths were calculated from the topographic survey data.

SHALLOW CONCENTRATED FLOW

To estimate the travel time for the shallow concentrated flow segments, first, the average velocity was determined using the following equations (from GA Stormwater Management Manual Vol. 2 2016 Edition Equation 3.1.9-3.1.10):

Unpaved surface:

$$V = 16.13\ (S)^{0.5}$$

where, V = average velocity (ft/s)
S = land slope (ft/ft)

Paved surface:

$$V = 20.33\ (S)^{0.5}$$

where, V = average velocity (ft/s)
S = land slope (ft/ft)

These two equations are based on the solution of Manning's equation (from GA Stormwater Management Manual Vol. 2 2016 Edition Equation 3.1.11) with different assumptions for n (Manning's roughness coefficient) and r (hydraulic radius, ft). For unpaved areas, n is 0.05 and r is 0.4; for paved areas, n is 0.025 and r is 0.2.

CHANNEL FLOW

The velocity of the water in the ditch can be calculated using Manning's equation for Open Channel flow (from GA Stormwater Management Manual Vol. 2 2016 Edition Equation 3.1.11):

$$V = \frac{1.49\,(R)^{2/3}\,(S)^{1/2}}{n}$$

where, V = average velocity (ft/s)
R = hydraulic radius (ft)
S = land slope (ft/ft)
n = Manning roughness coeff. for open channel flow

The total time of concentration (t_c) for each of the basins was determined by adding the travel times for the sheet, shallow concentrated, and open channel flow segments.

RAINFALL INTENSITIES

The rainfall intensity (I) is the average rainfall rate in in/hr for a duration equal to the time of concentration for a selected return period. Once a particular return period has been selected for design and a time of concentration calculated for the drainage area, the rainfall intensity can be determined from data given from NOAA Atlas 14 (from GA Stormwater Management Manual Vol. 2 2016 Edition pg. 65).

RUNOFF RATES

The SCS method applicable to the Savannah metropolitan area is based on a storm event that has Type III time distribution. The empirical relationship: $I_a = 0.2\,S$ is used in the SCS method to estimate the initial abstraction, which represents the surface storage, interception, evaporation, and infiltration that occurs prior to runoff. Using this definition for I_a, the following equation is used to estimate the direct runoff from a 24-hr rainfall event (from GA Stormwater Management Manual Vol. 2 2016 Edition, equation 3.1.5):

$$Q = \frac{(P - 0.2\,S)^2}{(P + 0.8\,S)}$$

where, Q = accumulated direct runoff (in)
P = accumulated rainfall (in)
S = potential maximum soil retention (in)
and S = (1000/CN) - 10

Computations for the peak discharge method proceed as follows (from GA Stormwater Management Manual Vol. 2 2016 Edition):

(Step 1) The 24-hour rainfall depth is determined from the precipitation data in the NOAA Atlas 14 publication, or online using the *Precipitation Frequency Data Server* database (http://hdsc.nws.noaa.gov/hdsc/pfds/).

(Step 2) The runoff curve number, CN, is estimated from Table 3.1.5-1

Using those values, along with the respective Curve Numbers for each basin, the runoff volumes were calculated for each drainage basin.

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APPENDIX C

PIPE SIZING CALCULATIONS
(ICPR OUTPUT)

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
CI 27	100 YR	7.90	7.49	-0.0010	8.44	8.37	211
CI 28	100 YR	7.90	7.54	0.0010	2.47	2.41	100
EXCI 21	100 YR	8.50	8.12	0.0010	8.21	8.11	100
EXCI 25	100 YR	7.88	6.65	0.0010	24.66	24.60	117
FES 19	100 YR	8.00	7.77	0.0010	35.38	30.95	7666
FES 20	100 YR	7.74	7.80	0.0009	41.44	35.38	7336
GI 10	100 YR	7.90	7.44	0.0010	10.00	9.95	164
GI 13	100 YR	7.90	7.15	0.0010	16.85	16.80	492
GI 14	100 YR	7.90	7.56	0.0010	9.93	9.88	164
GI 16	100 YR	7.90	6.90	-0.0010	6.97	6.92	259
GI 22	100 YR	8.50	8.47	-0.0010	6.38	6.28	107
GI 9	100 YR	7.90	7.03	-0.0010	16.99	16.94	375
GI-23	100 YR	8.56	8.53	-0.0010	2.55	2.45	100
OFFSITE GI	100 YR	7.73	7.37	0.0010	13.16	13.09	137
OUTFALL	100 YR	8.00	3.50	0.0000	131.63	0.00	0
POND 1	100 YR	7.50	6.41	0.0008	52.63	24.69	55976
POND 2	100 YR	7.50	6.25	0.0008	26.19	26.17	3990
POND 3	100 YR	7.50	6.02	0.0008	30.86	30.60	19582
POND 4	100 YR	7.50	5.78	0.0009	40.47	40.44	4522
POND 5	100 YR	8.00	6.72	0.0010	115.15	91.18	93402
RI 26	100 YR	7.80	7.17	0.0014	24.73	24.66	380
STMH 18	100 YR	8.87	7.36	0.0010	30.95	30.95	370
CI 27	25 YR	7.90	6.41	-0.0010	6.27	6.23	211
CI 28	25 YR	7.90	6.43	0.0010	1.83	1.80	100
EXCI 21	25 YR	8.50	7.13	-0.0010	6.04	5.97	100
EXCI 25	25 YR	7.88	5.94	0.0010	18.29	18.25	117
FES 19	25 YR	8.00	6.91	0.0010	26.66	23.13	6193
FES 20	25 YR	7.74	6.97	0.0008	30.18	26.66	5889
GI 10	25 YR	7.90	6.57	0.0010	7.41	7.32	164
GI 13	25 YR	7.90	6.47	0.0010	12.42	12.34	492
GI 14	25 YR	7.90	6.63	0.0010	7.36	7.26	164
GI 16	25 YR	7.90	6.44	-0.0010	5.17	5.08	260
GI 22	25 YR	8.50	7.31	-0.0010	4.71	4.63	107
GI 9	25 YR	7.90	6.45	-0.0010	12.53	12.45	375
GI-23	25 YR	8.56	7.35	-0.0010	1.86	1.79	100
OFFSITE GI	25 YR	7.73	6.33	0.0010	9.71	9.67	137
OUTFALL	25 YR	8.00	3.50	0.0000	75.55	0.00	0
POND 1	25 YR	7.50	5.91	0.0008	38.84	14.93	53392
POND 2	25 YR	7.50	5.83	0.0008	15.81	15.86	3632
POND 3	25 YR	7.50	5.72	0.0008	18.53	18.69	19080
POND 4	25 YR	7.50	5.62	0.0008	24.45	24.44	4403
POND 5	25 YR	8.00	6.41	0.0010	85.80	51.12	91093
RI 26	25 YR	7.80	6.23	0.0010	18.32	18.29	380
STMH 18	25 YR	8.87	6.69	0.0010	23.13	23.06	370

Simple Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
CI 27	100 YR	6.05	12.2500	11.10	10.74	0.8600	97.0	0.00	0.00
CI 28	100 YR	2.47	12.2500	11.10	10.86	0.3500	98.0	0.00	0.00
DITCH 1	100 YR	33.37	12.2833	11.10	9.87	5.3700	90.0	0.00	0.00
GI 10	100 YR	10.00	12.2500	11.10	10.86	1.4200	98.0	0.00	0.00
GI 13	100 YR	6.97	12.2500	11.10	10.86	0.9900	98.0	0.00	0.00
GI 14	100 YR	9.93	12.2500	11.10	10.86	1.4100	98.0	0.00	0.00
GI 16	100 YR	6.97	12.2500	11.10	10.86	0.9900	98.0	0.00	0.00
GI 21	100 YR	1.93	12.2500	11.10	10.00	0.2800	91.0	0.00	0.00
GI 22	100 YR	3.94	12.2500	11.10	10.86	0.5600	98.0	0.00	0.00
GI 23	100 YR	2.55	12.2500	11.10	10.00	0.3700	91.0	0.00	0.00
GI 9	100 YR	7.04	12.2500	11.10	10.86	1.0000	98.0	0.00	0.00
OFFSITE GI	100 YR	13.16	12.2500	11.10	10.50	1.8800	95.0	0.00	0.00
POND 1	100 YR	28.13	12.2833	11.10	10.37	4.4400	94.0	0.00	0.00
POND 2	100 YR	2.72	12.2833	11.10	10.37	0.4300	94.0	0.00	0.00
POND 3	100 YR	7.67	12.2833	11.10	10.37	1.2100	94.0	0.00	0.00
POND 4	100 YR	15.83	12.2833	11.10	10.49	2.4900	95.0	0.00	0.00
POND 5	100 YR	46.95	12.2833	11.10	10.24	7.4400	93.0	0.00	0.00
RI 26	100 YR	3.28	12.2500	11.10	10.37	0.4700	94.0	0.00	0.00
CI 27	25 YR	4.48	12.2500	8.23	7.87	0.8600	97.0	0.00	0.00
CI 28	25 YR	1.83	12.2500	8.23	7.99	0.3500	98.0	0.00	0.00
DITCH 1	25 YR	24.25	12.2833	8.23	7.03	5.3700	90.0	0.00	0.00
GI 10	25 YR	7.41	12.2500	8.23	7.99	1.4200	98.0	0.00	0.00
GI 13	25 YR	5.17	12.2500	8.23	7.99	0.9900	98.0	0.00	0.00
GI 14	25 YR	7.36	12.2500	8.23	7.99	1.4100	98.0	0.00	0.00
GI 16	25 YR	5.17	12.2500	8.23	7.99	0.9900	98.0	0.00	0.00
GI 21	25 YR	1.41	12.2500	8.23	7.15	0.2800	91.0	0.00	0.00
GI 22	25 YR	2.92	12.2500	8.23	7.99	0.5600	98.0	0.00	0.00
GI 23	25 YR	1.86	12.2500	8.23	7.15	0.3700	91.0	0.00	0.00
GI 9	25 YR	5.22	12.2500	8.23	7.99	1.0000	98.0	0.00	0.00
OFFSITE GI	25 YR	9.71	12.2500	8.23	7.63	1.8800	95.0	0.00	0.00
POND 1	25 YR	20.69	12.2833	8.23	7.51	4.4400	94.0	0.00	0.00
POND 2	25 YR	2.00	12.2833	8.23	7.51	0.4300	94.0	0.00	0.00
POND 3	25 YR	5.64	12.2833	8.23	7.51	1.2100	94.0	0.00	0.00
POND 4	25 YR	11.67	12.2833	8.23	7.63	2.4900	95.0	0.00	0.00
POND 5	25 YR	34.44	12.2833	8.23	7.39	7.4400	93.0	0.00	0.00
RI 26	25 YR	2.41	12.2500	8.23	7.51	0.4700	94.0	0.00	0.00

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
10-9	100 YR	9.95	0.00	0.99	3.17	3.17	3.17
13-12	100 YR	16.80	0.00	0.71	3.42	3.42	3.42
14-13	100 YR	9.88	0.00	0.84	3.14	3.14	3.14
16-15	100 YR	6.92	0.00	-0.13	2.20	2.20	2.20
18-17	100 YR	30.95	0.00	1.40	4.38	4.38	4.38
19-18	100 YR	30.95	0.00	1.41	4.38	4.38	4.38
20-19	100 YR	35.38	0.00	-0.13	1.58	1.32	1.45
21-20	100 YR	8.11	0.00	-0.52	4.59	4.59	4.59
22-21	100 YR	6.28	0.00	0.69	3.55	3.55	3.55
23-22	100 YR	2.45	0.00	-0.45	1.41	1.38	1.38
25-P1	100 YR	24.60	0.00	-1.26	5.01	5.01	5.01
26-25	100 YR	24.66	0.00	1.78	5.02	5.02	5.02
27-26	100 YR	8.37	0.00	0.89	2.66	2.66	2.66
28-27	100 YR	2.41	0.00	0.61	1.36	1.36	1.36
9-8	100 YR	16.94	0.00	-1.20	3.45	3.45	3.45
OFF-26	100 YR	13.09	0.00	1.71	2.67	2.67	2.67
OUTFALL 1	100 YR	2.24	0.00	0.00	8.40	8.61	8.50
OUTFALL 1-B	100 YR	38.20	0.00	0.02	2.05	2.05	2.05
OUTFALL 2	100 YR	4.68	0.00	0.00	10.60	10.87	10.74
OUTFALL 2-B	100 YR	86.50	0.00	0.06	2.69	2.69	2.69
P1-P2	100 YR	24.69	0.00	-0.13	2.89	3.05	2.97
P2-P3	100 YR	26.17	0.00	0.14	3.23	3.54	3.39
P3-P4	100 YR	30.60	-3.72	-0.23	3.12	3.27	3.19
10-9	25 YR	7.32	0.00	-0.92	2.47	2.33	2.39
13-12	25 YR	12.34	0.00	0.79	2.96	2.61	2.78
14-13	25 YR	7.26	0.00	-0.86	2.38	2.31	2.31
16-15	25 YR	5.08	0.00	-0.11	2.22	1.62	1.78
18-17	25 YR	23.06	0.00	-1.43	3.45	3.38	3.41
19-18	25 YR	23.13	0.00	1.46	3.33	3.50	3.40
20-19	25 YR	26.66	0.00	-0.10	1.74	1.52	1.63
21-20	25 YR	5.97	0.00	0.49	3.38	3.38	3.38
22-21	25 YR	4.63	0.00	0.64	2.62	2.62	2.62
23-22	25 YR	1.79	0.00	-0.44	1.42	1.01	1.04
25-P1	25 YR	18.25	0.00	1.27	3.85	4.97	4.33
26-25	25 YR	18.29	0.00	1.55	3.73	3.86	3.78
27-26	25 YR	6.23	0.00	0.95	1.98	1.98	1.98
28-27	25 YR	1.80	0.00	-0.68	1.02	1.02	1.02
9-8	25 YR	12.45	0.00	1.16	3.15	2.65	2.89
OFF-26	25 YR	9.67	0.00	1.56	2.05	2.22	2.04
OUTFALL 1	25 YR	2.14	0.00	0.00	8.00	8.20	8.10
OUTFALL 1-B	25 YR	22.30	0.00	0.04	1.71	1.71	1.71
OUTFALL 2	25 YR	4.39	0.00	0.00	9.93	10.18	10.05
OUTFALL 2-B	25 YR	46.73	0.00	0.09	2.19	2.19	2.19
P1-P2	25 YR	14.93	0.00	-0.08	2.11	2.20	2.16
P2-P3	25 YR	15.86	0.00	0.06	2.34	2.47	2.41
P3-P4	25 YR	18.69	-5.88	-0.15	2.03	2.11	2.07

Simple Basin: CI 27

Scenario:	Scenario1
Node:	CI 27
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.8600 ac
Curve Number:	97.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: CI 28

Scenario:	Scenario1
Node:	CI 28
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.3500 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DITCH 1

Scenario:	Scenario1
Node:	FES 20
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	5.3700 ac
Curve Number:	90.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 10

Scenario:	Scenario1
Node:	GI 10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.4200 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 13

Scenario:	Scenario1
Node:	GI 13
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.9900 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 14

Scenario:	Scenario1
Node:	GI 14
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.4100 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 16

Scenario:	Scenario1
Node:	GI 16
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.9900 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 21

Scenario:	Scenario1
Node:	EXCI 21
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.2800 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 22

Scenario:	Scenario1
Node:	GI 22
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.5600 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 23

Scenario:	Scenario1
Node:	GI-23
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.3700 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: GI 9

Scenario:	Scenario1
Node:	GI 9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.0000 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: OFFSITE GI

Scenario:	Scenario1
Node:	OFFSITE GI
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.8800 ac
Curve Number:	95.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POND 1

Scenario:	Scenario1
Node:	POND 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	4.4400 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POND 2

Scenario:	Scenario1
Node:	POND 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.4300 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POND 3

Scenario:	Scenario1
Node:	POND 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.2100 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POND 4

Scenario:	Scenario1
Node:	POND 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	2.4900 ac
Curve Number:	95.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POND 5

Scenario:	Scenario1
Node:	POND 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	7.4400 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: RI 26

Scenario:	Scenario1
Node:	RI 26
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.4700 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: CI 27

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	3.93 ft
Warning Stage:	7.90 ft

Comment:

Node: CI 28

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 7.90 ft

Comment:

Node: EXCI 21

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.48 ft
Warning Stage: 8.50 ft

Comment:

Node: EXCI 25

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.55 ft
Warning Stage: 7.88 ft

Comment:

Node: FES 19

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 8.00 ft

Comment:

Node: FES 20

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.41 ft
Warning Stage: 7.74 ft

Comment:

Node: GI 10

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.30 ft
Warning Stage: 7.90 ft

Comment:

Node: GI 13

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 7.90 ft

Comment:

Node: GI 14

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.30 ft
Warning Stage: 7.90 ft

Comment:

Node: GI 16

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.30 ft
Warning Stage: 7.90 ft

Comment:

Node: GI 22

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.75 ft
Warning Stage: 8.50 ft

Comment:

Node: GI 9

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 7.90 ft

Comment:

Node: GI-23

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.98 ft
Warning Stage: 8.56 ft

Comment:

Node: OFFSITE GI

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.86 ft
Warning Stage: 7.73 ft

Comment:

Node: OUTFALL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 8.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	3.50
0	0	0	12.0000	3.50
0	0	0	24.0000	3.50

Comment:

Node: POND 1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 7.50 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.9366	40798
4.00	1.0042	43743
5.00	1.1189	48739
6.00	1.2350	53797
7.00	1.3545	59002
7.50	1.4242	62038

Comment:

Node: POND 2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 7.50 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0384	1673
4.00	0.0469	2043
5.00	0.0652	2840
6.00	0.0847	3690
7.00	0.1054	4591
0.00	0.0000	0

Comment:

Node: POND 3

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 7.50 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.3343	14562
4.00	0.3562	15516
5.00	0.4012	17476
6.00	0.4477	19502
7.00	0.4955	21584
7.50	0.5199	22647

Comment:

Node: POND 4

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 7.50 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0536	2335
4.00	0.0658	2866
5.00	0.0844	3676
6.00	0.1070	4661

Stage [ft]	Area [ac]	Area [ft2]
7.00	0.1310	5706
0.00	0.0000	0

Comment:

Node: POND 5

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.50 ft
Warning Stage: 8.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	1.6039	69866
4.00	1.6859	73438
5.00	1.8519	80669
6.00	2.0205	88013
7.00	2.1916	95466
8.00	2.3650	103019

Comment:

Node: RI 26

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.61 ft
Warning Stage: 7.80 ft

Comment:

Node: STMH 18

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.90 ft
Warning Stage: 8.87 ft

Comment:

Pipe Link: 10-9		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.30 ft	Invert:	4.00 ft
From Node:	GI 10	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	GI 9	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	164.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: 13-12		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.00 ft	Invert:	3.50 ft
From Node:	GI 13	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 5	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	264.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: 14-13		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.30 ft	Invert:	4.00 ft
From Node:	GI 14	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	GI 13	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	164.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 16-15		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.30 ft	Invert:	3.50 ft
From Node:	GI 16	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 5	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	264.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 18-17		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.90 ft	Invert:	3.50 ft
From Node:	STMH 18	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 5	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	184.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 19-18		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.00 ft	Invert:	3.90 ft

From Node:	FES 19	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	STMH 18	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	63.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: 20-19		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.41 ft	Invert:	4.00 ft
From Node:	FES 20	Manning's N:	0.0150	Manning's N:	0.0150
To Node:	FES 19	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	3.00 ft	Bottom Width:	3.00 ft
Length:	866.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0.00	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0.00	Bottom Clip			
Entr Loss Coef:	0.50	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	0.50	Op Table:		Op Table:	
Bend Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 21-20		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.48 ft	Invert:	4.41 ft
From Node:	EXCI 21	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	FES 20	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	37.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	

Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 22-21		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.75 ft	Invert:	4.48 ft
From Node:	GI 22	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	EXCI 21	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	65.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 23-22		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.98 ft	Invert:	4.75 ft
From Node:	GI-23	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	GI 22	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	78.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 25-P1		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.55 ft	Invert:	3.50 ft
From Node:	EXCI 25	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.44 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 26-25		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.61 ft	Invert:	3.55 ft
From Node:	RI 26	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	EXCI 25	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	53.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 27-26		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.93 ft	Invert:	3.61 ft
From Node:	CI 27	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	RI 26	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	183.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 28-27		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.00 ft	Invert:	3.93 ft
From Node:	CI 28	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	CI 27	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	39.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 9-8		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.00 ft	Invert:	3.50 ft
From Node:	GI 9	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 5	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	170.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: OFF-26		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.99 ft	Invert:	3.86 ft

From Node:	OFFSITE GI	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	RI 26	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	110.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: OUTFALL 1		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.50 ft	Invert:	3.50 ft
From Node:	POND 4	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	OUTFALL	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.58 ft	Max Depth:	0.58 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	10.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Weir Link: OUTFALL 1-B			
Scenario:	Scenario1	Bottom Clip	
From Node:	POND 4	Default:	0.00 ft
To Node:	OUTFALL	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	5.25 ft	Discharge Coefficients	
Control Elevation:	5.25 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	
Max Width:	35.00 ft	Orifice Default:	0.600

Fillet:	0.00 ft	Orifice Table:	

Comment:

Pipe Link: OUTFALL 2		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.50 ft	Invert:	3.50 ft
From Node:	POND 5	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	OUTFALL	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.75 ft	Max Depth:	0.75 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	10.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Weir Link: OUTFALL 2-B			
Scenario:	Scenario1	Bottom Clip	
From Node:	POND 5	Default:	0.00 ft
To Node:	OUTFALL	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	5.80 ft	Discharge Coefficients	
Control Elevation:	5.80 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	
Max Width:	35.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Pipe Link: P1-P2		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.50 ft	Invert:	3.50 ft
From Node:	POND 1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.50 ft	Max Depth:	3.50 ft

Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	27.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P2-P3		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.50 ft	Invert:	3.50 ft
From Node:	POND 2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.50 ft	Max Depth:	3.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	28.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P3-P4		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.50 ft	Invert:	3.50 ft
From Node:	POND 3	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POND 4	Geometry: Circular		Geometry: Circular	
Link Count:	2	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	65.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 100 YR

Scenario: Scenario1
Run Date/Time: 5/4/2023 9:06:50 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	11.10 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25 YR

Scenario: Scenario1
Run Date/Time: 5/4/2023 9:07:20 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	8.23 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

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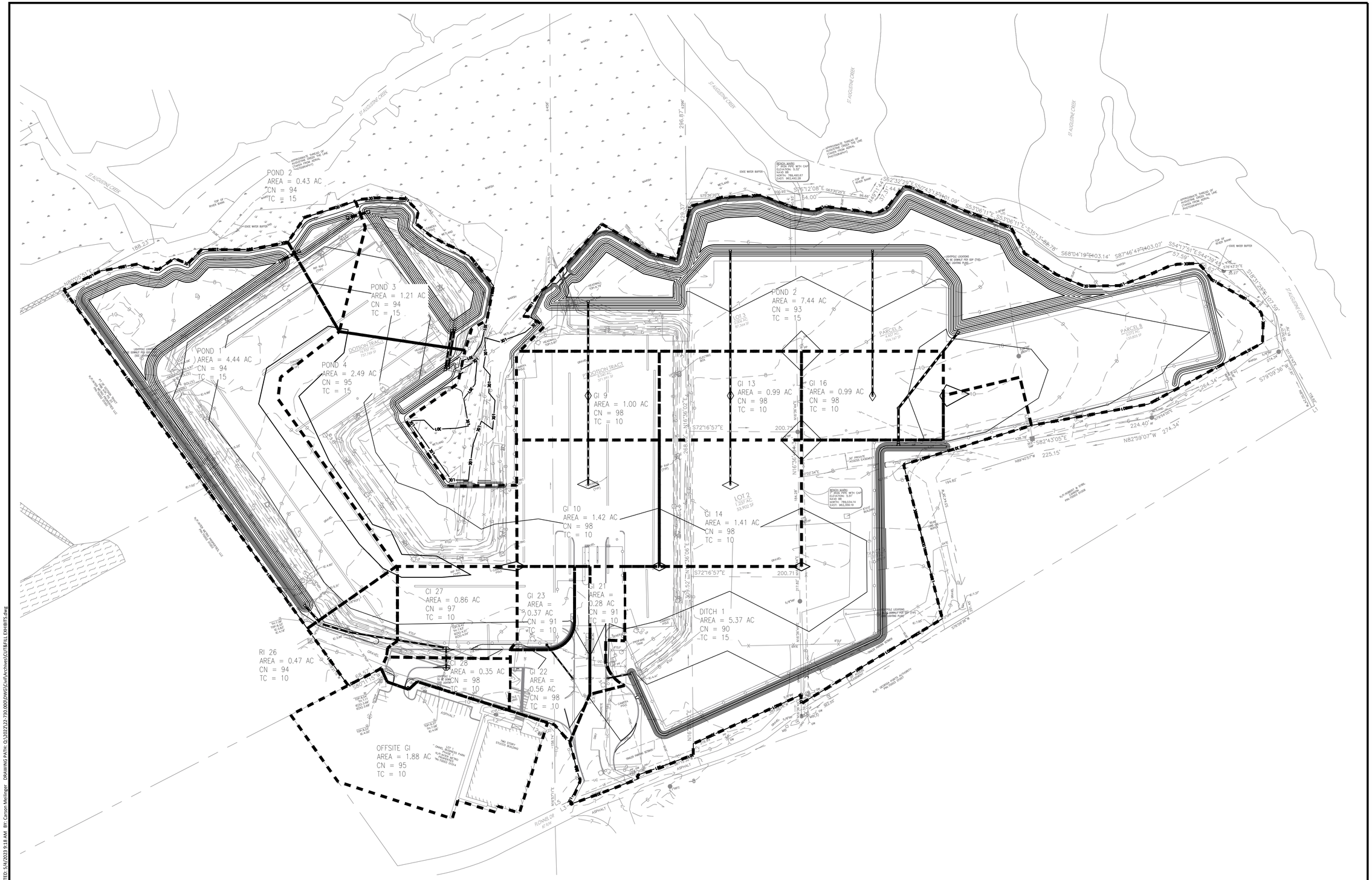
ENGINEERS • SURVEYORS

STORM SEWER CATCHMENTS
EXHIBIT



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Know what's below. Call before you dig.

811

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTER-METRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER:	22-730
DATE:	05/04/23
DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

EXHIBIT

SHEET:
EX1.0

COLEMAN COMPANY
ENGINEERS • SURVEYORS

CUT & FILL
EXHIBIT

COLEMAN COMPANY
ENGINEERS • SURVEYORS

CUT & FILL NARRAVTIVE

Based on the cut and fill analysis using CAD Cut & Fill analysis software, we can reasonably infer that there will be no net rise in the water surface elevation of the surrounding floodplains. Using the existing grades on site and the grades in the proposed grading plan, the CAD Cut & Fill analysis software gives an output of a net 5,337.22 Cubic Yards of Cut. Our proposed outfalls are proposed to be at an elevation of 1 foot below the 100-year flood plain elevation of 4.0, which is well below the 100-year flood plain of 10.8. This is so that the water can back up into our proposed detention ponds, increasing the net volume of the flood plain. The analysis only analyzed the volume between 3.5' and the existing 100-year flood plan of 10.8.' Anything below 3.5 was not accounted for because it serves as sediment storage for the ponds.

The provided exhibit shows where the proposed cut and fill area will be and has the cut, fill, and net volumes that the proposed site would provide for flood mitigation.

CUT & FILL ANALYSIS AT POND LOCATIONS START AT THE OUTFALL ELEVATION OF 3.5 SEE UPDATED CONTOURS IN THIS EXHIBIT

CUT & FILL ANALYSIS	
	31,196.26 CF MITIGATION CUT
	25,859.04 CF MITIGATION FILL
NET: 5,337.22 CF CUT	

NOTE: CUT AND FILL VOLUMES BASED ON ANALYSIS OF VOLUME BETWEEN PROPOSED AND EXISTING SURFACES OF 3.5 AND 10.8

SCALE: 1"=80'

0' 40' 80' 160'

Know what's below. Call before you dig.

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043979 PROFESSIONAL ENGINEER PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS YARD
LOCATED IN PORT WENTWORTH, GEORGIA
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JOB NUMBER:	22-730
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DRAWN BY:	MEL
CHECKED BY:	PJW
SCALE:	AS NOTED

CUT&FILL

SHEET:
EXH1.1

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DATE PLOTTED: 5/4/2023 10:20 AM BY: Carson Mellinger DRAWING PATH: Q:\2022\22-730.000\DWG\Civil\Archives\CUT&FILL EXHIBITS.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Owner Certification

I hereby certify that all land clearing, construction, land development, and drainage practices will be carried out according to the approved stormwater management plan.

JOE MCVEIGH
Printed Name of Owner

Joe McVeigh
Owner Signature

30 MAR 2023
Date

INTER-METRO PROPERTIES OF GEORGIA, LLC

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

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Georgia Department of Natural Resources
Online Permitting & Reporting

Submittal Receipt

Your final/printable Notice of Intent (NOI) will be available once 14 days has passed from your submittal date and your full fee payment has been confirmed. A confirmation email will be sent to your account along with your final/printable NOI.

Please click Here to print your initial submittal receipt.

Print

Submittal Summary

Submittal ID:	**738586**	Submittal Name:	**Stormwater Construction General Permit**
Submitted Date:	**2/20/2023 3:10:55 PM**	Submitted by:	**Travis Burke** **1480 Chatham Parkway** **Savannah GA 31405** **9122003041** **cci-geos@cci-sav.com**
Status:	**Partial Submittal**	Submission Method:	**On-line submission**
Facility / Property Name:	**Flonnel Avenue Logistics Facility Container Yard**		

Submittal Form List

- Stormwater Construction General Permit

Attachment List

Location map (Required) -- Online

- GA_Port_Wentworth_20200820_TM_geo.pdf

Erosion, Sedimentation and Pollution Control Plan (Required) -- Online

- 22-730_ESPC_2023.01.18.pdf

Supporting Document (Optional) -- NONE

Payment Detail

Transaction Fee	Convenience Fee	Payment Method	Paid Amount	Date Paid
-	-	Check	0.00	

Total Amount Due: $2,456.00

Pay To: Department of Natural Resources - EPD
Address: PO Box 932858 , Atlanta GA 31193-2858
Comments: Enclose a copy of your Submittal Receipt with your check or money order. Please send required payment to the address above.

Certification Receipt

Certification Statement:	**I hereby certify that I am the owner or authorized agent of the owner of the described property.**
Certification Question:	**what is your best friend's last name?**
Certification Question Answer:	*******
PIN Number:	**********
Responsible Officer:	**Travis Burke**
Sender IP Address:	**207.5.33.88**

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(Last modified Time: 2022-10-20 08:40 AM PID: 12PRDWEB121)

Print

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

April 4, 2022

Regulatory Division
SAS-2022-00055

Mr. Joe McVeigh
Inter Metro Properties GA LLC
Post Office Box 651
Basking Ridge, New Jersey 07920

Dear Mr. McVeigh:

I refer to a letter received January 10, 2022, submitted on your behalf by] Mr. Russell Parr, requesting an Aquatic Resources Delineation Review (ARDR) for a 15.2 acre site located between Flonnel Avenue and St. Augustine Creek, in the city of Port Wentworth, Chatham County, Georgia (Latitude 32.1661, Longitude -81.1758). This project has been assigned number SAS-2022-00055 and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. The enclosed survey entitled, "Wetland Delineation, A Wetland Exhibit of a Portion of Property of Inter Metro Properties (GA), LLC; Lot #1, Lot #2, Lot #3, Sellars Subdivision; and Parcel A & Parcel B, Division of Property of Frankie B. Finch", dated April 4, 2022, accurately identifies the delineated limits of all aquatic resources located within the review area.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must

state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

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

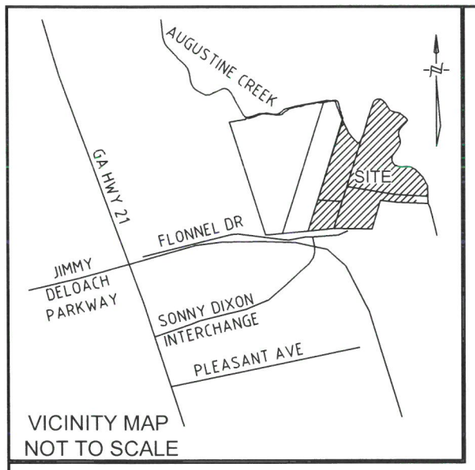
If you have any questions, please contact me by phone at (912) 652-5690 or by email at skye.h.stockel@usace.army.mil.

Sincerely,

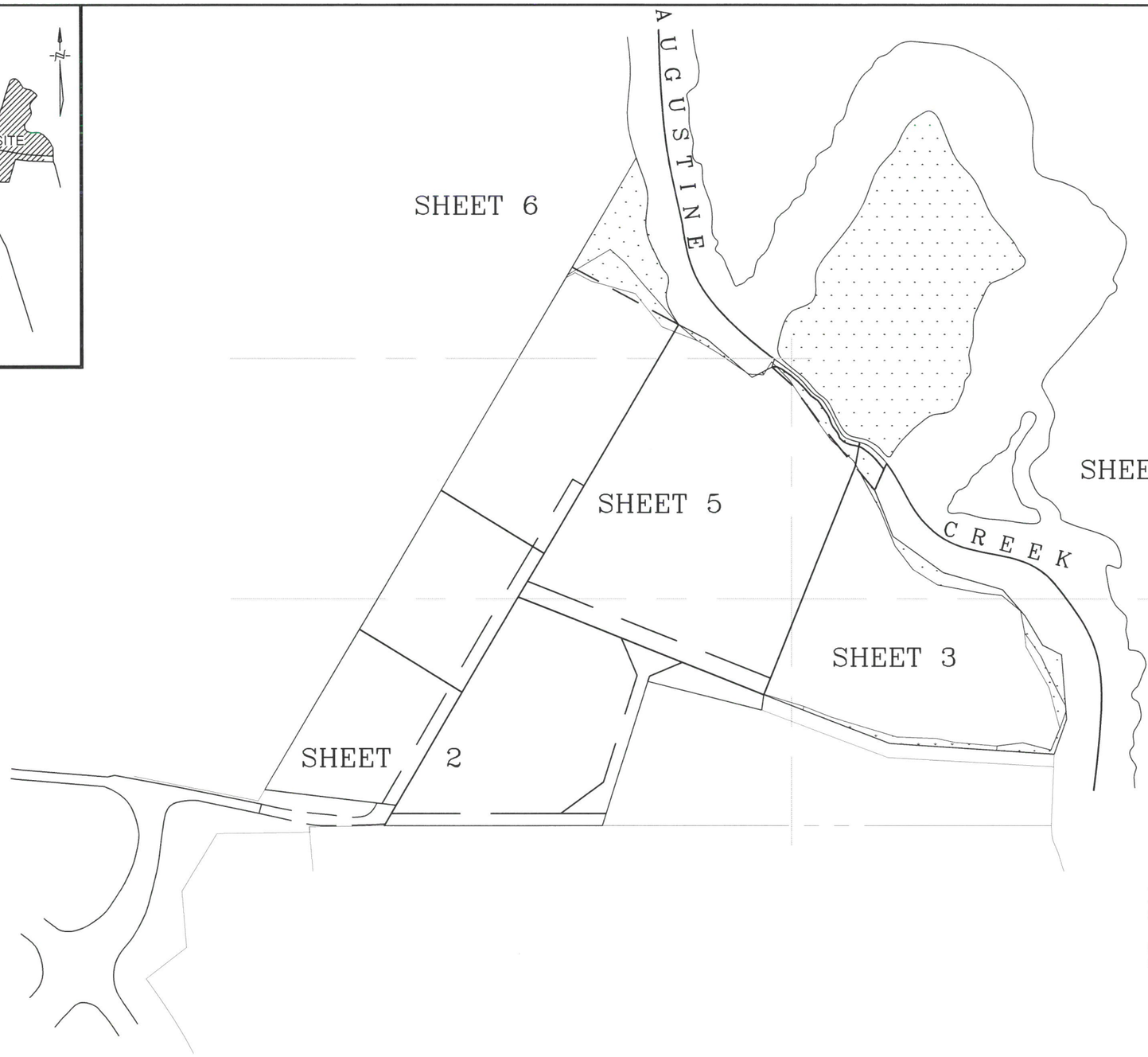
Skye H. Stockel
Project Manager, Coastal Branch

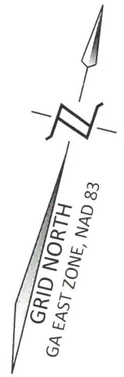
Copy Furnished: Mr. Russell Parr, Resource and Land Consultants

Enclosures



VICINITY MAP
NOT TO SCALE





GEORGIA
REGISTERED
No. 2886
LAND SURVEYOR
JOSEPH A. HALE, JR.

Joseph A. Hale, Jr. 4-4-2022

JOSEPH A. HALE, JR. DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

200' 100' 0' 200' 400'

GRAPHIC SCALE 1" = 200'

SCALE:	1"= 200'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	Key Map

WETLAND DELINEATION

A WETLAND EXHIBIT OF A PORTION OF PROPERTY OF INTER METRO PROPERTIES (GA), LLC;
LOT #1, LOT #2, & LOT #3, SELLARS SUBDIVISION; AND
PARCEL A & PARCEL B, DIVISION OF PROPERTY OF FRANKIE B. FINCH
8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

Prepared For: Inter Metro Properties (GA), LLC

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kerncngineering.com

Mon, 04 Apr 2022 - 10:14am nwallace
DRAWING PATH: C:\Users\nwallace\AppData\Local\Temp\AcPublish_5176\160003_Wetland-Parcels A & B-revised-4-4-22.dwg

MATCH LINE SHEET 5

GRID NORTH
GA EAST ZONE, NAD 83

Portion of George Dotson Property
Plat Record Book F, Page 235
N/F Inter Metro Properties (GA), LLC
Deed Book 343Z, Page 652
PIN 70003 01002

N16°36'02"E
309.54'
S72°16'57"E
200.70'

Lot #2
Sellars Subdivision
Subdivision Map Book 18S, Page 23

22' Private Access Easement
(SMB 18S, PG 23)

268.64'
402.10'
N16°
5/8"
IRF

438.78'

Parcel A
Division of Property of Frankie B. Finch
Plat Record Book 22P, Page 51
Plat Book 52, Page 515

30' Private Access Easement
(PRB 22P, PG 51)

154.94'
N07°59'30"E
72 LF Ditch
69.87'
224.40'
N89°40'57"W
3"X3"
CMF
L5
Project Limits

N82°02'34"W
194.82'
S03°44'36"W

Lot #1
Sellars Subdivision
Subdivision Map Book 18S, Page 23

N/F Inter Metro Properties (GA), LLC
Deed Book 376A, Page 109
Plat Record Book I, Page 66
PIN 70003 01005

N/F Sybil Cannon
Deed Book 2690, Page 373
Plat Record Book I, Page 63
PIN 70003 01006

N16°36'09"E
217.84'
N16°36'44"E
218.99'
S82°58'06"W
5/8"
IRF
L1

20' Access Easement
(PRB 47P, PG 195)

20' Access Easement
(PRB 47P, PG 195)

251.47'

FLONNEL DRIVE
60' R/W

20' Access Easement
(DB 376A, PG 109 & DB 2690, PG 373)

City of Port Wentworth
Chatham County

3"X3"
CMF
(Broken)

15"
IPF
362.55'
S76°09'36"W

Former property of Port Wentworth Corporation
and Union Carbide Corporation
Plat Record Book N, Page 151
N/F Georgia Ports Authority
Deed Book 130V, Page 254
PIN 70003 01007

MATCH LINE SHEET 3

Joe A. Hale, Jr. 4-4-2022
JOSEPH A. HALE, JR. DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

GEORGIA
REGISTERED
No. 2886
LAND SURVEYOR
JOSEPH A. HALE, JR.

60' 30' 0' 60' 120'
GRAPHIC SCALE 1" = 60'

SCALE:	1"= 60'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	2/7

WETLAND DELINEATION

A WETLAND EXHIBIT OF A PORTION OF PROPERTY OF INTER METRO PROPERTIES (GA), LLC;
LOT #1, LOT #2, & LOT #3, SELLARS SUBDIVISION; AND
PARCEL A & PARCEL B, DIVISION OF PROPERTY OF FRANKIE B. FINCH
8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

Prepared For: Inter Metro Properties (GA), LLC

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

Mon, 04 Apr 2022 - 10:14am nwallace
DRAWING PATH: C:\Users\nwallace\AppData\Local\Temp\AcPublish_5176\160003_Wetland-Parcels A & B-revised-4-4-22.dwg

MATCH LINE SHEET 4

MATCH LINE SHEET 2

154.94'
5/8"
IRF
(Disturbed)

Parcel B
Division of Property of Frankie B. Finch
Plat Record Book 22P, Page 51
Plat Book 52, Page 515

72 LF Ditch
W1
W2
W3
154.53'
N82°43'05"W
W4
W5
Wetland A
178.81'
W6
W7
T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11
T12
W8
W9
10.09'
13.11'
W10
W11
Tidal Wetland B-2
Tidal Wetland B-1
Tidal Wetland A
5/8"
IRF
264.34'
85.53'
S79°54'00"W
5/8"
IRF
S79°54'00"W
10.00'
S54°17'51"E
57.59'
S44°36'48"E
56.75'
5/8"
IRF
L4
84.39'
S18°31'23"E
107.59'
N10°05'05"W
79.19'

AUGUSTINE CREEK

Chatham County
City of Port Wentworth

Parcel "A"
Drakie Plantation, Inc
Plat Record Book N, Page 150
N/F Georgia Ports Authority
Deed Book 130V, Page 254
PIN: 10812 01001

GRID NORTH
GA EAST ZONE, NAD 83

N/F Sybil Cannon
Deed Book 2690, Page 373
Plat Record Book I, Page 63
PIN: 70003 01006

N/F Inter Metro Properties (GA), LLC
Deed Book 376A, Page 109
Plat Record Book I, Page 66
PIN: 70003 01005

City of Port Wentworth
Chatham County

3"X3"
CMF
(Disturbed)

Former property of Port Wentworth Corporation
and Union Carbide Corporation
Plat Record Book N, Page 151
N/F Georgia Ports Authority
Deed Book 130V, Page 254
PIN: 70003 01007

4-4-2022

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

DATE

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

GEORGIA
REGISTERED
No. 2886
LAND SURVEYOR
JOSEPH A. HALE, JR.

60' 30' 0' 60' 120'

GRAPHIC SCALE 1" = 60'

SCALE:	1"= 60'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	3/7

WETLAND DELINEATION

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Prepared For: Inter Metro Properties (GA), LLC

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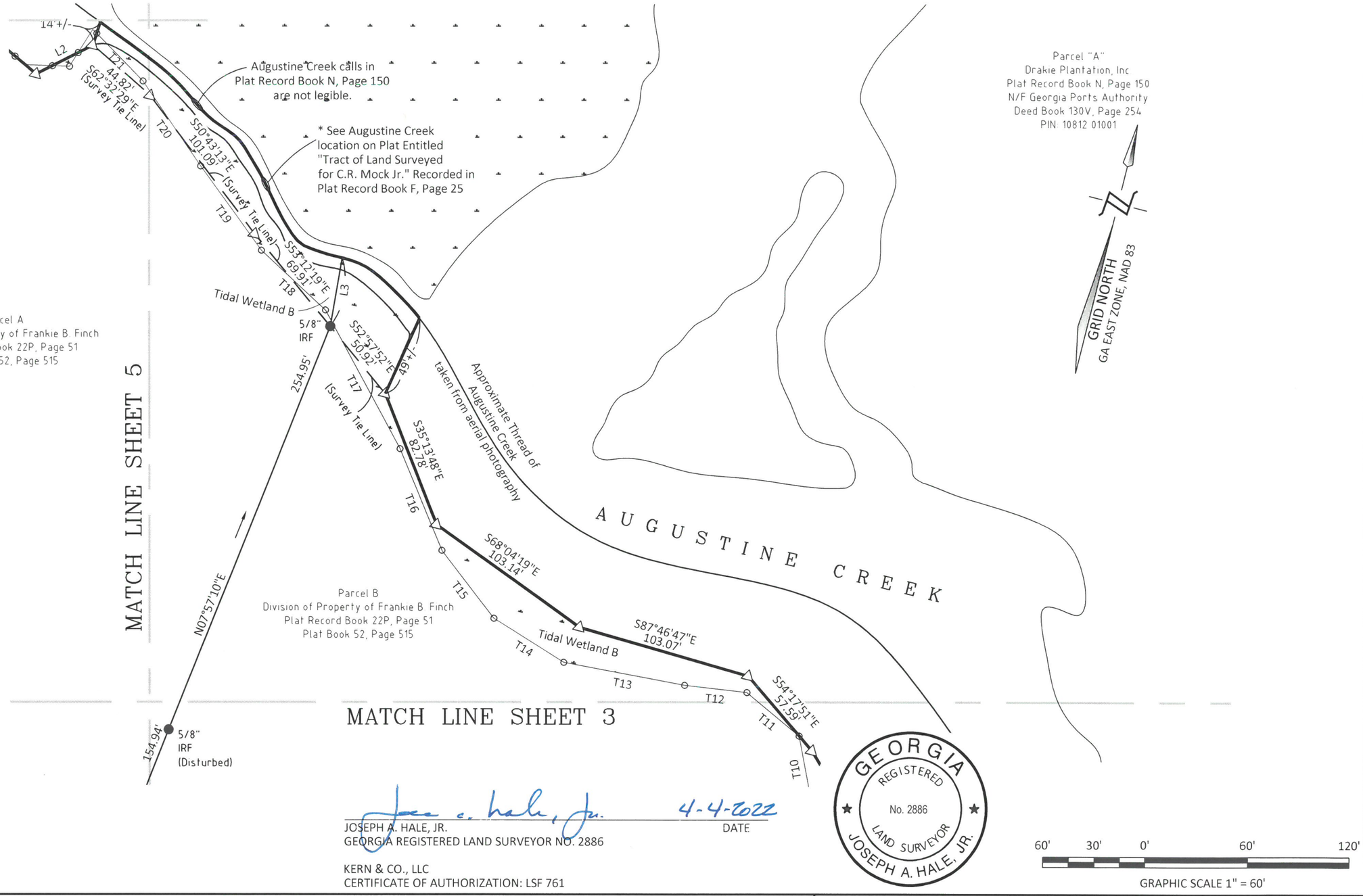

Joseph A. Hale, Jr. 4-4-2022

JOSEPH A. HALE, JR. — DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

GEORGIA REGISTERED No. 2886 LAND SURVEYOR JOSEPH A. HALE, JR.

SCALE:	1"= 60'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	4/7

WETLAND DELINEATION

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

Prepared For: Inter Metro Properties (GA), LLC

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MATCH LINE SHEET 6

GRID NORTH
GA EAST ZONE, NAD 83

Portion of George Dotson Property
Plat Record Book F, Page 235
N/F Inter Metro Properties (GA), LLC
Deed Book 343Z, Page 652
PIN 70003 01002

259.38'
N16°36'02"E
268.65'
S72°16'57"E
200.75'
N16°36'44"E
84.39'
N16°36'44"E
268.64'
5/8" IRF
N16°36'02"E

Lot #3
Sellars Subdivision
Subdivision Map Book 18S, Page 23

Lot #2
Sellars Subdivision
Subdivision Map Book 18S, Page 23

22' Private Access Easement
(SMB 18S, PG 23)

30' Private Access Easement
(PRB 22P, PG 51)

MATCH LINE SHEET 2

S63°30'25"E
96.66'
80.65'
T25
T24
14'+/-
L2
T21
S62°32'29"E
44.82'
(Survey Tie Line)
T20
S50°43'13"E
101.09'
(Survey Tie Line)
T19
S55°12'19"E
69.92'
T18
Tidal Wetland B
5/8" IRF
L3
S52°57'52"E
50.92'
49'+/-
254.95'
T17
(Survey Tie Line)
S35°13'48"E
82.78'
T16
T15
N07°57'10"E

Augustine Creek calls in Plat Record Book N, Page 150 are not legible.

* See Augustine Creek location on Plat Entitled "Tract of Land Surveyed for C.R. Mock Jr." Recorded in Plat Record Book F, Page 25

MATCH LINE SHEET 4

N03°53'20"E
14'+/-
6.9'+/-
7.19'
T21
Tidal Wetland B
S62°32'29"E
44.82'
(Survey Tie Line)
9.69'
L2
16.91'
T22
Tidal
Wetland C
16.01'
10.71'
T23

Parcel A
Division of Property of Frankie B. Finch
Plat Record Book 22P, Page 51
Plat Book 52, Page 515

Parcel B
Division of Property of Frankie B. Finch
Plat Record Book 22P, Page 51
Plat Book 52, Page 515

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

4-4-2022
DATE

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

GEORGIA
REGISTERED
No. 2886
LAND SURVEYOR
JOSEPH A. HALE, JR.

60' 30' 0' 60' 120'
GRAPHIC SCALE 1" = 60'

SCALE:	1"= 60'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	5/7

WETLAND DELINEATION

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

Prepared For: Inter Metro Properties (GA), LLC

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Tidal Wetland E

Wetland C

Tidal Wetland E-1

Tidal Wetland E-2

Tidal Wetland D

N16°36'04"E

170.00'

8.31'

14.85'

5.35'

149.80'

S75°33'47"E

54.88'

76.05'

200.94'

210'+/-

259.38'

440.88'

T31

T32

T30

T29

T28

T27

T26

T25

T24

T21

T20

W19

W18

W16

W15

W14

W13

W12

W17

80.65'

61.70'

14'+/-

L2

44.82'

S62°32'29"E

(Survey Tie Line)

S76°12'08"E

54.00'

S63°30'25"E

96.66'

GRID NORTH
GA EAST ZONE, NAD 83

Portion of George Dotson Property
Plat Record Book F, Page 235
N/F Inter Metro Properties (GA), LLC
Deed Book 343Z, Page 652
PIN 70003 01002

Parcel "A"
Drakie Plantation, Inc.
Plat Record Book N, Page 150
N/F Georgia Ports Authority
Deed Book 130V, Page 254
PIN: 10812 01001

AUGUSTINE CREEK

Chatham County
City of Port Wentworth

Approximate Thread of
Augustine Creek
taken from aerial photography

MATCH LINE SHEET 5

Lot #3
Sellars Subdivision
Subdivision Map Book 185, Page 23

GEORGIA
REGISTERED
No. 2886
LAND SURVEYOR
JOSEPH A. HALE, JR.

4-4-2022
JOSEPH A. HALE, JR. DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

60' 30' 0' 60' 120'
GRAPHIC SCALE 1" = 60'

SCALE:	1"= 60'
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	6/7

WETLAND DELINEATION

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

Prepared For: Inter Metro Properties (GA), LLC

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
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Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

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LINE TABLE		
LINE	LENGTH	DIRECTION
L1	39.30'	N16°36'44"E
L2	37.31'	N49°11'44"E
L3	40'+/-	N04°00'55"W
L4	35.19'	S76°54'04"E
L5	25.78'	S05°35'26"E

WETLAND LINE TABLE		
LINE	LENGTH	DIRECTION
W1	6.33'	N07°16'55"E
W2	49.17'	S82°35'13"E
W3	49.85'	S86°42'51"E
W4	63.38'	S86°58'08"E
W5	65.45'	N78°11'20"E
W6	32.34'	N87°48'55"E
W7	69.82'	N81°01'07"E
W8	42.20'	N28°48'47"W
W9	27.53'	N29°06'55"W
W10	78.48'	N43°00'46"W
W11	23.34'	N19°24'43"W
W12	63.59'	N82°22'03"W
W13	41.55'	N52°20'16"W
W16	24.40'	N88°15'39"W
W17	30.96'	N76°23'25"W
W18	17.06'	S47°01'41"W

TIDAL WETLAND LINE TABLE		
LINE	LENGTH	DIRECTION
T1	7.60'	N10°06'00"W
T2	43.37'	N69°31'57"E
T3	47.91'	S89°34'28"E
T4	38.94'	N08°41'30"E
T5	30.03'	N05°52'55"E
T6	8.74'	N46°52'44"W
T7	55.69'	N40°56'59"W
T8	27.42'	N37°46'11"W
T9	47.11'	N48°23'36"W
T10	37.60'	N24°30'09"W
T11	39.69'	N64°08'10"W
T12	36.88'	S82°40'16"W
T13	72.14'	S86°54'46"W
T14	48.38'	N71°43'34"W
T15	50.12'	N51°05'24"W

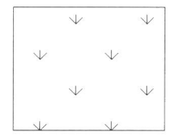
TIDAL WETLAND LINE TABLE		
LINE	LENGTH	DIRECTION
T16	64.63'	N36°13'46"W
T17	92.31'	N41°59'47"W
T18	51.45'	N60°58'46"W
T19	60.56'	N49°21'06"W
T20	60.10'	N47°56'01"W
T21	38.86'	N58°08'44"W
T22	9.50'	S18°16'54"W
T23	10.02'	S78°20'55"W
T24	50.38'	N69°30'16"W
T25	43.19'	N72°48'42"W
T26	40.60'	N62°58'14"W
T32	17.28'	S45°18'42"W

NOTES:

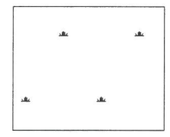
1. Lot Information:

Property Description	Address	Parcel Identification	Owner	Deed Book/Page
Portion of Intero Metro Properties (GA), LLC	Flonnel Drive, Port Wentworth, Georgia 31407	70003 01005	Intero Metro Properties (GA), LLC	376A/109
Lot #1, Sellars Subdivision	Flonnel Drive, Port Wentworth, Georgia 31407	70003 01009	Intero Metro Properties (GA), LLC	376F/940
Lot #2, Sellars Subdivision	Flonnel Drive, Port Wentworth, Georgia 31407	70003 01010	Intero Metro Properties (GA), LLC	376F/940
Lot #3, Sellars Subdivision	302 Flonnel Drive, Port Wentworth, Georgia 31407	70003 01011	Intero Metro Properties (GA), LLC	376F/940
Parcel A	301 Flonnel Drive, Port Wentworth, Georgia 31407	70003 01012	Intero Metro Properties (GA), LLC	2030/89
Parcel B	Flonnel Drive, Port Wentworth, Georgia 31407	70003 01013	Intero Metro Properties (GA), LLC	2030/89

2. All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
3. Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
4. Improvements may exist but are not shown hereon.
5. Easements may exist but are not shown hereon.
6. Wetlands may be under the jurisdiction of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources. Lot owners and developer are subject to penalty by law for disturbance to these protected areas without proper permit applications and approval.
7. Wetlands delineated by Resource + Land Consultants, December 2021.
8. The wetland lines shown were surveyed using a combination of conventional and GPS technology. Wetland points surveyed using GPS technology are subject to the inaccuracies inherent to multipath in a forested environment, these wetland lines should be considered a reasonable approximation of their location and should not be relied upon as property lines or boundaries.
9. All wetland line labels are in sequential order, some have been omitted for clarity.
10. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
11. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



Wetland



Tidal Wetland

WETLAND AREA	
WETLAND A	0.074 ACRE
WETLAND TOTAL	0.074 ACRE

TIDAL WETLAND AREA	
TIDAL WETLAND A	0.033 ACRE
TIDAL WETLAND B-1	0.310 ACRE
TIDAL WETLAND B-2	0.045 ACRE
TIDAL WETLAND C	0.001 ACRE
TIDAL WETLAND D	0.016 ACRE
TIDAL WETLAND E-1	0.328 ACRE
TIDAL WETLAND E-2	0.148 ACRE
TIDAL WETLAND TOTAL	0.881 ACRE

PROJECT AREA	
UPLAND	14.250 ACRES
WETLAND TOTAL	0.074 ACRE
TIDAL WETLAND TOTAL	0.881 ACRE
TOTAL	15.205 ACRES

GEORGIA REGISTERED No. 2886 LAND SURVEYOR JOSEPH A. HALE, JR.

Joseph A. Hale, Jr. 4-4-2022

JOSEPH A. HALE, JR. DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE WETLAND ASPECTS SHOWN THEREON, AND THAT THE WETLAND EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY TITLE OR INTEREST IN THE PROPERTY.

SCALE:	1"= 1"
PROJECT NO:	160003
DATE:	04/04/2022
DRAWN BY:	ENW
CHECKED BY:	JAH
SHEET NO:	7/7

WETLAND DELINEATION

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Prepared For: Inter Metro Properties (GA), LLC

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GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

March 17, 2022

Russell Parr
Resource and Land Consultants
41 Park of Commerce Way, Ste. 101
Savannah, GA 31405

RE: Jurisdictional Determination, Metro Properties (GA), LLC., Port Wentworth, Chatham County, GA

Mr. Parr:

Based on my review of the information submitted on behalf of Inter Metro Properties (GA), LLC., it has been determined that the delineation of jurisdictional tidal wetlands executed by Joseph A. Hale, Jr, Georgia Registered Surveyor No. 2886 entitled *"A Wetland Exhibit of Tracts 1 & 2, "A Minor Subdivision of the estate of Millie Mock Barnwell" A portion of the lands of Charles Barnwell, also known as Barnwell Gardens, 4.645 Acres, 9.720 Acres, 12.365 Acres, 1.95 Acres Tracts of Land and A Portion of the George Dotson Property, 8th G.M. District, City of Port Wentworth, Chatham County, GA"* is consistent with observations made on site February 11, 2022.

This delineation of jurisdictional tidal wetlands is valid for one year from the date of CRD's site visit but may be voided should legislative enactments, legal and/or environmental conditions change.

The tidal wetlands described in the exhibit referenced above are not considered jurisdictional under the authority of the Coastal Marshlands Protection Act (CMPA), therefore, no CMPA permit will be required for proposed impacts at this location. However, impacts to state owned tidal water bottoms do require authorization from the State including, but not limited to, a Revocable License Request. Please provide our office with the appropriate application materials if there will be any proposed impacts to jurisdictional areas.

This letter does not relieve you of the responsibility of obtaining other state, local or federal permission or authorization relative to the site. It is also incumbent upon you to contact your local government authority or the Environmental Protection Division of the Department of Natural Resources regarding any impacts of land within 25 feet of the verified jurisdictional wetlands.

We appreciate you providing us with this information for our records. Please contact me at 912.266.3695 should you have any questions.

Sincerely,

Deb Barreiro
Coastal Permit Coordinator
GADNR Coastal Resources Division

Enclosures: *A Wetland Exhibit of Tracts 1 & 2, "A Minor Subdivision of the estate of Millie Mock Barnwell" A portion of the lands of Charles Barnwell, also known as Barnwell Gardens, 4.645 Acres, 9.720 Acres, 12.365 Acres, 1.95 Acres Tracts of Land and A Portion of the George Dotson Property, 8th G.M. District, City of Port Wentworth, Chatham County, GA*

JDS20220005

v3.1

PLAN REVIEW #: KRH121

EROSION SEDIMENT & POLLUTION CONTROL PLAN REVIEW

Coastal SOIL AND WATER CONSERVATION DISTRICT

12/22/2022	Savannah	1/23/2023
DATE ON PLANS	LIA	DATE RECEIVED

40.33	30.60
TOTAL PROJECT ACRES	TOTAL DISTURBED ACRES

Flonnel Avenue Logistics Facility Container Yard	230 Flannel Avenue Port Wentworth, GA (Chatham County)
NAME OF PROJECT	ADDRESS (INCLUDING COUNTY)

Lat: 32.165154 Long: -81.178541

SPECIFIC INFORMATION ON PROJECT (GPS Location)

Patrick Warner, PE	#77002 - 07/01/2024	OkC, Oj, Cc
DESIGN PROFESSIONAL	LEVEL II CERTIFICATION/EXPIRATION DATE	SOIL SERIES

Inter-Metro Properties of Georgia, LLC	230 Flonnel Avenue Port Wentworth, GA 31322	(912) 667-0406
APPLICANT	ADDRESS	PHONE NUMBER

REPORT OF TECHNICAL REVIEW

X The Erosion Sediment and Pollution Control Plan for the above named project or activity meets the requirements of the Erosion and Sediment Control Ordinance or Rules and Regulations Governing Land-Disturbing Activities in Savannah under the provisions of the Erosion and Sedimentation Act of 1975, as amended.

_____ The Erosion Sediment and Pollution Control Plan for the above named project or activity does not meet the requirements in Savannah through failure to include the following listed at the bottom of the page.

> Any questions, comments, or concerns regarding this plan review should be addressed to:

Technical review by: Kailen R Harris
Level II Certification #/Expiration Date: #99507 - 10/14/2025
Organization: GSWCC
Date: 02/01/23

The technical review as accomplished and reported above was done at the request of and is concurred by the Coastal Soil and Water Conservation District.

DISTRICT SUPERVISOR _____ DATE _____

Comments:

COLEMAN COMPANY
ENGINEERS • SURVEYORS

2/14/2023

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

Stormwater Narrative for Flonnel Avenue Logistics Facility Container Yard
CCI Project #: 22-730

This project narrative has been provided to the City of Port Wentworth and their third-party reviewer for the purpose of complying with Section 7-80(d)(4) of the Port Wentworth Code of Ordinances.

The current site consists of a concrete trailer parking area and parcels of vegetated pervious areas and smaller structures. The nearby land consists of wetlands and the nearby St. Augustine Creek which gives the site a relatively high flood plain of 10.8. The soils on site are primarily type D soils.

These site conditions make infiltration practices unviable for the site, so other low runoff reduction practices and treatment practices were implemented. The proposed site plan consists only of trailer storage areas and routes stormwater to the two proposed stormwater detention ponds which then outfall into off-site undisturbed pervious areas and then finally into off-site grass channels. These practices, which were calculated using the Coastal Stormwater Supplement Planning & Design Worksheet and can be found in Appendix A of the Hydrology Report, achieve 65% of runoff reduction and 100% of stormwater treatment. Due to the high flood plain, high water table, low soil infiltration rate, and nearby river and wetlands, 65% runoff reduction can be achieved. This is, in our best estimation, the most reduction that can be achieved due to site constraints.

The two proposed ponds handle water detention on site. Pond 1 has a drainage basin area of 9.63 AC (6.34 impervious) and Pond 2 has a basin area of 21.07 AC (14.01 impervious). ICPR was used to account for the pipe sizing and pond sizing on the site. Using a normal water level of 3.5, pond 1 has a treatment volume of 270,000 while pond 2 has a treatment volume of nearly 300,000. ICPR was used to determine pipe sizing, and max stage of the pond, these values can be found in Appendix C of the hydrology report. ICPR reported a mas stage of 5.86 for Pond 1 and 6.73 for Pond 2, both values well below the proposed top of banks of 8.0.

Thank You,

Patrick J. Warner

Coleman Company, Inc.

Patrick J. Warner, P.E.

Project Manager

City of Port Wentworth
Stormwater Facility Inspection & Maintenance Agreement

This AGREEMENT, made and entered into this 13th day of February, 2023, by and between Inter-Metro Properties of Georgia, LLC, his/her successors and assigns, including but not limited to any homeowners association, commercial developer, holder of any portion of the below described property, and/or similar (hereinafter called the "Landowner"), and the City of Port Wentworth, Georgia; hereinafter called the "City", as required by state and local regulation and ordinances.

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described Flonnel Avenue Logistics Facility Container Yard and recorded by deed in the land records of Chatham County, Georgia, Plat Book 22 Page 51, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to develop the property and/or build upon the property; and

WHEREAS, the Stormwater Management and Operations and Maintenance (O&M) Plan; hereinafter called “the Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater runoff for the property; and

WHEREAS, the Landowner, its successors and assigns, agree that the health, safety, and welfare of the residents of Port Wentworth, Georgia, require that stormwater management facilities be constructed and maintained on the Property and in accordance with the Plan; and

WHEREAS, the City requires that stormwater management facilities as shown within the Plan be constructed and adequately maintained by the Landowner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The stormwater management facilities shall be constructed and/or upgraded as well as maintained by the Landowner, its successors and assigns, in accordance with the specifications identified in the Plan.

2. The Landowner, its successors and assigns, shall adequately maintain the stormwater management facilities and perform the work necessary to keep those facilities in good working order at all times, as described in the Plan. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater runoff. Adequate maintenance is herein defined as good working condition so that these facilities are performing their approved design functions.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility annually and maintain an inspection report on site that will be available for review by the City. The purpose of the inspection is to ensure safe and proper functioning of the stipulated facilities. The inspection shall cover all applicable stormwater management facilities, including but not limited to, conveyance measures, berms, outlet structures, pond areas, etc. Deficiencies shall be noted in the inspection report along with a schedule for repair. The inspection procedures, frequency and report shall follow the procedures established and approved in the Plan.

4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary and with reasonable notice having been given to the Landowner. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may issue citations to the Landowner for resulting, continuing ordinance violations (as set forth in the Port Wentworth City Code of Ordinances), until such time as the issues are satisfactorily resolved. Additionally, the City may enter upon the Property and implement the necessary measures to correct deficiencies identified in the inspection report and to recover the costs of such repairs from the Landowner, its successors and assigns through the appropriate means. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this AGREEMENT be construed to impose any such obligation on the City.

6. Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plan, the schedule will be followed.

7. In the event the City, pursuant to this AGREEMENT, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder. Work will not commence without written notice from the City to the owner.

8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.

Maintenance Schedule

Annual:

Inspect Outfall Structure and remove any debris that may impede flow.

Inspect pond/lagoon dam integrity.

Inspect any submerged inlets for mosquito control. Drop tablets into inlets to prevent mosquito breeding.

Semi-Annual:

Inspect all culverts, inlets, manholes for debris and obstructions. Remove as necessary.

Quarterly:

Mow and groom grassing along and inside all dry ponds/lagoons.

Inspect pond/lagoon slopes for erosion. Fill, and re-grade rills, stabilize, and re-seed as necessary.

The undersigned agrees to the full terms of this Stormwater Management System Inspection & Maintenance Plan Agreement, and attachments of City of Port Wentworth's Stormwater management Ordinance.

Joe McVeigh

Signature

JOE MCVEIGH

Print Name

PROJECT MANAGER

Title

16 FEBRUARY 2023

Date

9. This AGREEMENT shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

CERTIFICATION

OWNER:

WITNESS the following signatures and seals:

Inter-Metro Properties of Georgia, LLC

Company/Corporation/Partnership Name (Seal)

By: Joe McVeigh

JOE MCVEIGH , PROJECT MANAGER

(Type Name and Title)

The foregoing AGREEMENT was acknowledged before me this 16 day of Feb, 2023 by _____.

Patricia Murphy

NOTARY PUBLIC

My Commission Expires: 10/24/27

PATRICIA MURPHY
Notary Public, State of New Jersey
Comm. # 50070305
My Commission Expires 10/24/2027

Operation and Maintenance Inspection Report for Stormwater Management Ponds

(Adapted from Watershed Management Institute, Inc.)

Inspector Name_____ Project Location

Inspection Date _____ _____

Stormwater Pond _____

Normal Pool _____ _____

Normally Dry_____ Watershed _____

Inspection Items	Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
Pond Components				
1. Embankment and Emergency spillway				
a. Adequate vegetation and ground cover			**A**	
b. Embankment erosion			**A**	
c. Animal burrows			**A**	
d. Unauthorized plantings			**A**	
e. Cracking, bulging, or sliding of dam i. Upstream face			**A**	
ii. Downstream face			**A**	
iii. At or beyond toe Upstream			**A**	
Downstream			**A**	
iv. Emergency spillway			**A**	
f. Pond, toe & chimney drains clear and functioning			**A**	
g. Leaks on downstream face			**A**	
h. Abutment protection or riprap failures			**A**	
i. Visual settlement or horizontal misalignment of top of dam			**A**	
j. Emergency spillway clear of debris			**A**	
k. Other (specify)			**A**	
2. Riser and principal spillway				
Type: Reinforced concrete Corrugated pipe Masonry				
a. Low flow orifice obstructed			**A**	
b. Low flow trash rack i. Debris removal necessary			**A**	
ii. Corrosion control			**A**	
Weir trash rack i. Debris removal necessary			**A**	
ii. Corrosion control			**A**	

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
d.	Excessive sediment accumulation inside riser			**A**	
e.	Concrete/Masonry condition Riser and barrels			**A**	
	i. Cracks or displacement				
	ii. Minor spalling (<1")			**A**	
	iii. Major spalling (rebars exposed)			**A**	
	iv. Joint failures			**A**	
	v. Water tightness			**A**	
f.	Metal pipe condition			**A**	
g.	Control valve			**A**	
	i. Operational/exercised				
	ii. Chained and locked			**A**	
h.	Pond drain valve			**A**	
	i. Operational/exercised			**A**	
	ii. Chained and locked			**A**	
i.	Outfall channels flowing			**A**	
j.	Other (specify)			**A**	
3.	Permanent pool (wet ponds)				
a.	Undesirable vegetative growth			**M**	
b.	Floating or floatable debris removal required			**M**	
c.	Visible pollution			**M**	
d.	High Water Marks			**M**	
e.	Shoreline problems			**M**	
f.	Other (specify)			**M**	
4.	Sediment forebays				
a.	Sedimentation Noted			**M**	
b.	Sediment removal when depth < 50% design depth			**M**	
5.	Dry pond areas				
a.	Vegetation adequate			**M**	
b.	Undesirable vegetative growth			**M**	
c.	Undesirable woody vegetation			**M**	
d.	Low flow channels clear of obstructions			**M**	
e.	Standing water or wet spots			**M**	
f.	Sediment and/or trash accumulation			**M**	
g.	Other (specify)			**M**	
6.	Condition of outfalls into pond				
a.	Riprap failures			**A,S**	
b.	Slope erosion			**A,S**	
c.	Storm drain pipes			**A,S**	
d.	Endwalls/headwalls			**A,S**	
e.	Other (specify)			**A,S**	

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
7.	Other				
a.	Encroachments on ponds or easement area			**M**	
b.	Complaints from residents (describe on back)			**M**	
c.	Aesthetics i. Grass height			**M**	
	ii. Graffiti removal necessary			**M**	
	iii. Other (specify)			**M**	
d.	Any public hazards (specify)			**M**	
e.	Maintenance access			**M**	
8.	Constructed wetland areas				
a.	Vegetation healthy and growing			**A**	
b.	Evidence of invasive species			**A**	
c.	Excessive sedimentation in wetland area			**A**	

Summary Inspection Frequency Key A=Annual, M=Monthly, S=After major storm

1. Inspectors Remarks: _____
   _____
   _____
   _____
   _____
   _____
   _____

2. Overall condition of Facility (Check one)
   _____ Acceptable
   _____ Unacceptable

3. Dates any maintenance must be completed by:
   _____
   _____
   _____

_____
Inspectors Signature