CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 10, 2023

Council Meeting Room	Regular Meeting	3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jun 12, 2023 7:00 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordnance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth.

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Louis Yuan on behalf of Rxnow LLC, for PIN # 70906 04044 (7896 Ga Highway 21) for a General Development Site Plan to allow a Commercial Development (Wentworth Plaza) in a M-P-O (Master Plan Overlay) Zoning District (PUD Zoning District, Planned Unit Development, under Newly Adopted Zoning Ordnance)

- Public Hearing
- Action

B. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

- Public Hearing
- Action

C. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision

- Public Hearing
- Action

D. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

- Public Hearing
- Action

E. Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance)

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

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)

Minutes Acceptance: Minutes of Jun 12, 2023 7:00 PM (ADOPTION OF MINUTES)

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

Minutes Acceptance: Minutes of Jun 12, 2023 7:00 PM (ADOPTION OF MINUTES)

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

Minutes Acceptance: Minutes of Jun 12, 2023 7:00 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2841)

DOC ID: 2841

Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

Issue/Item: Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

Background: The subject property is currently woodland and open area.

Facts and Findings: The total amount of property to be rezoned is 7.843 acres. The applicant is requesting to rezone for a commercial development that will include a Convenience Store/Gas Station and two (2) Out-Parcels. The project will also include associated parking and drainage. The proposed access will be off Highway 30. The Developer intends to connect to City of Port Wentworth water and sanitary sewer utilities. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Rural Neighborhood Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 PM.

ATTACHMENTS:

- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Signed App 5.24.23 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Adj Prop. Owners (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Rezoning Exhibit 5.24.23 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Concept Plan 11.3.22 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Sub Plat Rev 3 11.3.22 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 25p Page 10 (TIF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 41S Page 29 (TIF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed 1.98 Acre Lot (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Auth of Property Owner (PDF)
- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Drayton Parker Companies C/O Daniel Ben-Yisrael Phone # 912-677-0593

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

Property Owner: Floyd Frank Neville Phone #

Use back if more than one owner

Owner Address: 120 State Road 30, Port Wentworth, GA 31407

PIN #('s): 70976-02029; 70976-02003; 70976B01001B # of Acres 7.843

Zoning Classification: Present R-A Requested C-2

Use of Property: Present Undeveloped Field Requested Gas Station

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

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

These properties combine to create the northwest quadrant of the intersection of Highway 21 & 30
The uses to the east, west and south are all commercial and include 1.) The City of Port Wentworth
2.) CVS Pharmacy 3.) Car Wash 4.) Coastal Nursery & Landscape Supply
The proposed rezoning would not be in conflict with adjacent zonings or uses in these areas.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form. N/A
6. Disclosure of Financial Interests form N/A
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $356.00 + $50.00 per acre + $50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this 24 day of May, 2023.

Notary Public

Signature of Applicant

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

LILY LEROY NOTARY PUBLIC SOUTH CAROLINA

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Signed App 5.24.23 (2841 : ZMA 70976 02003, 70976 02029, &

DISCLOSURE OF FINANCIAL INTERESTS

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

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

N/A

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

N/A

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

N/A

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

N/A

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

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

Sworn to and subscribed before me this 24 day of May, 2023.

Signature of Official

Notary Public

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

LILY LEROY NOTARY PUBLIC SOUTH CAROLINA

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Signed App 5.24.23 (2841 : ZMA 70976 02003, 70976 02029, &

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

N/A

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

N/A

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

Sworn to and subscribed before me this 24 day of May, 2023.

Signature of Applicant

Notary Public

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Signed App 5.24.23 (2841 : ZMA 70976 02003, 70976 02029, &

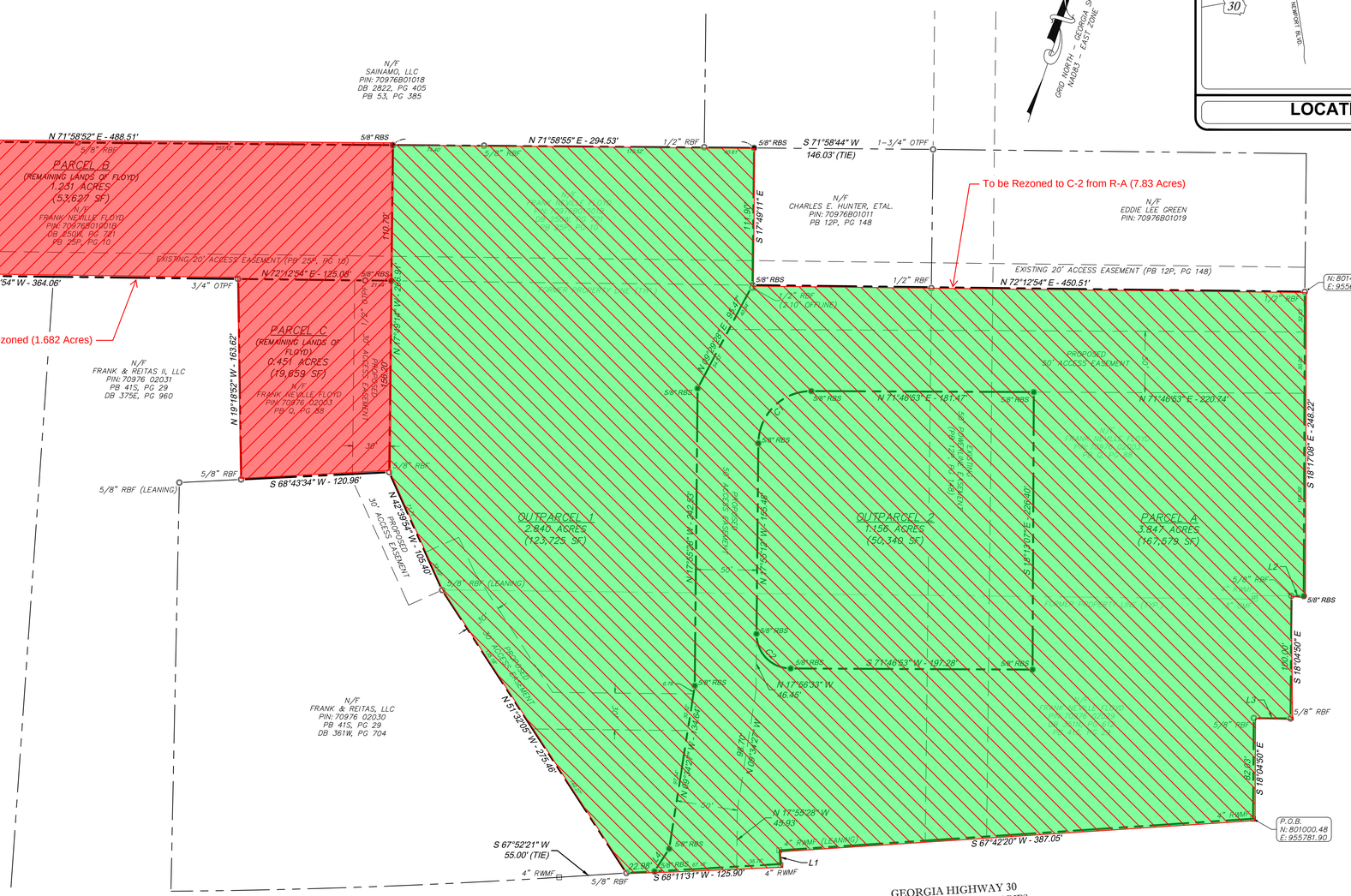
22-2059 Parkers – Highway 21 & 30, Port Wentworth

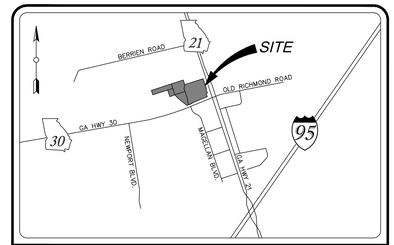
Adjacent property owners within 250’ of property boundaries:

1.) Frank & Reita’s LLC; 70976 02030; 134 Highway 30; 1716 E Highway 80, Bloomingdale, GA 31302
2.) Green Eddie Lee; 70976B01018 & 70976B01019; Highway 21; 7317 Highway 21, Port Wentworth, GA 31407
3.) Hunter Charles & Rosella; 70976B01001A; 7229 Highway 21, Port Wentworth, GA 31407
4.) Jones Rosella ET AL; 70976B01002; Augusta Road; 116 Village Lake Drive, Pooler, GA 31322
5.) Hunter Charles E ET AL; 70976B01011; Augusta Road; 7229 Highway 21, Port Wentworth, GA 31407
6.) Port City Car Wash, LLC.; 70037 02007; 38 Magellan Blvd.; 118 Pipemakers Circle, Suite 100, Pooler, GA 31322
7.) Double Reverse, LLC.; 70037 02006; 0 Magellan Blvd.; 250 N. Orange Avenue, Suite 1500, Orlando, FL 32801
8.) WPB Estate Management LLC.; 70037 02016; 0 Highway 21; 4107 Columbia Road, Augusta, GA 30907

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Adj Prop. Owners (2841 : ZMA 70976 02003, 70976 02029, &

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION





LOCATION MAP N.T.S.

NO.	REVISION DESCRIPTION	DATE
1	REVISE SUBDIVISION & EASEMENT LINE	9/28/22
2	CORRECT ACREGE/SIGNATURE LINES	10/12/22
3	REVISE LOT LINES (PARCEL A, OP 1 & OP 2)	11/03/22

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

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0030G; Effective Date: August 16, 2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. 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.
11. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

SURVEY DATA

Parcel A:	3.847 Acres (167,579 Square Feet)
Outparcel 1:	2.840 Acres (123,725 Square Feet)
Outparcel 2:	1.156 Acres (50,340 Square Feet)
Parcel B:	1.231 Acres (53,627 Square Feet)
Parcel C:	0.451 Acres (19,659 Square Feet)
Total Area:	9.525 Acres (414,930 Square Feet)

Plat Closure: 1 in 1,273,168

Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network
Field Work Completed on:	September 23, 2022

REFERENCES

PB 75, PG 34	PB 12P, PG 148B	PB 25, PG 10
PB 41S, PG 29	PB Q, PG 88	DB 1250W, PG 721

SURVEYORS CERTIFICATION

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

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley P. Wittman — 11/3/2022

GA REG. L. S. NO. 3343 — DATE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22° 13' 35"E	11.19
L2	S72° 08' 50"W	10.09
L3	S71° 51' 49"W	30.00
L4	N14° 27' 29"E	22.00

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N26° 55' 51"E	60.65	43.00	67.32
C2	N63° 04' 09"W	39.70	28.00	44.13

LEGEND

PROPERTY BOUNDARY		POINT OF BEGINNING	P.O.B.
ADJACENT PROPERTY LINE FORMER PROPERTY LINE		PROPERTY ID NUMBER	PIN
METES AND BOUNDS	N 47°45'54" E - 497.06'	NOW OR FORMERLY	N/F
TAG LABEL	L# or C#	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	5/8" RBF	PLAT BOOK	PB
RIGHT-OF-WAY MONUMENT FOUND	RWMF	DEED BOOK	DB
5/8" IRON REBAR SET W/CAP	RBS	PAGE	PG
MEANDER POINT		NOT TO SCALE	N.T.S.

CERTIFICATE OF DEDICATION

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

OWNER — DATE

CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

EMC ENGINEERING SERVICES, INC.
PO Box 2086
221 Merchant Way, Suite 201
Statesboro, GA 30458
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statesboro@emc-eng.com
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CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

RECOMBINATION AND SUBDIVISION PLAT

FLOYD PROPERTY - 9.525 ACRES

8th G.M. DISTRICT
CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
DRAYTON PARKER COMPANIES

PROJECT NO.:	22-2059
DRAWN BY:	WPW/WEC
DESIGNED BY:	
SURVEYED BY:	NCH
SURVEY DATE:	9/23/2022
CHECKED BY:	WPW
SCALE:	1" = 50'
DATE:	9/23/2022

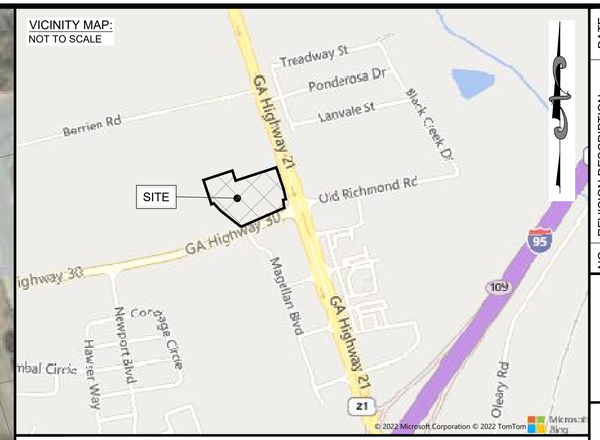
SHEET 1 OF 1

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Rezoning Exhibit 5.24.23 (2841 : ZMA 7097G 02003, 7097G 02029, & 7097GB01001B Hwy 21 & 30 Parkers Kitchen July 2023)

O:\2022\22-2059 PARKERS - HWY 21 & HWY 30\DWG\22-2059V_S01 HWY 21 @ 30 SUBDIVISION PLAT.DWG 11/3/2022 3:51 PM



VICINITY MAP:
NOT TO SCALE



SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF UNDEVELOPED/OPEN SPACE, LYING ON 3 PARCEL(S) OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A CONVENIENCE STORE / GAS STATION AT THE CORNER OF HWY. 21 AND HWY. 30. THE DEVELOPER ALSO PLANS TO INSTALL AN ACCESS ROAD OFF OF HWY. 30 TO SERVE THE CONVENIENCE STORE DIESEL FUELING STATION AS WELL AS OUT-PARCELS TO BE LOCATED WEST OF THE ACCESS ROAD.	
PROPERTY DESCRIPTION	NORTHWEST INTERSECTION OF HWY. 21 & HWY. 30 PIN #: 70976-02029, 70976-02003 & 70976B01001B	
AREA	TOTAL PROPERTY AREA	7.83 ACRES
	SUBJECT PROPERTY AREA	3.84 ACRES
	OUT-PARCEL AREA	OUT-PARCEL #1- 2.83 ACRES OUT-PARCEL #2- 1.16 ACRES
	DISTURBED AREA	TBD
ZONING	EXISTING	R-A
	PROPOSED	C-3 (GENERAL-BUSINESS) (REZONING REQUIRED)
SETBACKS	FRONT SETBACK:	40-FT
	SIDE SETBACK:	10-FT
	REAR SETBACK:	10-FT
UTILITIES	WATER SANITARY SEWER	THE DEVELOPER INTENDS TO CONNECT TO THE CITY OF PORT WENTWORTH'S UTILITY MAINS FOR WATER AND SANITARY SEWER SERVICE.

OFF STREET PARKING NOTES:

REQUIRED PARKING	1 SPACE PER 200 SQ. FT. + 1 SPACE PER FUEL PUMP
REQUIRED PARKING DESIGN CONSTRAINT	5,175 SQ. FT. 7 PUMPS
REQUIRED PARKING CALCULATION	(1 SPACE PER 200 SQ. FT. * 5,175 SQ. FT.) + (1 SPACE PER FUEL PUMP * 7 PUMPS) = 33 SPACES REQUIRED
PARKING PROVIDED	31 9-FT WIDE REGULAR AUTO SPACES 2 9-FT WIDE ADA AUTO SPACES 33 TOTAL SPACES

HATCH LEGEND:

- PROPOSED ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- DUMPSTER PAD

CONCEPTUAL PLAN SPECIAL NOTES	
1	PYLON SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
2	24' X 186' AUTO CANOPY
3	DUMPSTER ENCLOSURE
4	CONCRETE PAD W/ (3) UNDERGROUND FUEL STORAGE TANKS

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE024206
PROFESSIONAL
11/03/2022
ENGINEER
COLBY PRESTON ROGERS
PRELIMINARY

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

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

CONCEPTUAL PLAN

PARKER'S KITCHEN
HWY. 21 & HWY. 30
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
THE PARKER COMPANIES

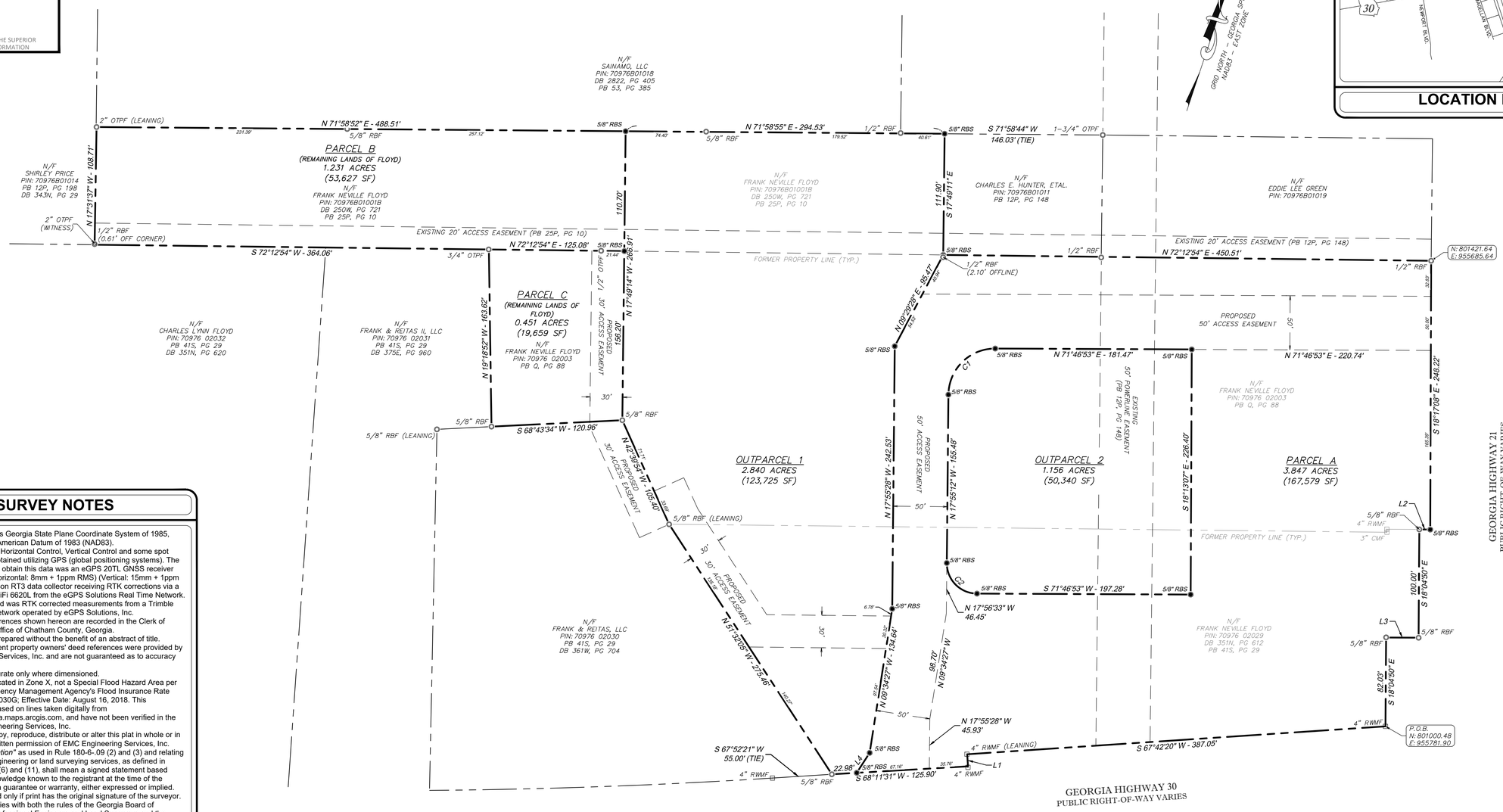
PROJECT NO.:	22-2059
DRAWN BY:	KES
DESIGNED BY:	KES
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	CPR
SCALE:	1" = 50'
DATE:	11/03/2022

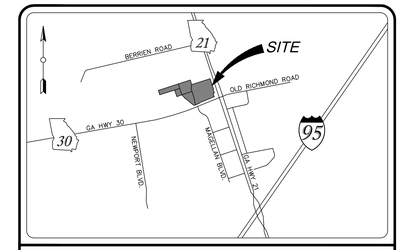
SHEET 1 OF 1

G:\22\22-2059 PARKER'S- HWY 21 & HWY 30\DWG\22-2059C_B01.DWG 11/3/2022 11:49 AM

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Concept Plan 11.3.22 (2841 : ZMA 70976 02003, 70976 02029, & 7097GB01001B Hwy 21 & 30 Parkers Kitchen July 2023)

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION





LOCATION MAP N.T.S.

NO.	REVISION DESCRIPTION	DATE
1	REVISE SUBDIVISION & EASEMENT LINE	9/28/22
2	CORRECT ACREGE/SIGNATURE LINES	10/12/22
3	REVISE LOT LINES (PARCEL A, OP 1 & OP 2)	11/03/22

GRAPHIC SCALE: 1" = 50'

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0030G; Effective Date: August 16, 2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. 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.
11. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

SURVEY DATA

Parcel A:	3.847 Acres (167,579 Square Feet)
Outparcel 1:	2.840 Acres (123,725 Square Feet)
Outparcel 2:	1.156 Acres (50,340 Square Feet)
Parcel B:	1.231 Acres (53,627 Square Feet)
Parcel C:	0.451 Acres (19,659 Square Feet)
Total Area:	9.525 Acres (414,930 Square Feet)
Plat Closure:	1 in 1,273,168

Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network
Field Work Completed on:	September 23, 2022

REFERENCES

PB 75, PG 34	PB 12P, PG 148B	PB 25, PG 10
PB 41S, PG 29	PB Q, PG 88	DB 1250W, PG 721

SURVEYORS CERTIFICATION

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

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley P. Wettman — 11/3/2022

GA REG. L. S. NO. 3343 — DATE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22° 13' 35"E	11.19
L2	S72° 08' 50"W	10.09
L3	S71° 51' 49"W	30.00
L4	N14° 27' 29"E	22.00

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N26° 55' 51"E	60.65	43.00	67.32
C2	N63° 04' 09"W	39.70	28.00	44.13

LEGEND

PROPERTY BOUNDARY		POINT OF BEGINNING	P.O.B.
ADJACENT PROPERTY LINE		PROPERTY ID NUMBER	PIN
FORMER PROPERTY LINE		NOW OR FORMERLY	N/F
METES AND BOUNDS	N 47°45'54" E - 497.06'	RIGHT-OF-WAY	R/W
TAG LABEL	L# or C#	PLAT BOOK	PB
5/8" IRON REBAR FOUND	5/8" RBF	DEED BOOK	DB
RIGHT-OF-WAY MONUMENT FOUND	RWMF	PAGE	PG
5/8" IRON REBAR SET W/CAP	RBS	NOT TO SCALE	N.T.S.
MEANDER POINT			

CERTIFICATE OF DEDICATION

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

OWNER — DATE

CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

EMC ENGINEERING SERVICES, INC.
PO Box 2088
121 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

RECOMBINATION AND SUBDIVISION PLAT

FLOYD PROPERTY - 9.525 ACRES

8th G.M. DISTRICT

CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

Prepared for:
DRAYTON PARKER COMPANIES

PROJECT NO.:	22-2059
DRAWN BY:	WPW/WEC
DESIGNED BY:	
SURVEYED BY:	NCH
SURVEY DATE:	9/23/2022
CHECKED BY:	WPW
SCALE:	1" = 50'
DATE:	9/23/2022

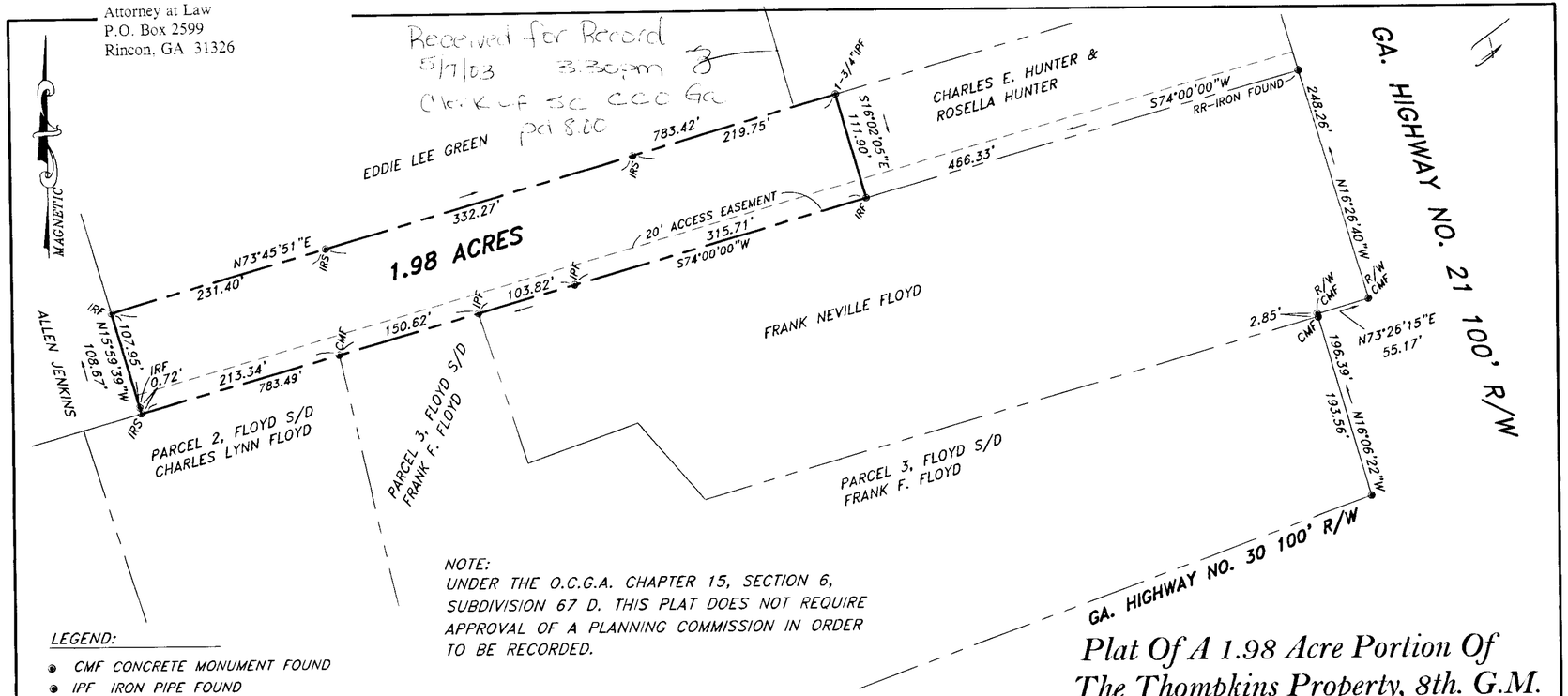
SHEET 1 OF 1

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Sub Plat Rev 3.11.22 [2841 : ZMA 70976 02003, 70976 02029, & 7097B01001B Hwy 21 & 30 Parkers Kitchen July 2023)

O:\2022\22-2059 PARKERS - HWY 21 & HWY 30\DWG\22-2059VL_SDI HWY 21 @ 30 SUBDIVISION PLAT.DWG 11/3/2022 3:51 PM

Theodore T. Carellas, P.C.
Attorney at Law
P.O. Box 2599
Rincon, GA 31326

Received for Record
5/7/03 3:30pm
Clerk of Sc Ccc Ga
pd $10



NOTE:
UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBDIVISION 67 D. THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.

LEGEND:

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND

R/W RIGHT OF WAY

REFERENCE:
1. S.M.B. 7-S PAGE 34
2. D.B. 110 U PAGE 587
3. D.B. 169 L PAGE 396
4. P.R.B. 12 P PAGE 198
5. P.R.B. 12 P PAGE 148

ACCORDING TO THE FLOOD INSURANCE RATE MAP 130030 0030 C DATED 5-19-87 THE SURVEYED PROPERTY IS NOT WITHIN THE 100 - YEAR FLOOD ZONE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ERROR OF CLOSURE :
FIELD: 1/23,338
ANGULAR ERROR: 05" PER POINT
ADJUSTED BY COMPASS METHOD
PLAT: 1/306,755
EQUIPMENT: TOPCON ROBODIC SINGLE PRISM

GEORGIA REGISTERED NO. 1882 LAND SURVEYOR VINCENT HELMY

COASTAL SURVEYING CO., INC.
2640 QUACCO ROAD
SUITE 203, POOLER, GA. 31322
(912) 748-2154

Plat Of A 1.98 Acre Portion Of The Thompkins Property, 8th. G.M. District, Chatham County, Georgia

For: Frank Floyd

25 P 90

Date: April 10, 2003
Job No. 03-183

6.A.f
Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 25p Page 10 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B Hwy 21
Packet Pg. 14

RECEIVED FOR RECORD
2009 APR -7 PM 3:44
CLERK SUPERIOR COURT

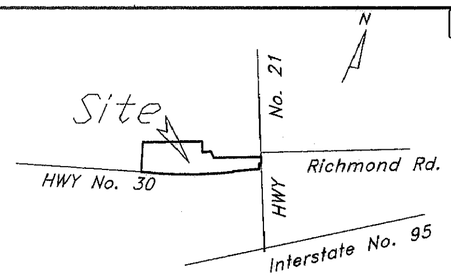
MAGNETIC

Iraj Shambayati &
Isadoost Shambayati
Pin# 7-0976-02-027

Taniqua J. Price
Pin# 7-0976B-01-014

Frank Neville Floyd
Pin# 7-0976B-01-001B
D.B. 250 W PAGE 721
P.R.B. 25 P PAGE 10

Frank Neville Floyd
Pin# 7-0976B-01-003



Vicinity Map
NTS

N74°00'00"E 894.82'
cmf
ipf
irf
S17°38'00"E 163.44'
N74°00'00"E 662.57'
S16°29'56"E 248.27'
S73°40'12"W 10.09'
S16°14'20"E 100.00'
S73°40'12"W 30.00'
S16°14'20"E 82.03'
S69°30'23"W 386.97'
S69°59'35"W 180.82'
S20°25'32"E 11.19'
N73°40'12"E 30.00'
S17°40'10"E 2.77'
N70°26'05"E 50.31'
N70°26'05"E 121.10'
S40°46'30"E 105.50'
N49°41'40"W 275.61'
N11°38'45"W 443.51'
N11°38'45"W 461.55'
N11°54'38"W 419.74'
N12°39'25"W 499.33'
N15°27'51"W 331.64'
N17°23'10"W 493.45'
140.21' 25' BSL
140.35'
463.63'
150.63'
125.82'
irs
cmf
ipf
irf
op
10' BSL
25' BSL
R/W cmf
Power Pole
Lot 6
1.45 Ac.
Lot 5
1.51 Ac.
Lot 4
5.26 Ac.
Lot 3
1.54 Ac.
Lot 2
2.04 Ac.
Lot 1
2.83 Ac.
30' Utility Esmt. City Of Port Wentworth D.B. 220 S Page 564
245' S.E.P.Co. Esmt. D.B. 101-Q Page 723
50' SCG Pipe Line Esmt. (D.B. 268 F Page 106)
Underground Gas Line
20'
Single- Story Brick Res:
Fire Hydrant
Water Lateral
55.00'
15' Utility Esmt.
Old R/W cmf
San. Manhole
Arc. 140.00'
Rad. =5679.58
Ch.Brg. S81°22'49"W
Ch. 140.00'
Arc. 140.00'
Rad.5679.58
Ch.Brg. S79°58'04"W
Ch.140.00'
30' Bldg. Line
Arc. 471.40'
Rad. =5679.58'
Ch.Brg. S76°53'02"W
Ch. 471.26'
Arc. 131.09'
Rad.=5679.58'
Ch.Brg S73°50'42"W
Ch.131.09'
Arc. =316.75'
Rad. =5679.58
Ch.BrgS71°35'10"W
Ch.316.71'
Total Arc. =1199.24'
Rad.=5679.58
Ch.Brg.S76°02'14"W
Ch.1197.01'
Benchmark Spike In 18" Oak El.24.97(NGVD1929)
Benchmark Spike In 16" Pine El.26.55
Benchmark Spike In power Pole El.22.13 (NGVD1929)
Utility Esmt. (Some Where In This Area) City Of Port Wentworth D.B. 220 S Page 578 (Can Not Plot From Description)
D.B. 220 S PAGE 575 20' Utility Esmt. (Some Where In This Area) City Of Port Wenthworth (Can Not Plot From Description)

Ga. Highway No. 30 100' R/W

Ga. Highway No. 21 100' R/W

APPROVED FOR THE CITY OF PORT WENTWORTH BY:

MAYOR	DATE 3/26/09
CHAIRMEN PLANNING AND ZONING	DATE 4/2/09
CITY ENGINEER	DATE
COUNCIL MEMBER	DATE 3/26/09
COUNCIL MEMBER	DATE 3/26/09
COUNCIL MEMBER	DATE 3/26/09
COUNCIL MEMBER	DATE 3-26-09
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE

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

Environmental Health Director — DATE 4-2-09

REFERENSES:

1. S.M.B. 7 S PAGE 34
2. P.R.B. 25 P PAGE 10
3. D.B. 268 F PAGE 106
4. D.B. 220 S PAGE 564
5. D.B. 242 U PAGE 360
6. D.B. 220 S PAGE 574
7. D.B. 245 I PAGE 067
8. R/W PROJECT: EDFR-041-2 (36)
9. D.B. 101 Q PAGE 723
10. D.B. 250 W PAGE 721
11. 220 S PAGE 578

Original Lots = 3
New Lots = 6
Total Area: 14.57 Acres

Legend:

irs	Iron Rod Set
R/W	Right-Of-Way
cmf	Conc. Monument Found
ipf	Iron Pipe Found
lpf	Iron Rod Found
op	Overhead Power

ACCORDING TO THE FLOOD INSURANCE RATE MAP 130030 0030 C DATED MAY 19, 1987 THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS PROPERTY LIES IN ZONE "X"

GEORGIA REGISTERED NO. 1982 LAND SURVEYOR VINCENT HELMLY

SCALE: 1" =100'

NOTES:

1. LOTS 1,2 & 3 ARE DIVIDED FROM FLOYD SUBDIVISION PARCEL 3, PIN # 7-0976-02-002A.
2. LOT 4 IS A RECOMBINATION OF FLOYD SUBDIVISION PARCEL 2 AND THE EASTERN PORTION OF PARCEL 1. PARCEL 2 = PIN# 7-0976-02-02B.
3. LOTS 5 & 6 ARE DIVIDED FROM THE WESTERN PORTION OF FLOYD SUBDIVISION PARCEL 1. PARCEL 1 = PIN# 7-0976-02-002.
4. LOTS TO BE SERVED BY CITY OF PORT WENTWORTH WATER & SEWER SYSTEMS.

A Resubdivision Of Parcels 1,2 & 3, Floyd Subdivision, 8th. G.M. District, Port Wenthworth, Chatham County, Georgia

FOR: Estate Of Alma Reita Floyd

415-pg. 29

- ERROR OF CLOSURE:
  FIELD : 1/ 23,258
  ANG. ERROR : 3"PER ANG. PT.
  ADJUSTED BY : COMPASS METHOD
  PLAT : 1/256,456
  EQUIPMENT: TOPCON GTS GTS236W TOTAL STATION SINGLE PRISM

Vincent Helmly
317 Derrick Inn Road
SAVANNAH, GEORGIA
(912) 925-3523

SCALE: 1"=100'
DATE: July 23, 2008
JOB# 08-152

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 41S Page 29 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B Hwy 21 & 30 Parkers Kitchen July 2023)

Clock#: 389528
FILED FOR RECORD

5/07/2003 02:24pm

PAID: 12.00

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

Real Estate Transfer Tax

PAID $*24.00

For Clerk of Superior Court

BOOK 250 PAGE 721

Return Recorded Document to:
Theodore T. Carellas, P.C.
Post Office Box 2599
Rincon, GA 31326

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

File #: **0267-03**

This Indenture made this **23rd** day of **April, 2003** between **Alex Jenkins** , of the County of Dade, State of Florida, as party or parties of the first part, hereinafter called Grantor, and **Frank Neville Floyd** , as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

Alex Jenkins (Seal)

(Seal)

OFFICIAL NOTARY SEAL
JOHN HENRY BAKER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC
MY COMMISSION EXP. OCT. 29, 20

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed 1.98 Acre Lot (2841 : ZMA 70976 02003, 70976 02029, &

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, containing 1.98 acres and being a portion of TheThompkins Property, as shown and more particularly described on that certain map or plat made by Vincent Helmly, R.L.S. #1882, dated April 10, 2003, recorded in Plat Book 25P, Folio 10, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Charlie Thompkins to Alex Jenkins, dated April 28, 1978, recorded in Deed Book 110-U, page 587, aforesaid records.

SUBJECT TO AND INCLUDED HEREWITH is a 20 foot access easement for ingress and egress purposes across the Southern side of the above-described property as shown on the aforedescribed plat.

BOOK 250 PAGE 722

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed 1.98 Acre Lot (2841 : ZMA 70976 02003, 70976 02029, &

Clock#: 1160343
FILED FOR RECORD
5/22/2009 10:04am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

RECORD AND RETURN TO:
CARELLAS & NEWBERRY, P.C.
POST OFFICE BOX 2599
RINCON, GA 31326

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

EXECUTOR'S DEED

THIS INDENTURE, Made this the 15 day of MAY, 2009, between FRANK NEVILLE FLOYD and CHARLES LYNN FLOYD, Executors of the Estate of ALMA REITA FLOYD, late of the State of Georgia, and County of Chatham, deceased, as Parties of the First Part (hereinafter called "grantors") and FRANK NEVILLE FLOYD, as Party of the Second Part (hereinafter called "grantee"), the words "grantor(s)" and "grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

BOOK 351N PAGE 612

WITNESSETH: That the said grantors (acting under and by virtue of the power and authority contained in the Last Will and Testament of Alma Reita Floyd, the same having been duly probated and recorded in the Court of Probate of Chatham County, Georgia) and all debts of said estate of Alma Reita Floyd having been paid, for and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS In hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, the following described property, to wit:

See "Exhibit A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

And the said Parties of the First Part, their heirs, executors, successors and assigns will warrant and forever defend the right and title to the above described property unto the said Party of the Second Part, his executors, administrators, heirs and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantors herein have hereunto set their hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC CHATHAM COUNTY, GA. Comm. Exp. 5/26/09

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC CHATHAM COUNTY, GA. Comm. Exp. 5/26/09

Frank Neville Floyd (SEAL)
FRANK NEVILLE FLOYD, Executor of the Estate
of Alma Reita Floyd

Charles L. Floyd (SEAL)
CHARLES LYNN FLOYD, Executor of the Estate
of Alma Reita Floyd

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M.D., County of Chatham, State of Georgia, and known as Lot One (1), containing 2.83 acres, more or less, as shown upon a map or plat of record in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 41S, page 29, known as A Resubdivision of Parcels 1, 2 & 3, Floyd Subdivision, 8th. G. M. District, by Vincent Helmly, Surveyor, RLS #1882, said plat dated July 23, 2008, for the Estate of Alma Reita Floyd.

Subject to conditions, restrictions and easements of record and as shown n the aforedescribed plat of survey.

BOOK 351 N PAGE 613

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B

Clock#: 1160344
FILED FOR RECORD
5/22/2009 10:04am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK 351 N PAGE 614

RECORD AND RETURN TO:
CARELLAS & NEWBERRY, P.C.
POST OFFICE BOX 2599
RINCON, GA 31326

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

EXECUTOR'S DEED

THIS INDENTURE, Made this the 15 day of MAY, 2009, between FRANK NEVILLE FLOYD and CHARLES LYNN FLOYD, Executors of the Estate of ALMA REITA FLOYD, late of the State of Georgia, and County of Chatham, deceased, as Parties of the First Part (hereinafter called "grantors") and FRANK FORREST FLOYD, as Party of the Second Part (hereinafter called "grantee"), the words "grantor(s)" and "grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of Alma Reita Floyd, the same having been duly probated and recorded in the Court of Probate of Chatham County, Georgia, for and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS In hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, the following described property, to wit:

See "Exhibit A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the grantors herein have hereunto set their hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Frank Neville Floyd (SEAL)
FRANK NEVILLE FLOYD, Executor of the Estate
of Alma Reita Floyd

Charles L. Floyd (SEAL)
CHARLES LYNN FLOYD, Executor of the Estate
of Alma Reita Floyd

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M.D., County of Chatham, State of Georgia, and known as Lot Two (2), containing 2.04 acres, more or less, as shown upon a map or plat of record in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 41S, page 29, known as A Resubdivision of Parcels 1, 2 & 3, Floyd Subdivision, 8th. G. M. District, by Vincent Helmly, Surveyor, RLS #1882, said plat dated July 23, 2008, for the Estate of Alma Rita Floyd.

Subject to conditions, restrictions and easements of record and as shown on the aforementioned plat of survey.

BOOK 351 N PAGE 615

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: Drayton-Parker Companies, LLC C/O Daniel Ben-Yisrael

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

Telephone Number: 912-677-0593

ESTATE OF FRANK NEVILLE FLOYD

Signature of Owner WILLIAM NEVILLE FLOYD
AS CO-EXECUTOR OF THE ESTATE

ESTATE OF FRANK NEVILLE FLOYD

Signature of Owner FRANK FORREST FLOYD
AS CO-EXECUTOR OF THE ESTATE

Personally appeared before me

William Neville Floyd and Frank Forrest Floyd

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

Janelle W Drawdy

Notary Public

9/22/22

Date

JANELLE W. DRAWDY
NOTARY PUBLIC
Comm. Exp. 02/25/26
EFFINGHAM COUNTY, GA

Attachment: ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Auth of Property Owner (2841 : ZMA 70976 02003, 70976 02029, &

Attachment: Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (2841 : ZMA 70976 02003, 70976 02029, & 70976B01001B Hwy 21 & 30

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2842)

DOC ID: 2842

Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordnance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth.

Issue/Item: Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordnance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth.

Background: The subject property is currently being used as a residential home and a open field. There are several buildings or structures on the subject property.

Facts and Findings: The total amount of property to be rezoned is 23.44 acres. The applicant is requesting to rezone the property from R-A (Residential Agriculture) to R-M (Residential Multifamily) to develop a cottage development community called LEO Cottages at Port Wentworth. The nature of the proposed development is a "build to rent" or "cottage" community which will consist of 215 dwelling units in single-family or two-family buildings that are owned & operated by the developer as rental units. The access for the development will be off of Meinhard Road. The project will also include associated drainage and water and sewer utilities. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 PM.

ATTACHMENTS:

- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (PDF)
- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Owner sign (PDF)

- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC Phone # (912) 644-5756

Mailing Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Property Owner: Pfeiffer Family Living Trust; William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer Phone # _____

Use back if more than one owner

Owner Address: 1100 Meinhard Road, Port Wentworth, GA 31407

PIN #('s): 70976 01055; 70976 01041Y # of Acres 23.44 (aggregate)

Zoning Classification: Present R-A Requested R-M

Use of Property: Present Residential / Agricultural Requested Multifamily Residential

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

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

See attachment

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $356.00 + $50.00 per acre + $50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this 4th day of May, 2023.

Notary Public

HARRIS G MARTIN NOTARY PUBLIC CHATHAM COUNTY, GA Comm. Exp. 09/27/25

Signature of Applicant

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on May 4, 20 23, to rezone real property described as follows:

See attachment

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

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

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

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

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

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

_____
Signature of Official

_____
Notary Public

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

Signature of Owner, trustee

Personally appeared before me
Charlotte G. Pfeifer

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

Notary Public

5-5-2023
Date

MEGAN B BULLOCK NOTARY PUBLIC SCREVEN COUNTY, GA Comm. Exp. 01/20/26

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

William K Pfeiffer Jr trustee

Signature of Owner

Personally appeared before me

William Koelker Pfeiffer Jr, Trustee

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

Notary Public

GRADY K REDD NOTARY Comm. Ex 08/30 PUB

5-5-2023

Date

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on May 4, 2023, to rezone real property described as follows:

See attachment

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

N/A

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

Sworn to and subscribed before me this 4th day of May, 2023

Signature of Applicant

Notary Public

HARRIS G MARTIN NOTARY PUBLIC CHATHAM COUNTY, GA Comm. Exp. 09/27/25

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

ATTACHMENT

to Rezoning (Map Amendment) Application
of John D. Northup III
for Advenir Oakley Development, LLC

INTRODUCTION

The subject parcels are within the Phase 3 Master Plan Design District. Accordingly, pursuant to Section 2.3 of the Master Plan Overlay section within Section 5.1 of the Port Wentworth Zoning Ordinance (the "Ordinance"), the subject parcels must submit a master plan for review and approval by the City. The site plan attached hereto as **Exhibit A** (the "Master Plan") shall constitute the master plan for purposes of compliance with such section of the Ordinance.

The Master Plan contemplates a development that contains approximately 215 dwelling units and an amenity complex, contained within approximately 23.5 acres. The two currently existing parcels will be recombined after the developer acquires them (contingent on a successful rezoning), so that either a single parcel will result, or a small number of parcels. The nature of the proposed development is a "build to rent" or "cottage" community, which will consist of dwelling units in single-family or two-family buildings that are owned and operated by the developer as rental units. Accordingly, a separate lot is not required for each building or dwelling unit, since ownership of all buildings and dwelling units will be retained by the developer. In this way, the development will function like a multi-family development, though with units not being clustered in a single large building, but rather in single- or two-family homes spread across a small number of lots. The developer calls this concept a "horizontal multi-family" use.

Given this proposed use, the master plan contains only a single zoning classification – R-M, or Multifamily Residential. That zoning classification allows for a maximum density of 18 dwelling units per gross acre. The proposed development on the subject parcels should yield a density of slightly more than 9 dwelling units per acre – far less density than the R-M zoning classification allows.

In connection with input by the City of Port Wentworth (the "City"), the master plan may be amended if necessary to incorporate the development standards that are particular to an R-M classification, but which address the unique "one lot" structure proposed for this development. The developer intends to adhere to all applicable setbacks, buffers and parking requirements, though those may need to be reinterpreted to apply to this situation, in which dwelling unit buildings are not situated on their own individual lots.

The proposed development will be a very walkable, pedestrian-friendly area that will not be gated. There are possibilities to connect the proposed development to potential commercial properties that may be developed in the future to the north of the proposed development, on the other side of Little Hurst Branch.

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

The subject parcels are currently zoned R-A, or Residential-Agriculture. Directly across Meinhard Road is the Lake Shore development, which consists of largely single family residential homes, with a few townhomes in the southeast corner of the development. Lake Shore is zoned P-RIP, or Planned Residential-Institutional. The maximum density allowed by an RIP zoning classification is 12 dwelling units per acre. That is comparable, and even a little greater than, the +/- 9 dwelling units per acre that will be contained in the proposed development. So the density of the proposed development will be slightly less than the Lake Shore development across Meinhard Road.

The properties surrounding the subject parcels on the north side of Meinhard Road are largely single family residences on large lots. However, several of the large lots to the northeast of the subject lots (across Little Hurst Branch and bordering on Benton Boulevard) are anticipated to be developed as commercial properties. The medium density, walkable and accessible development being proposed in Advenir Oakley's master plan could serve as a bridge between the more dense, largely single family Lake Shore area and the pending commercial properties to the northeast.

I. SUBJECT PROPERTY

[See tax parcel map attached as **Exhibit B** showing the parcels described below numbered **in red**]

No.	PIN	Address	Owner
1	70976 01055	1100 Meinhard Road	William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer, Trustees, or their Successors in Trust, Under the Pfeiffer Family Living Trust Dated October 30, 2007, and Any Amendments Thereto
2	70976 01041Y	1100 Meinhard Road	William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer, Trustees, or their Successors in Trust, Under the Pfeiffer Family Living Trust Dated October 30, 2007, and Any Amendments Thereto

Legal Descriptions (metes and bounds):

PARCEL 1 (PIN 70976 01055):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set, said point being the POINT OF BEGINNING and having a coordinate of N798360.15 E947606.99; thence S 29°11'59" E a distance of 774.48' to an iron rebar set; thence S 36°38'13" E a distance of 525.40' to a concrete monument; thence S 29°55'57" W a distance of 146.04' to a concrete monument; thence N 46°17'46" W a distance of 112.59' to a concrete monument; thence S 36°53'21" W a distance of 318.07' to a concrete monument leaning; thence N 60°02'13" W a distance of 996.32' to a ½" iron rebar found; thence N 26°54'39" E a distance of 874.45' to a concrete monument; thence N 44°28'18" E a distance of 173.02' to an iron rebar, which is the POINT OF BEGINNING, said parcel containing 18.42 acres, more or less.

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

PARCEL 2 (PIN 70976 01041Y):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found, said point being the POINT OF BEGINNING and having a coordinate of N798360.15 E947696.99; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found; thence N 60°02'39" W a distance of 234.93' to a concrete monument found; thence N 25°11'35" E a distance of 219.19' to a concrete monument found; thence N 25°14'36" E a distance of 492.39' to a concrete monument found; thence N 46°01'09" E a distance of 137.88' to a concrete monument found; thence N 43°04'03" E a distance of 97.27' to an iron rebar set; thence S 41°22'18" E a distance of 197.35' to a concrete monument, which is the POINT OF BEGINNING, said parcel containing 5.00 acres, more or less.

II. PROPERTIES WITHIN 250' OF SUBJECT PARCELS

[See tax parcel map attached as **Exhibit B** showing the parcels described below highlighted in yellow and numbered **in blue**]

Map Ref #	PIN	Property Address	Last	First	Mailing Address
1	70976 01023	732 Highway 30	Rahn	Guy K	732 GA Hwy 30, Port Wentworth, GA 31407
2	70976 01018	711 Highway 30	Newman	Tina Woods	333 Westminster Dr, Guyton, GA 31312
3	70976 01037	743 Highway 30	Willis & Spencer	Linsey M & Timothy L.	743 GA Hwy 30, Port Wentworth, GA 31407
4	70976 01036	745 Highway 30	Nelson	Carla	P.O. Box 117, Pembroke, GA 31321
5	70976 01035	747 Highway 30	Simon	William M. & Connie E.	490 Goshen Rd, Rincon, GA 31326
6	70976 01034	749 Highway 30	Brisbin	David	749 GA Hwy 30, Port Wentworth, GA 31407
7	70976 01039	1122 Meinhard Rd	Griner	Johnny R.	1122 Meinhard Rd, Port Wentworth, GA 31407
8	70976 01038	1112 Meinhard Rd	Griner	Lynwood R. & Anita S.	1112 Meinhard Rd, Port Wentworth, GA 31407
9	70978B 07069	8 Fox Glen Ct	Floyd	Matthew	8 Fox Glen Ct, Port Wentworth, GA 31407
10	70978B 07070	6 Fox Glen Ct	Bullard	Ahsanti Y	6 Fox Glen Ct, Port Wentworth, GA 31407
11	70978B 07071	4 Fox Glen Ct	Nelson	Erin Yevette	4 Fox Glen Ct, Port Wentworth, GA 31407
12	70978B 07072	2 Fox Glen Ct	Kicklighter	Roshon	2 Fox Glen Ct, Port Wentworth, GA 31407
13	70978B 11001	101 Fox Glen Ct	Farmer	Brandon K	101 Fox Glen Ct, Port Wentworth, GA 31407
14	70978B 11002	103 Fox Glen Ct	Mayse	Aubry C & Denise G	103 Fox Glen Ct, Port Wentworth, GA 31407
15	70978B 11004	105 Fox Glen Ct	Strobert	Teresa	105 Fox Glen Ct, Port Wentworth, GA 31407
16	70978B 11005	107 Fox Glen Ct	Wade	Michael J	107 Fox Glen Ct, Port Wentworth, GA 31407
17	70978B 11006	109 Fox Glen Ct	Gibbons	Shonteria D & William	109 Fox Glen Ct, Port Wentworth, GA 31407
18	70978B 11007	111 Fox Glen Ct	Jones	Michael Edward	111 Fox Glen Ct, Port Wentworth, GA 31407
19	70978B 11008	113 Fox Glen Ct	Lockwood	Nadine Y	113 Fox Glen Ct, Port Wentworth, GA 31407
20	70978B 11009	115 Fox Glen Ct	Weaver	Aaron M & Heather A	115 Fox Glen Ct, Port Wentworth, GA 31407
21	70978B 11010	117 Fox Glen Ct	Pynn	Nathan	117 Fox Glen Ct, Port Wentworth, GA 31407
22	70978B 11011	119 Fox Glen Ct	American Homes 4 Rent Properties Eight, LLC		23975 Park Sorrento Suite 300, Calabasas, CA 913(
23	70978B 11012	121 Fox Glen Ct	Bush	Ebony U	121 Fox Glen Ct, Port Wentworth, GA 31407
24	70978B 11013	123 Fox Glen Ct	Harvey	Joellen C	123 Fox Glen Ct, Port Wentworth, GA 31407

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

25	70978B 11014	125 Fox Glen Ct	Willert	Renee K	125 Fox Glen Ct, Port Wentworth, GA 31407
26	70978B 11015	127 Fox Glen Ct	Elleby	Tonia	127 Fox Glen Ct, Port Wentworth, GA 31407
27	70978B 11016	129 Fox Glen Ct	Cook	Johnnie Jr.	129 Fox Glen Ct, Port Wentworth, GA 31407
28	70978B 11017	131 Fox Glen Ct	Douglas	Cassandra E	131 Fox Glen Ct, Port Wentworth, GA 31407
29	70978B 11018	133 Fox Glen Ct	Helms & Annan	Catherine Theresa & Lauren Elaine	133 Fox Glen Ct, Port Wentworth, GA 31407
30	70978B 11019	135 Fox Glen Ct	Hall	Deanna	135 Fox Glen Ct, Port Wentworth, GA 31407
31	70978B 11020	137 Fox Glen Ct	Bell	Sha Nell M & Jermonta	137 Fox Glen Ct, Port Wentworth, GA 31407
32	70978B 11021	139 Fox Glen Ct	American Homes 4 Rent Properties Eight, LLC		30601 Agoura Rd, Suite 200, Agoura Hills, CA 9130
33	70978B 11022	141 Fox Glen Ct	Clark	Lori C	141 Fox Glen Ct, Port Wentworth, GA 31407
34	70978B 11023	143 Fox Glen Ct	Riasco Llorent & Riasco Lanas	Lionel A. & Lionel A.	143 Fox Glen Ct, Port Wentworth, GA 31407
35	70978B 11024	145 Fox Glen Ct	Anderson	David J II	145 Fox Glen Ct, Port Wentworth, GA 31407
36	70978B 11025	147 Fox Glen Ct	Moore	Tyler J	147 Fox Glen Ct, Port Wentworth, GA 31407
37	70978B 11026	149 Fox Glen Ct	Lebyed	Mohammed	149 Fox Glen Ct, Port Wentworth, GA 31407
38	70978B 11027	151 Fox Glen Ct	Harvey	Ryan A & Casey M	151 Fox Glen Ct, Port Wentworth, GA 31407
39	70978B 11028	153 Fox Glen Ct	AH4R Properties, LLC		23975 Park Sorrento Suite 300, Calabasas, CA 913(
40	70978B 11029	155 Fox Glen Ct	Curri	Detrious T	155 Fox Glen Ct, Port Wentworth, GA 31407
41	70978B 11030	157 Fox Glen Ct	Anderson	Sheena	157 Fox Glen Ct, Port Wentworth, GA 31407
42	70978B 11031	159 Fox Glen Ct	Correa	Marcelo Clos & Feranda	23018 Fairway Brg, San Antonio, TX 78258
43	70978 02001A	920 Meinhard Rd	Sample	Michael A. & Dawn	920 Meinhard Road, Port Wentworth, GA 31407
44	70978 02009	916 Monteith Rd	Lingle	Angela B & James J. Jr.	916 Monteith Road, Port Wentworth, GA 31407
45	70978 02008	912 Meinhard Rd	Beatty	Charles Waring Jr.	912 Meinhard Road, Port Wentworth, GA 31407

III. PLAT

[See ALTA plat attached as **Exhibit C**]
15 hard copies in 11”x17” and 1 hard copy in 8.5”x11” submitted with paper filing

IV. SITE PLAN

[See draft Site Plan attached as **Exhibit A**]
15 hard copies in 11”x17” and 1 hard copy in 8.5”x11” submitted with paper filing

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

EXHIBIT A

MASTER PLAN / SITE PLAN

[Attached]

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

LEO Cottages at Port Wentworth

April 2023 | 1:100

Advenir Oakley Capital, LLC

NEQUETTE
ARCHITECTURE & DESIGN

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-01-041Y RA TO RM 2023)

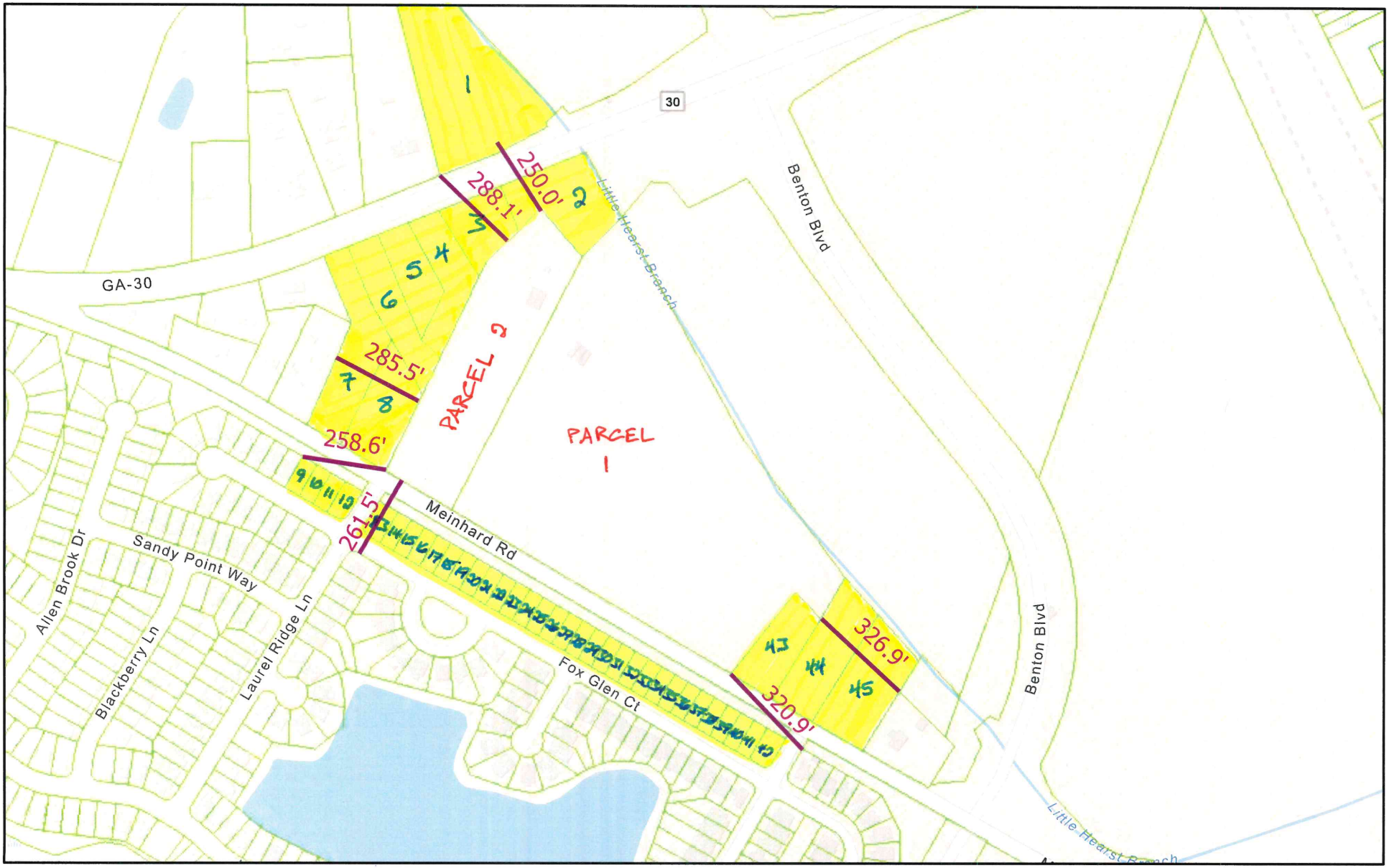
EXHIBIT B

TAX PARCEL MAP

[Attached]

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

Meinhard Road



4/27/2023, 1:41:43 PM

1:6,000

0 237.5 475 950 ft

0 70 140 280 m

Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

EXHIBIT C

PLAT OF SUBJECT PARCELS

[Attached]

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

LEGAL DESCRIPTION
PARCEL: 70976 01055

COMMENCING AT THE SOUTHERN RIGHT OF WAY LINE OF GA HIGHWAY NO. 30 AND LITTLE HURST BRANCH HAVING A COORDINATE OF N798556.73 E947494.19 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83; THENCE S 29°50'53" E A DISTANCE OF 226.64' TO A IRON REBAR SET; SAID POINT BEING THE POINT OF BEGINNING HAVE A COORDINATE OF N798360.15 E947606.99; THENCE S 29°11'59" E A DISTANCE OF 774.48' TO AN IRON REBAR SET; THENCE S 36°38'13" E A DISTANCE OF 25.40' TO A CONCRETE MONUMENT; THENCE S 29°55'57" W A DISTANCE OF 146.04' TO A CONCRETE MONUMENT; THENCE N 46°17'46" W A DISTANCE OF 112.59' TO A CONCRETE MONUMENT; THENCE S 36°53'21" W A DISTANCE OF 318.07'TO A CONCRETE MONUMENT LEANING; THENCE N 60°02'13" W A DISTANCE OF 996.32' TO AN 1/2" IRON REBAR FOUND; THENCE N 26°54'39" E A DISTANCE OF 874.45'TO A CONCRETE MONUMENT; THENCE N 44°28'18" E A DISTANCE OF 173.02' TO AN IRON REBAR, WHICH IS THE POINT OF BEGINNING, CONTAINING 18.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
PARCEL: 70976 01041Y

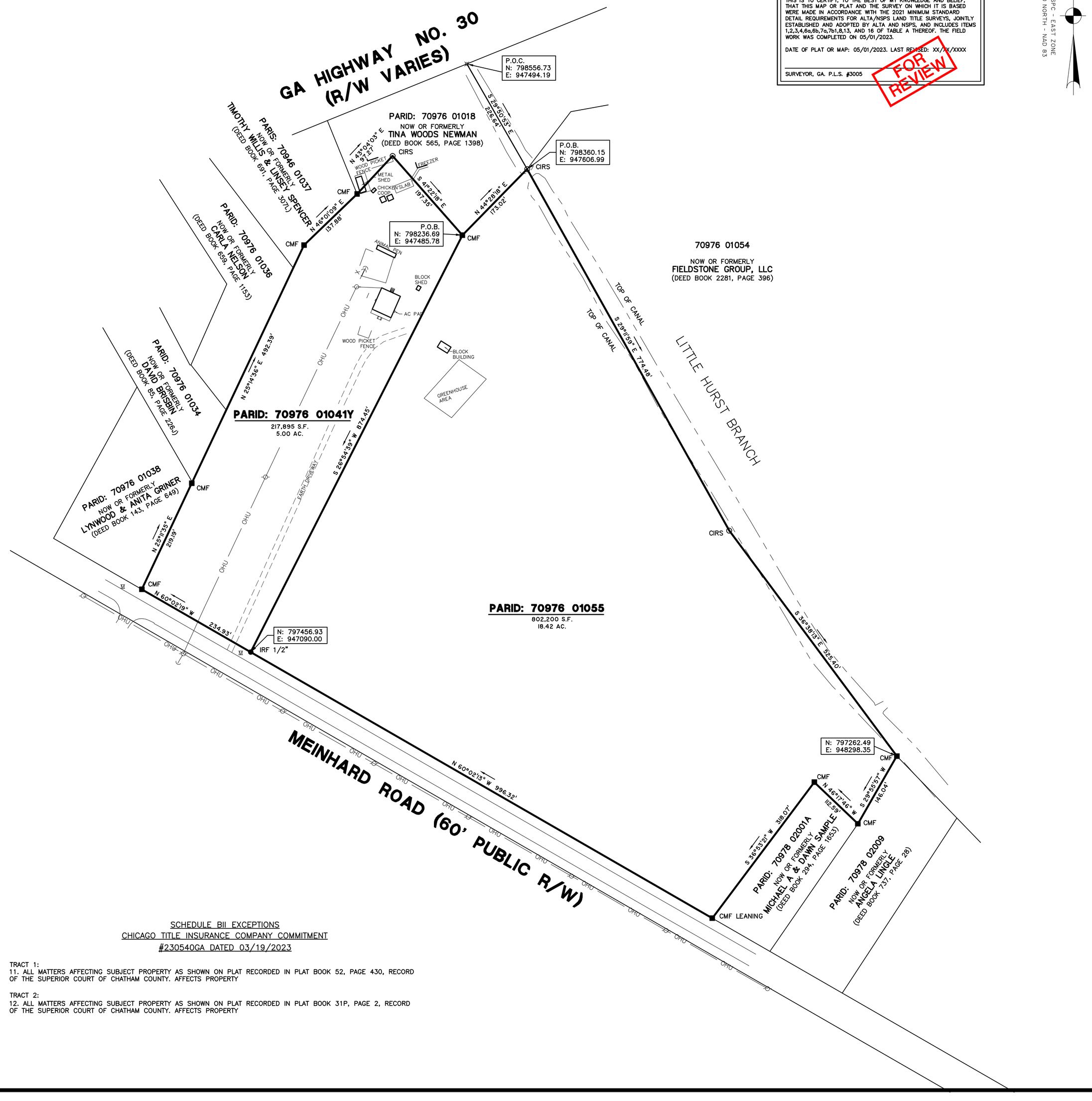
COMMENCING AT THE SOUTHERN RIGHT OF WAY LINE OF GA HIGHWAY NO. 30 AND LITTLE HURST BRANCH HAVING A COORDINATE OF N798556.73 E947494.19 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83; THENCE S 29°50'53" E A DISTANCE OF 226.64'TO AN IRON REBAR SET; THENCE S 44°28'18" W A DISTANCE OF 173.02' TO A CONCRETE MONUMENT FOUND, SAID POINT BEING THE POINT OF BEGINNING HAVE A COORDINATE OF N798360.15 E947606.99; THENCE S 26°54'39" W A DISTANCE OF 874.45' TO AN 1/2" IRON REBAR FOUND; THENCE N 60°02'29" W A DISTANCE OF 234.98' TO A CONCRETE MONUMENT FOUND; THENCE N 25°11'35" E A DISTANCE OF 21 9.19' TO A CONCRETE MONUMENT FOUND; THENCE N 25°14'36" E A DISTANCE OF 492.39' TO A CONCRETE MONUMENT FOUND; THENCE N 46°01'09" E A DISTANCE OF 137.88' TO A CONCRETE MONUMENT FOUND; THENCE N 43°04'03" E A DISTANCE OF 97.27' TO AN IRON REBAR SET; THENCE S 41°22'18" E A DISTANCE OF 197.35' TO A CONCRETE MONUMENT, WHICH IS THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS

REFERENCES:

1. PLAT BOOK 52 PAGE 430
2. PLAT BOOK 31–P PAGE 2
3. PLAT BOOK 27–P PAGE 41

NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE VERTICAL DATUM IS BASED ON NAVD88 AND WAS ESTABLISHED UTILIZING RTK GPS WITH A VRS NETWORK(eGPS SOLUTIONS)
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER PFEIFFER WILLIAM K JR & CHARLOTTE G TRUSTEES (DEED BOOK 347B PAGE 209).
7. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 5/1/23 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
8. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 30G, EFFECTIVE DATE AUGUST 16, 2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
9. FRESHWATER WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES AND BEACH SHORELINES WERE NOT SURVEYED AS PART OF THIS PROJECT.
10. NO ZONING REPORT PROVIDED TO SURVEYOR
11. THERE WAS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK(.



SCHEDULE BII EXCEPTIONS
CHICAGO TITLE INSURANCE COMPANY COMMITMENT
#230540GA DATED 03/19/2023

TRACT 1:
11. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 52, PAGE 430, RECORD OF THE SUPERIOR COURT OF CHATHAM COUNTY. AFFECTS PROPERTY

TRACT 2:
12. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31P, PAGE 2, RECORD OF THE SUPERIOR COURT OF CHATHAM COUNTY. AFFECTS PROPERTY

CERTIFICATION

TO: ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY
LENDER: TBD

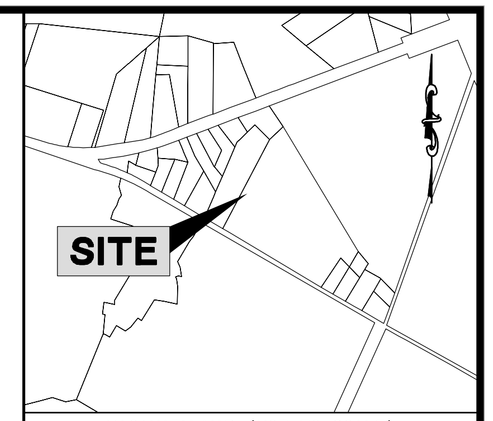
THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,6b,7c,7b1,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/01/2023.

DATE OF PLAT OR MAP: 05/01/2023. LAST REVISED: XX/XX/XXXX

SURVEYOR, GA. P.L.S. #3005

FOR REVIEW

GA SPC - EAST ZONE
GRID NORTH - NAD 83



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

TITLE PACKAGE:
ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 230540GA
ISSUED: MARCH 19, 2023 AT 12:00 AM

LEGEND:

■	CMF CONCRETE MONUMENT FOUND
●	IRF 1/2" IRON REBAR FOUND
☼	LAMP POST
◇	UTILITY POLE
←—	GUY WIRE
—○	SIGN
—X—	MAILBOX
—X—	FENCE
—OHU—	OVERHEAD UTILITIES

SURVEYORS RECORDING CERTIFICATION

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

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

A BOUNDARY RETRACEMENT SURVEY OF

PARCELS 70976 01055 AND 70976 01041Y KNOW AS 1100 MEINHARD ROAD

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

PREPARED FOR:
ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY

SHUPE SURVEYING COMPANY, P.C.
130 CANAL STREET, SUITE 501
POOLER, GA 31322
912–265–0562
CERTIFICATE OF AUTHORIZATION: LSF317

100' 0 50' 100' 200'

SCALE	1" = 100'	DRAWING DATE	5–01–2023
FILE	23134	DRAWN BY	DW/GG
DRAWING	23134–BOUNDARY	CREW CHIEF	MA

SHEET 1 OF 1

BOUHAN FALLIGANT
ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, Georgia 31401

John D. Northup III
912-644-5756
jdnorthup@bouhan.com
Licensed: GA, SC

May 12, 2023

VIA FEDERAL EXPRESS

City of Port Wentworth Development Services
Attn: Stephanie Cook, Administrative Assistant
7306 GA Hwy 21, Suite 301
Port Wentworth, GA 31407
912-999-2084

Re: Application for Zoning Map Amendment (the "Rezoning Application")
Meinhard Road parcels (PINs 70976 01055 & 70976 01041Y)
Port Wentworth, GA

Dear Stephanie:

In connection with the above-referenced Rezoning Application, please find enclosed two (2) fully executed and notarized Authorization Owner for William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer.

Very truly yours,

BOUHAN FALLIGANT LLP

John D. Northup III

JDN/der

Enclosures

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Owner sign (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

William K Pfeiffer Jr, trustee
Signature of Owner

Personally appeared before me
William Koelker Pfeiffer Jr, Trustee

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

Notary Public

GRADY K. REDDOCH NOTARY PUBLIC

5-5-2023
Date

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Owner sign (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

Signature of Owner, trustee

Personally appeared before me

Charlotte G. Pfeifer

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

Notary Public

5-5-2023
Date

SCREVEN COUNTY, GA PUBLIC
Comm. Exp. 01/20/26
NOTARY MEGAN B BULLOCK

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Owner sign (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-

Attachment: Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (2842 : ZMA MEINHARD RD 7-0976-01-0557-0976-01-041Y RA TO RM

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2846)

DOC ID: 2846

Site Plan Review Application submitted by Louis Yuan on behalf of Rxnow LLC, for PIN # 70906 04044 (7896 Ga Highway 21) for a General Development Site Plan to allow a Commercial Development (Wentworth Plaza) in a M-P-O (Master Plan Overlay) Zoning District (PUD Zoning District, Planned Unit Development, under Newly Adopted Zoning Ordnance)

Issue/Item: Site Plan Review Application submitted by Louis Yuan on behalf of Rxnow LLC, for PIN # 70906 04044 (7896 Ga Highway 21) for a General Development Site Plan to allow a Commercial Development (Wentworth Plaza) in a M-P-O (Master Plan Overlay) Zoning District(PUD Zoning District, Planned Unit Development, under Newly Adopted Zoning Ordnance).

Background: Currently the site is a 1.6 acre undeveloped parcel of land at the corner of Highway 21 and Market Blvd. The parcel includes an existing access easement to Market Blvd.

Facts and Findings: The Developer has proposed developing a 12,000 sq. ft. Commercial Development to include 6 retail shops and 1 restaurant with a drive thru lane. Parking will consist of a total of 85 spaces (81 regular spaces and 4 handicapped parking spaces). Access to the site will be off of Market Blvd. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This parcel is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 PM.

ATTACHMENTS:

- WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-APPLICATION (PDF)
- WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-APO (PDF)
- WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-TIMELINE (DOCX)
- WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-SITE PLAN (PDF)

RECEIVED MAY 16 2023

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: 7896 GA Highway 21, Port Wentworth, GA 31407

PIN #(s): 70906-04044

Zoning: M-P-O Estimated Cost of Construction: $ T.B.D.

Type of Construction: IIB

Project Name: Wentworth Plaza

Applicant's Name: Louis Yuan

Mailing Address: 853 S. Peachtree St. Ste. 104 Norcross, GA 30071

Phone #: 770.355.7423 Email: louis@ystudiollc.com

Owner's Name (If Different form Applicant): Rxnow LLC

Mailing Address: 116 Jefferson St. #204, Huntsville AL 35801

Phone #: _____ Email: _____

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

Applicant's Signature — Date: 4/25/2023

Owner's Signature (If Different form Applicant) — Date: 5/11/2023

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-APPLICATION (2846 : Site Plan Review Application (General) PIN 70906

RECEIVED
MAY 16 2023
BY:

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 _____ Date 4/25/2023

Updated 10/19/2021

Attachment: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-APPLICATION (2846 : Site Plan Review Application (General) PIN 70906

RECEIVED MAY 10 2023

Names, Address, Parcel Numbers for the neighboring properties within 250ft from site.

Reference Parcel number 70906 04044
7896 Hwy 21, Port Wentworth, GA 31407

1. Board of Education
   208 Bull Street
   Savannah, GA 31401
   70906 04026

2. Publix Super Markets, Inc. Attn: Treasury Dept.
   PO Box 32018
   Lakeland, FL 33802
   70906 04025

3. Thomas Exley Sr.
   Thomas Exley Jr.
   PO Box 416
   Springfield, GA 31329
   70906 01029

4. W4 Properties Port Wentworth, LLC
   PO Box 42
   Bogart, GA 30622
   70906 01035

5. T & T Exley Properties LLC Et Al
   PO Box 416
   Springfield, GA 31329
   70906 01036

Attachment: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-APO (2846 : Site Plan Review Application (General) PIN 70906 04044

Project Timeline

Project Number: 230159

Project Name: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023

Applicant: Louis Yuan

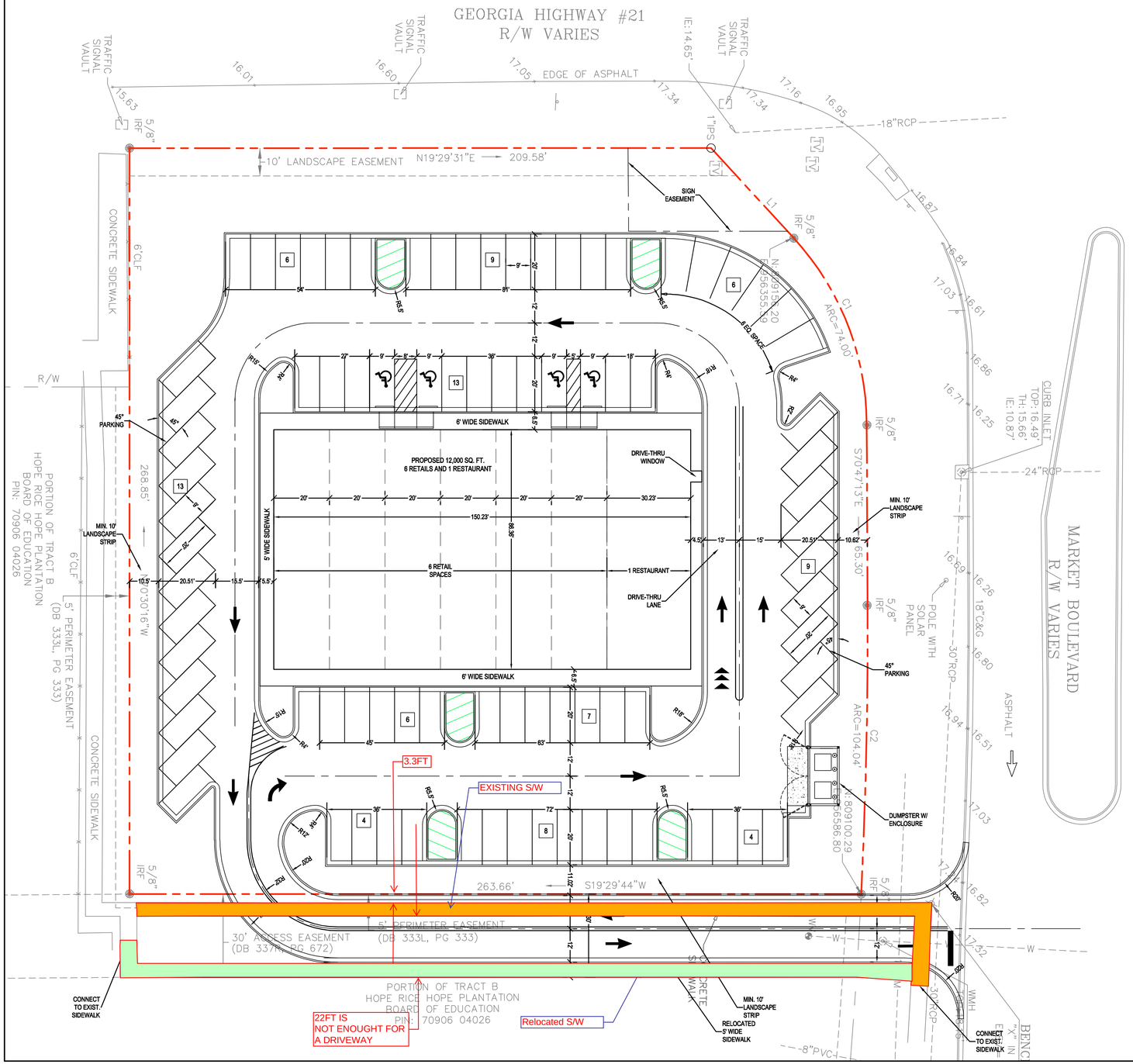
Owner: Rxnow LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 05/16/2023 – Application received-Incomplete (SC)
- 05/18/2023 – Email sent to Sharita Lal asking for owner's information & Project Description/Overview
- 05/19/2023 – Received response from Sharita Lal
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023

Attachment: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-TIMELINE (2846 : Site Plan Review Application (General) PIN 70906 04044



NOTE
1. ALL LINEAR DIMENSIONS, RADII AND STATION OFFSETS WERE MEASURED TO THE FRONT FACE OF CURB. NORTHING & EASTING COORDINATES ARE WITH RESPECT TO FRONT FACE OF CURB.
2. PAVEMENT PARKING STALL STRIPPING SHALL BE 4" SOLID WHITE STRIP CONFORMING TO GA DOT SPECIFICATION.
3. U.M.O. ALL HANDICAPPED PARKINGS SHALL BE IN STRICT ACCODANCE WITH THE ADA (Americans with Disabilities Act). PAVEMENT SLOPE FOR HANDICAPPED PARKINGS SHALL NOT BE STEEPER THAN 2% IN BOTH DIRECTION.
4. PARKING LOT SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.
5. UNLESS NOTED OTHERWISE ALL PARKING STALL DIMENSION SHALL BE AS SHOWN
6. PEDESTRIAN CROSS WALK SHALL BE PER GA. DOT. STD. DETAILS
7. ALL CONSTRUCTION IN THE GDOT R/W SHALL BE IN ACCORDANCE WITH THE GDOT STANDARD AND SPECIFICATION.
8. CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 391-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. CONTRACTOR SHALL RESTORE ALL EXISTING SIGNS AND REGRASS TO DOT SPECIFICATIONS FOR `ALL RIGHT-OF-WAYS THAT ARE DISTURBED DURING WORK AUTHORIZED HEREIN.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND / OR SIGNS AS SHOWN ON THE APPROVED PLAN, OR CURRENT M.U.T.C.D. GUIDELINES.
11. ALL PAVEMENTS INSIDE THE GDOT R/W REQUIRED THE FOLLOWING PAVEMENT SPECIFICATIONS

    8"--- CLASS "A" CONCRETE
    12"--- GRADED AGGREGATE BASE COURSE

12. ALL SIDEWALK WITHIN THE RADII OF A DRIVEWAY SHALL BE 8" THICK
13. ALL UTILITY WORK IN THE GDOT RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE G.D.O.T. DISTRICT 7 UTILITIES OFFICE.
14. All PARKING STALL SHALL HAVE LIGHT DUTY PAVEMENT SECTION. ALL DRIVEWAYS AND DRIVEWAYS BETWEEN PARKING STALLS, DRIVEWAYS AROUND THE BUILDINGS AND ACCESS DRIVEWAY SHALL HAVE HEAVY DUTY PAVEMENT SECTION. SEE DETAIL SHEET FOR PAVEMENT SECTIONS. ENTRANCE CONCRETE APRON SHALL BE HEAVY CONCRETE PAVEMENT AS SHOWN. SEE CM SHEET FOR DETAILS

PARKING CALCULATION

			UNITS	PARKING RATIO	PARKING SPACE REQ'D
1	RESTAURANT	180	SEATS	1 SPACE PER 4 SEATS	45
2	COMMERCIAL RETAIL	10,000	SQ. FT.	1 SPACE PER 250 SQ. FT. LEASABLE AREA	40
					85

TOTAL PARKING SPACES PROVIDED (INCL. HC SPACES) =85 SPACES
- REGULAR PARKING SPACES (9'x20') =81 SPACES
- HANDICAPPED PARKING SPACES = 4 SPACES (2 CAR AND 2 VAN HC SPACES)

ZONE: M-P-O
MAX BUILDING HEIGHT = 1 STORIES OR 15 FT.
SETBACKS: FRONT = 30'
SIDE = 10'
REAR = 10'

AREA: 1.6 AC.
DISTURBED AREA = 1.2 AC

NOTE:
1. ROADWAY SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND ANY APPLICABLE PAULDING COUNTY DOT STANDARDS.
2. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
3. ALL REGULATORY SIGNS SHALL HAVE HIGH INTENSITY GRADE SHEETING. ALL OTHER SIGNS ENGINEER GRADE SHEETING. ALL SIGNS SHALL BE ON 5052-1138 FLAT ALUMINUM ALLOY (0.080 GAUGE THICKNESS) MEETING FHWA SPECIFICATIONS FOR CORNER RADII. ALL SIGNS SHALL MEET OR EXCEED GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR RETRO-REFLECTIVITY AND COLOR.
4. ALL SIGNS, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED ON 12' - 3#/FT "U" - CHANNEL POSTS. THESE POSTS SHALL BE DARK GREEN (WEATHER RESISTANT, RUST INHIBITIVE, HIGH QUALITY ENAMEL). STANDARD INSTALLATION DEPTH IS 2 FT.
5. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE PROVIDED ON ALL COLLECTOR AND ARTERIAL STREETS PER GADOT STANDARD DETAILS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GA DOT STANDARD SPECIFICATION FOR ROADWAY AND BRIDGES
7. ADJUST ALL UTILITIES MANHOLE AND COVER TO FINISHED GRADE.

GEORGIA REGISTERED No. 019675 PROFESSIONAL ENGINEER NGAN M. KONG

qTech Engineering
ENGINEERS-PLANNERS
330 NEWINGTON CT.
JOHNS CREEK, GA 30022
Clifford Kong
cell: 404-386-6274
email: clifford.kong@qtech-engineering.com

PROJECT NO: 2023J
DESIGNER: CK
DRAWN BY: CK
CHECKER: LY
SCALE: AS SHOWN
DATE: 04-18-2023

WENTWORTH PLAZA
7896 HWY. 21
8TH G.M. DISTRICT
PORT WENTWORTH
CHATHAM COUNTY, GEORGIA 31409
PARCEL ID: 70906 04044
ZONE: M-P-O (CLASS C3)

	ISSUED FOR CONCEPT REVIEW
1.	04/18/2023

ALL RIGHTS RESERVED
This engineering plans, drawings and any reproductions there of, in whole or in part, are the sole property of Qtech Engineering LLC. These construction documents shall not be reproduced or conveyed to any owner nor are they to be used for any other projects other than that specifically indicated herein without written permission from and due compensation to Qtech Engineering, LLC.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
Ngan M Kong
Level II Certified Design Professional
CERTIFICATION NUMBER 8172
ISSUED: 04/18/2021
EXPIRES: 04/18/2024

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GRID NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

DRAWING NUMBER
CS1.1

SITE PLAN

OF

Attachment: WENTWORTH PLAZA 7-0906-04-044 G-SITE PLAN 2023-SITE PLAN (2846 : Site Plan Review Application (General) PIN 70906 04044 Wentworth Plaza July 2023)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2848)

DOC ID: 2848

Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

Issue/Item: Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

Background: This parcel is currently undeveloped land East of the Novare Multi-Family Apartments (Wentworth Park). A specific site plan for this parcel was approved by City Council on December 1, 2022 for a multi-family development with the appearance of a single family subdivision. The owner is requesting to subdivide the parcel into individual lots instead of developing as a muti-family project.

Facts and Findings: This is the Preliminary Plat Submittal for Wentworth Grove Phase 1 which includes fourty-three (43) single family rental units on approximately 19.70 acres. Wentworth Grove Phase 1 will be located on Wentworth Grove Way and accessed through the entrance for Wentworth Park Apartments on Highway 21. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The water and sanitary utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 P.M.

ATTACHMENTS:

- Application Phase 1 (PDF)
- Declaration of Covenants (PDF)
- Phase 1 APO (PDF)
- Revised Prelim Ph 1 (PDF)
- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its **entirety.** Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 45 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Wentworth Grove Phase 1	
Location: South end of Magnolia Avenue and east of Novare Multifamily Apartments	
Number of Lots: 43	Number of Acres: 19.70 Acres
PIN #('s): 7-0906-04-024	Current Zoning: MPO

Type of Subdivision: (Check applicable blanks from each column)

A.
- ____ Sketch Plan
- ____ Master Plan
- X Preliminary Plat
- ____ Final Plat
- ____ Revision to a Recorded Plat

B.
- X Major Subdivision (4 or more lots or a new road)
- ____ Minor Subdivision (3 or less lots & no new road)

Purpose of Subdivision:

- X Single Family
- ____ Multi-Family
- ____ Retail
- ____ Other Business
- ____ Industrial
- ____ Institutional
- ____ Other
- ____ Sign

Variances: (List all variances being requested)

None

Attachment: Application Phase 1 (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

Georgia DOT Review Not applicable-access provided through permitted entrance drive for Novare Multifamily

In all applications in which property being subdivided lies along a State Highway or access is needed from a State Highway, all applicants are required to submit a plat to the Georgia Department of Transportation for review. The subdivision application will not be considered by the Port Wentworth Planning Commission until the Georgia Department of Transportation has commented on the subdivision. The comments must accompany the application.

Previous Submittal

Has this tract of land being proposed for subdividing been submitted to the Port Wentworth Planning Commission under a different subdivision name?

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

Statements as to Covenants / Deed Restrictions: (Check One)

X A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.
Proposed CC&Rs pending

_____ There are no added restrictions or subdivision covenants on this property.

Contact Person (s): (Type or Print Legibly)

Engineer/Surveyor: Scott K. Monson, Thomas and Hutton Engineering Co.

Address: 50 Park of Commerce Way City, State Zip: Savannah, GA 31405

Phone #: 912-721-4132 Email: monson.s@tandh.com

Owner: Port Wentworth SFR LLC

Address: 1545 Peachtree Street, Suite 260 City, State Zip: Atlanta, GA 30309

Phone # 404-961-9888 Email: tandersen@novaregroup.com

Date: 06-07-2023

Attachment: Application Phase 1 (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

See attached list of adjacent property owners

Certifications:

1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.
2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
3. I hereby certify that I am the owner of the property being proposed for subdivision.
4. I hereby certify that all the information pertained in this application is true and correct.

Port Wentworth SFR, LLC

By: J R Bowden

Signature of Owner

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

UPDATED 1.21.2021

Attachment: Application Phase 1 (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

After recording return to:

EXECUTED IN STATE OF
COUNTY OF

DECLARATION FOR WENTWORTH GROVE

This Declaration for Wentworth Grove ("**Declaration**") is made this the ___ day of _____, 2023, by Port Wentworth SFR, LLC, a Georgia limited liability company ("**Original Declarant**").

Recitals

Original Declarant is the owner of the real property and beneficiary of an access easement in the City of Port Wentworth, Chatham County, Georgia, more particularly described on Exhibit "A" (collectively, the "**Submitted Property**"), and desires to implement a common plan of residential development and use of that property and any other property that is made subject to this Declaration from time to time, as stated in this Declaration.

Original Declarant by this Declaration intends for the Submitted Property to be established as a single family residential rental community, with Original Declarant owning all the Submitted Property, but provides a mechanism to amend this Declaration, including to allow for establishment of a community association to govern the Submitted Property if any of the lots or common area within the Submitted Property is in the future conveyed to a person who does not also own the remainder of lots and common area within the Submitted Property.

This Declaration reserves certain rights and easements to Original Declarant, including the right to amend this Declaration, the right to annex and subject additional property to, and withdraw property from, this Declaration, and the right to assign its rights, interests, and easements under this Declaration to a successor declarant.

The property submitted to this Declaration may include lots, common area, or future development area. Lots have voting rights as stated in this Declaration. Common area and future development area do not have voting rights.

Article 1. General Declaration

Original Declarant hereby subjects the Submitted Property to this Declaration and declares that the Submitted Property is now and in the future will be owned, held and conveyed subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Article 2. Definitions

Capitalized terms used in this Declaration have the meaning given to them in this Declaration, including this Article 2.

"**Amendment**" means any written instrument authorized by the Governing Documents and recorded in the Public Records that alters, amends, corrects, deletes, extends or modifies this Declaration.

"**Applicable Law**" means any rule, regulation, statute, order, ordinance, guideline, code or other legally enforceable requirement, including common law and local, state and federal laws in effect in the jurisdiction where the Submitted Property is located.

"**Assignment of Declarant Rights**" means a written instrument executed by Declarant and recorded in the Public Records that expressly assigns to a Person, in whole or in part, one or more of the rights reserved or granted to Declarant under this Declaration.

"**Common Area**" means the portion of the Submitted Property designated as common area pursuant to this Declaration, whether owned or held in or by fee simple, easement, leasehold, usufruct, or license, and that is provided, maintained or made available for the use, enjoyment and benefit of some or all of the Lots subject to this Declaration.

"**Declarant**" means the Person holding the status of Declarant from time to time, which is the Original Declarant as of the date of this Declaration, and any Successor Declarant to whom the status of Declarant is assigned by the Original Declarant, or by any Successor Declarant then holding the status of Declarant, as stated in Section 10.2, after assignment.

"**Declarant Control Period**" means the period commencing on the Declaration Date and ending on the earlier of: the date none of the Declarant Parties own any part of the Submitted Property or the Possible Expansion Property; the date Declarant records an instrument in the Public Records expressly ending the Declarant Control Period; or, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the end of the Class "B" Control Period described in Section 11.2(C).

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

"**Declarant Parties**" means Declarant and any affiliate of Declarant.

"**Declarant Right**" means one of the interests, easements, rights and privileges granted, excepted or reserved to Declarant in this Declaration.

"**Declaration of Annexation**" means a written instrument recorded in the Public Records pursuant to Article 7 annexing and subjecting property to this Declaration.

"**Declaration of Withdrawal**" means a written instrument recorded in the Public Records pursuant to Article 7 withdrawing property from this Declaration.

"**Entry Road Access Easement**" means the easement for access from the Submitted Property to U.S. Highway 21 as shown on the Subdivision Plat.

"**Future Development Area**" means any real property that is shown on a Subdivision Plat referenced in the legal description for the Submitted Property that is not identified as a Lot or Common Area.

"**Governing Documents**" means this Declaration and the Rules, as they may be amended from time to time, and, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the articles of incorporation, bylaws, and rules promulgated by the community association from time to time.

"**Governmental Authority**" means any federal, state, local government, or any court or any administrative, regulatory or other governmental agency, commission or authority or any non-governmental self-regulatory agency, commission or authority having jurisdiction over the Submitted Property.

"**Improvement**" means any land movement, building, structure, fixture, equipment, facility, fence, ditch, wall or other improvement, including any irrigation, hardscape, pervious or impervious improvement of any kind whatsoever, whether of a permanent or semi-permanent nature, that is constructed, installed, or placed on or under any Lot or any other part of the Submitted Property.

"**Infrastructure**" means any Improvement required for or determined by Declarant to be beneficial to the development, maintenance and operation of the Submitted Property or any Possible Expansion Property, including for drainage, utilities, access, and similar structures and systems.

"**Lot**" means a portion of the Submitted Property designated by Declarant as a lot on a Subdivision Plat.

"**Majority Vote**" means the affirmative vote of Owners holding more than 50% of the votes entitled to vote on any matter, with each Lot having one vote.

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

"**Original Declarant**" has the meaning given to it in the first paragraph of this Declaration.

"**Owner**" means as to a Lot, a Person holding fee simple title to all or an interest in the Lot.

"**Person**" means an individual, any type of partnership, corporation, business trust, limited liability company, joint stock company, trust, unincorporated association, joint venture or other business or corporate entity, or a Governmental Authority.

"**Possible Expansion Property**" means any real property located within 1 mile of the Submitted Property excluding the Submitted Property (but including any part of the Submitted Property if it is subsequently withdrawn from the Submitted Property).

"**Public Records**" means the Office of the Clerk of the Superior Court of Chatham County, Georgia, or such other office which may be designated as the official location for recording of deeds and similar documents affecting title to real estate in Chatham County, Georgia, from time to time.

"**Rules**" means those rules established and amended by Declarant from time to time.

"**Subdivision Plat**" means a plat of survey prepared by a Georgia Registered Land Surveyor and recorded in the Public Records that identifies part of the Submitted Property as a Lot, Common Area, or Future Development Area.

"**Successor Declarant**" means a Person to whom one or more of the Declarant Rights have been assigned as stated in Section 10.2.

"**Super Majority Vote**" means the affirmative vote of Owners holding 67% or more of the votes entitled to vote on any matter, with each Lot having one vote.

"**Supplemental Declaration**" means an instrument recorded in the Public Records pursuant to Article 7 that subjects all or part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations or other matters stated in the instrument.

"**Work**" means the building, erecting, installing or maintaining of any building, structure or other Improvement, including tree removal, site clearing, grading, filling, softscaping, hardscaping, and landscaping, or the making of any addition or exterior change to any building, structure or other Improvement, on any part of the Submitted Property, including razing or demolishing any building, structure or other Improvement, but excluding reasonable and routine maintenance of existing and approved Improvements.

Article 3. Submitted Property and Possible Expansion Property

Section 3.1 Submitted Property. The Submitted Property now includes, or may in the future include, Lots, Common Area, or Future Development Area.

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

A. Lots may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Lots or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the written consent of the Owner of the Lot if the Owner is not Declarant. A list of Lots is stated on the attached Lot and Common Area Schedule.

B. Common Area may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Common Area or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the consent of the owner of the Common Area if the owner is not Declarant. A list of Common Area is stated on the attached Lot and Common Area Schedule.

C. Future Development Area may be shown on a Subdivision Plat referenced in the legal description for the Submitted Property as Future Development Area. In addition, any part of the Submitted Property not designated by Declarant as a Lot or Common Area on a Subdivision Plat or in a Supplemental Declaration is and will remain Future Development Area until Declarant identifies it as a Lot or Common Area on a Subdivision Plat, or in an Amendment, Declaration of Annexation, or Supplemental Declaration, or withdraws it, or any portion of it, from this Declaration pursuant to a Declaration of Withdrawal.

Section 3.2 Possible Expansion Property. The Possible Expansion Property is not subject to this Declaration. All or any part of the Possible Expansion Property may in the future be made subject to this Declaration as stated in Article 7.

Article 4. Use Restrictions

Section 4.1 General. The Submitted Property is subject to the restrictive covenants stated in this Article, and any Rules established by Declarant from time to time, as all may be amended as stated in this Declaration. Any Person on or within the Submitted Property shall comply with these restrictive covenants and the Rules.

Section 4.2 Restricted Use and Development Activities. Without the prior written consent of Declarant, which consent Declarant may grant, condition, or deny in its discretion:

A. No Owner may apply for, join, or pursue a rezoning or amendment of the zoning of, or a variance for, a Lot or any part of the Submitted Property.

B. No Owner may subdivide or combine any Lot or any part of the Submitted Property, nor reconfigure or alter any boundary lines of a Lot in any manner.

C. No Lot or any part of the Submitted Property, including Common Area, may be partitioned.

D. No Person may subject any Lot or part of the Submitted Property to a condominium, interval, fractional, or time-share form of ownership, or other form of ownership or use program where the right to exclusive use of a Lot or any part of the Submitted Property rotates among members of the program on a fixed or floating time schedule for a period of years (or which

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

may allocate time in days, weeks, months or years for such program) as those terms may be used in their broadest sense.

E. No Person may obstruct or interfere with any Infrastructure, including placing or permitting to remain any obstructions or debris in any drainage Infrastructure.

F. No Person may conduct or perform well drilling, oil drilling, mining, or other excavations, or withdraw or remove any water, oil, or minerals from the Submitted Property.

G. No Person may perform any Work or construct any Improvements, including site clearance and landscaping, on a Lot or any part of the Submitted Property without the approval of the plans for such Work or Improvements by Declarant, which approval Declarant may condition on the plans conforming to architectural and design guidelines established by Declarant from time to time, and if Declarant has approved the plans for the Work and Improvements, no Person may perform any Work or construct any Improvements not in conformance with the approved plans.

H. No Person may use or engage in any activity on any Lot or other part of the Submitted Property in violation of any of the Rules.

I. No Person may keep or bring onto the Submitted Property more than a reasonable number of vehicles, as determined from time to time by Declarant, and no Person may park on yard areas, along the streets, or on the Common Areas, unless such parking is in accordance with any Rules that Declarant may establish from time to time relating to limited, short term parking in such areas for special events. All vehicles of an Owner, occupant, or invitee must be parked within a garage or on a driveway located on a Lot.

J. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted within the Submitted Property, except, in Declarant's discretion, a reasonable number of generally recognized household pets. No Owner, occupant or invitee may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet, such as dog houses and dog runs, may be constructed or maintained on any part of the Submitted Property. Notwithstanding the foregoing, pets may be kept in areas where the pet is restricted by an electronic fence. Pets must be kept on a leash at all times when within the Common Area or on a Lot of another Owner. When on the Common Area or a Lot of another Owner, pets must be under the physical control of a responsible Person at all times. Feces left by pets upon any portion of the Submitted Property, including the Common Area and Lots, must be removed by the Owner of the Lot of the pet or the Person responsible for the pet.

K. No boats, trailers, panel trucks, buses, trucks with load capacity of one ton or more, vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RVs and motor homes), or disabled or stored vehicles may be parked within the Submitted Property, except in closed garages. A vehicle will be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle will be considered "stored" if it remains within the Submitted Property for 14 consecutive days or longer without use.

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

L. No Person may use or permit any Lot to be used for any commercial, industrial, or mixed-use purpose, or trade or business; provided, this provision will not prohibit the use of the Lots as a part of a multifamily or single family residential rental community, or the use of a home office within a residence on the Lot so long as such use does not alter or change the character or exterior appearance of the Lot from that of a residential dwelling nor create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with a residential dwelling, or any unhealthy or unsightly condition.

Notwithstanding this subsection, the use of any portion of Submitted Property by Declarant or any designee of Declarant, including a builder or rental manager, for sales, development or management activity for the sale or rental of Lots or residences constructed on Lots, including a model home, model unit, or sales or rental office will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration, and the rental of any Lot, or residence on a Lot, as a part of single family residential rental community or a multifamily community, will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration.

M. No portion of a Lot may be used directly or indirectly, for:

(i) Any activity which violates any Applicable Law, including any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any Governmental Authority;

(ii) Any use which creates an explosion or other hazard, or constitutes a public or private nuisance;

(iii) Any use that creates disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with single family residential use, or any unhealthy or unsightly condition;

(iv) The dumping, disposing, incinerating, or storing of rubbish, garbage, trash, or other waste, other than garbage associated with single family residential use that is stored for reasonable amounts of time in sanitary, covered garbage bins or containers;

(v) Outdoor storage of scrap, salvage or construction materials, and damaged or derelict vehicles;

(vi) Clotheslines or other devices for clothes-drying purposes;

(vii) Antennas, exterior poles, towers, satellite dish exceeding 20 inches, or other similar devices;

(viii) Signage or advertising banners or materials, subject to Applicable Law;

(ix) The use, storage, transportation, handling, dispensing, manufacture of toxic or corrosive materials or other hazardous substances; or

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(x) The emission of microwave, radio wave or other similar electronic, light or noise at levels which are dangerous to human health, in violation of law, or create unreasonable interference with the enjoyment of other properties.

Article 5. Maintenance

Owners shall maintain their Lots and the Improvements on their Lots in good working order and condition, consistent with the standard of maintenance throughout the Submitted Property, in the determination of Declarant, or such higher standard Declarant may establish from time to time. Without limiting any remedies stated in Article 12, if an Owner violates this Article 5, and does not cure the violation within 14 days of notice by Declarant, Declarant may perform the maintenance to the Owner's Lot and Improvements, or cause the maintenance to be performed, and the Owner shall reimburse Declarant for all costs and expenses associated with the maintenance within 10 days of billing, and which, if not paid by that date, will thereafter accrue interest at the statutory default rate until paid.

Article 6. Easements

Section 6.1 Owner Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Owner the following perpetual, nonexclusive easements:

A. An access easement over and across any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and egress to and from the Lots and a public road and to and from the Lots and any Common Area; and

B. An access and recreational use easement over and across the Common Area to access and use the Common Area, subject to the Rules, for authorized purposes.

Section 6.2 Declarant Easements. Subject to the terms and conditions in Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, the following perpetual, nonexclusive easements:

A. An access easement over, across, and under any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and, egress to and from Lots, Common Area, Future Development Area, Possible Expansion Area, and a public road; and

B. An access easement over, across, and under the Submitted Property, to the extent reasonably necessary for:

(i) Inspecting activities on any part of the Submitted Property, provided entry within any Improvements within the Submitted Property will be subject to reasonable advance notice to the Owner of the Improvements;

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(ii) Abating, curing, removing, or stopping any activities on any part of the Submitted Property that is hazardous, unsafe or in violation of the Governing Documents;

(iii) As may be reasonably required to undertake or perform any of its rights or responsibilities in the Governing Documents or any agreement with a Governmental Authority, or under any permit;

(iv) Connecting to utility Infrastructure and drainage Infrastructure for the development and use of any part of the Submitted Property or any part of the Possible Expansion Property; and

(v) Providing or permitting or causing other Persons to provide community services to any part of the Submitted Property, including to inspect or service mailboxes, utility or similar meters, and trash and debris receptacles.

C. An access easement over, across, and under the Submitted Property, other than Lots, to the extent reasonably necessary for:

(i) Constructing and maintaining streets, Infrastructure, including utility Infrastructure, drainage Infrastructure, Improvements on Common Area, and other similar Improvements; or

(ii) Constructing Improvements which Declarant is permitted or required to construct under the Governing Documents and maintaining any part of the Submitted Property which Declarant is permitted or required to maintain under the Governing Documents.

Section 6.3 Governmental Authority and Declarant Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Governmental Authority having jurisdiction over the Submitted Property a perpetual, nonexclusive access easement over and across any private street within the Common Area for pedestrian and vehicular ingress and egress to and from any part of the Submitted Property and a public road to the extent reasonably necessary for the provision of the services in the performance of official duties including law enforcement, fire-fighting, paramedic, rescue and other emergency services; school busing services; postal delivery services; private delivery or courier services, and garbage collection services, but excluding access for the general public. The easements in favor of a Governmental Authority may be exercised only by the Governmental Authority to which the easement is granted and for the purposes for which it is granted, and do not grant, convey or dedicate any easement or interest to the public, or provide any member of the public a right to exercise or enforce any easement.

Section 6.4 General Terms and Conditions of Easements. The easements described in this Article 5 are subject to the following terms and conditions:

A. Implied Rights. The easements reserved to Declarant under this Declaration include the right to perform Work and to maintain Improvements related to or necessary for exercise

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of the easements with or without approval of any Person, provided that no Improvements may be installed, constructed, or maintained on, over, or under Improvements located on an Lot without the prior written consent of the Owner of the Lot, if other than Declarant, which consent may not be unreasonably withheld, conditioned, or delayed. Except as expressly stated in this Declaration, the easements granted pursuant to a right reserved in this Declaration, or under this Declaration to an Owner, or any other Person, exclude the right to perform Work or install, construct, or maintain Improvements without Declarant's consent, and no Person may perform Work or install, construct, or maintain Improvements in the exercise of an easement without Declarant's consent.

B. Right of Location or Relocation. Without limiting the generality of any easement reserved or granted under this Declaration or granted pursuant to a right reserved in this Declaration, Declarant may from time to time specifically locate or relocate any easement reserved or granted under this Declaration by recording a plat of survey showing the location or relocation of the easement in the Public Records, provided that if the relocated easement burdens a Lot owned by an Owner other than Declarant, the location or relocation of the easement will be subject to the written approval of the Owner of the Lot, which approval will not be unreasonably withheld, conditioned, or delayed if the easement is proposed within setback areas and if Declarant agrees to reimburse the Owner for all costs and expenses associated with the easement, including any costs to restore the easement area to its condition prior to the exercise of the easement. Recording a plat of survey showing the location or relocation of an easement will not limit or release Declarant's right to exercise a reserved easement in any other location permitted under the Declaration unless Declarant records a written release in the Public Records.

C. Persons Authorized to Exercise. The easements granted to Owners may be exercised concurrently by the Owners, occupants, and a reasonable number of their invitees, subject to the Rules, provided that an Owner will be responsible for the compliance or noncompliance of any of Owner's occupants, invitees, or invitees of any occupant with the Governing Documents, including the Rules, in the exercise of any easement. The easements granted to any Governmental Authority may be exercised by the Governmental Authority, and its authorized, agents, employees, representatives, nominees, and designees, but only to the extent necessary for the performance of official duties of the Governmental Authority. The easements reserved to Declarant may be exercised by Declarant and its agents, employees, representatives, nominees, and designees.

D. Non-Merger of Easements. Notwithstanding that Declarant is the current owner of the Submitted Property, it is the express intention of Declarant that the easements established in this Declaration for the benefit of the Submitted Property and Owners will not merge into the fee simple estate of Lots conveyed by Declarant or its successors-in-title, but that the estates of Declarant and Owners of the Lots will remain as separate and distinct estates. The grants and reservations of easements in this Declaration are independent of any covenants and contractual agreements undertaken by any Person, and a breach of any covenants or contractual agreements will not cause or result in a forfeiture or reversion of the easements granted or reserved in this Declaration.

E. Termination. The easements will remain in full force and effect unless terminated pursuant to Article 8 or as required by a court order applying Applicable Law. The

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reservations and grants of easements in or pursuant to a power reserved in this Declaration are easements and are not covenants restricting land to certain uses for purposes of O.C.G.A. Section 44-5-60, or any other similar law, and the easements will survive the termination of any covenants pursuant to that statute or any other similar law. The rights and easements created in this Article 5 will survive termination of this Declaration.

Article 7. Annexation; Withdrawal and Supplemental Declarations

Section 7.1 Annexation. Declarant may unilaterally annex and subject to this Declaration any part of the Possible Expansion Property during the Declarant Control Period by recording a Declaration of Annexation in the Public Records. A Declaration of Annexation recorded by Declarant during the Declarant Control Period will not require the consent of Owners but will require the written consent of the owner of the property being annexed, if the owner is not Declarant.

Section 7.2 The Owners may annex and subject to this Declaration any part of the Possible Expansion Property at any time following a vote of the Owners representing a Majority Vote of the Lots in favor of the annexation, the written consent of the owner of the property being annexed, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Annexation in the Public Records.

Section 7.3 Withdrawal. Any property withdrawn from this Declaration will automatically become part of the Possible Expansion Property, eligible for annexation as stated in Section 7.1.

A. Declarant may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration with the written consent of the owner of the property to be withdrawn, if the owner is not Declarant, by recording a Declaration of Withdrawal in the Public Records.

B. The Owners may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration at any time following vote of Owners representing a Majority Vote of the Lots in favor of the withdrawal, the written consent of the owner of the property being withdrawn, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Withdrawal in the Public Records.

Section 7.4 Supplemental Declaration. Declarant may subject a Lot or any part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations and other matters stated in a Supplemental Declaration with the written consent of the Owner of the Lot or owner of part of the Submitted Property, if the Owner or owner is not Declarant, by recording a Supplemental Declaration in the Public Records. Declarant may amend any Supplemental Declaration in the same manner as it may amend this Declaration, and may withdraw any property from a Supplemental Declaration, in the same manner as it may withdraw property from this Declaration, except to the extent limited in the Supplemental Declaration.

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Article 8. Term

Section 8.1 Duration.

A. Unless terminated as provided in Section 8.1(B), this Declaration will run with the land, bind the Submitted Property and remain in effect perpetually to the extent permitted by Applicable Law; provided, however, if Applicable Law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected by that limitation will run with and bind the land for so long as permitted by Applicable Law, including any permitted extensions.

B. To the extent that Applicable Law limits the period during which covenants restricting lands to certain uses may run with the land, then to the extent consistent with Applicable Law, the covenants restricting lands to certain uses in this Declaration will automatically be extended at the expiration of such period for an unlimited number of successive periods of 20 years each.

C. Notwithstanding Section 8.1(A) and Section 8.1(B), if any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration are determined by a court having jurisdiction to be unlawful, void, or voidable for violation of the rule against perpetuities, then those provisions will continue only until 21 years after the death of the last survivor of the now living descendants of Charles III, King of the United Kingdom.

Section 8.2 Termination. Unless terminated as required by Applicable Law, this Declaration may not be terminated except as follows:

A. To the extent then authorized by Applicable Law, including O.C.G.A. Section 44-5-60, any covenants restricting lands to certain uses in this Declaration may be terminated by an instrument expressly stating their termination, signed by the Owners owning and holding at least 51 percent of the Lots, containing a legal description of the Submitted Property, a list of the names of all record Owners, and a description of this Declaration, recorded in the Public Records no sooner than but within two years prior to the expiration of the initial 20 year period of this Declaration or any subsequent 20 year extension period of this Declaration; or

B. This Declaration may be terminated by an affirmative vote for termination by Owners representing a Super Majority Vote of the Lots and, during the Declarant Control Period, the affirmative vote of Declarant, and the recording in the Public Records of an instrument memorializing the vote for termination signed by the Owners representing a Super Majority Vote of the Lots, and during the Declarant Control Period, Declarant, provided, however, no termination of this Declaration will terminate any interest, right or easement reserved to Declarant or granted to another Person pursuant to a right reserved to Declarant, without the express release of the interest, right, or easement, signed by the Person holding the interest, right, or easement and recorded in the Public Records.

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Article 9. Amendment

Section 9.1 By Declarant. During the Declarant Control Period, Declarant may unilaterally amend this Declaration for any purpose. Without limiting the foregoing sentence, for that period and at all times thereafter, Declarant may also unilaterally amend this Declaration:

A. To bring any provision into compliance with Applicable Law or the order of any Governmental Authority;

B. To enable a title insurance company to issue title insurance coverage with respect to any Lot, the Common Area, or any portion of the Submitted Property or the Possible Expansion Property;

C. To exercise the rights stated in Article 11, including to establish a common law community association or to submit the Submitted Property to the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, et seq. (the "**Act**"), and conform the Governing Documents, including this Declaration, to any mandatory provisions of the Act;

D. To correct scrivener's errors and other mistakes of fact that, when corrected, have no material adverse effect on the rights of the Owners; and

E. To enable any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans, including, for example, the U. S. Department of Veterans Affairs, the U. S. Department of Housing and Urban Development, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee mortgage loans on any Lot;

F. For the purposes of bringing any provision in this Declaration into compliance with the Fair Housing Amendments Act of 1988, as amended, or any similar Applicable Law.

However, no Amendment made by Declarant under this Section 9.1 may adversely affect the title, use, development, access, easements or other material rights or duties to, benefiting or burdening any Lot unless the Owner of the Lot consents to the Amendment in writing. The failure of an Amendment to apply uniformly to all Lots will not constitute a material adverse effect upon the rights of any Owner.

Section 9.2 By Owners. Except for Amendment by Declarant as stated in Section 9.1, this Declaration may be amended only by the affirmative vote of Owners representing a Majority Vote of the Lots, and, during the Declarant Control Period, the written consent of Declarant, and the recording in the Public Records of an instrument memorializing the vote signed by the Owners representing a Majority Vote of the Lots for the amendment, and, during the Declarant Control Period, Declarant.

Section 9.3 Limitations on Amendments. Notwithstanding anything to the contrary in this Declaration:

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A. The percentage of votes necessary to amend a specific provision of this Declaration must be equal to or greater than the percentage of votes required for action to be taken under that provision, if the Amendment is by the vote of the Owners;

B. None of the easements, interests, rights or responsibilities granted, excepted, reserved or assigned to Declarant, including any of the Declarant Rights, may be amended without Declarant's prior written consent, which consent may be granted or denied in its discretion;

C. This Declaration may not be amended if the Amendment is contrary to or violates the zoning ordinances for the Submitted Property, or any other agreement or any covenant recorded in the Public Records, without Declarant's prior written consent, which consent may be granted or denied in its discretion.

Section 9.4 Validity and Effective Date of Amendments. Amendments to this Declaration are effective upon recording in the Public Records unless a later effective date is specified in the Amendment. Any procedural challenge to an Amendment made pursuant to this Article 9 must be made within 90 days of the later of its recording or the date written notice of the Amendment is delivered to Owners or the Amendment will be presumed validly adopted. In no event will a change of conditions or circumstances operate to amend any provisions of this Declaration. If an Owner votes for or against or provides a written consent or objection to any Amendment to this Declaration, it will be conclusively presumed that the Owner has the authority to so act, and no contrary provision in any security deed or contract between the Owner and a third party will affect the validity of the Amendment. No Amendment may directly or indirectly remove, revoke, or modify any right or privilege, nor impose any obligation upon, Declarant without the written consent of the Declarant holding the right or privilege, or upon whom the obligation is to be imposed.

Article 10. Declarant Rights

Section 10.1 General. Declarant excepts and reserves certain rights, interests, and easements in the Submitted Property as stated in this Declaration. Declarant is not obligated to exercise any Declarant Right, and any Declarant Right may be exercised in the manner, or under any terms and conditions, considered appropriate in the discretion of Declarant from time to time.

Section 10.2 Assignment.

A. Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records. Subject to any limitations in an Assignment of Declarant Rights assigning rights to a Successor Declarant, a Successor Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights assigned to it to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records.

B. A Declarant, including Original Declarant, will hold and retain the status of Declarant under this Declaration, until it expressly assigns the status of Declarant to a Successor

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Declarant in an Assignment of Declarant Rights in the Public Records. Without limiting the foregoing, if a Declarant permanently or temporarily assigns less than all of the Declarant Rights in an Assignment of Declarant Rights, the assigning Declarant will be considered to have reserved and retained the status of Declarant for all purposes under this Declaration, except for those Declarant Rights expressly assigned to the Successor Declarant in the Assignment of Declarant Rights.

Article 11. Conditional Provisions Relating to the Establishment of a Community Association

Section 11.1 General. If any Lot or Common Area is in the future conveyed to a Person who does not also own the remainder of the part of the Submitted Property constituting Lots and Common Area, without limiting any other right under this Declaration, Declarant may, without obligation, amend this Declaration to establish a community association to govern the Submitted Property, including without limitation by establishing a common law association under the terms and conditions determined by Declarant or by establishing a statutory association and subjecting this Declaration to the Act. For clarity, the remaining sections of this Article 11 will not be effective unless and until Declarant records an Amendment that expressly establishes a community association as stated in this Article 11.

Section 11.2 Terms. If a community association is established by Declarant as stated in this Article 11, by an Amendment that expressly establishes a community association, the following terms will apply, unless otherwise stated by Declarant in the Amendment establishing the community association:

A. Incorporation. Declarant will incorporate the community association as a non-profit corporation under Applicable Law, by filing articles of incorporation and adopting bylaws, and evidence the name of the community association by an Amendment stating the name of the community association.

B. Membership. Each Owner will automatically be a member of the community association. Membership in the community association will be automatically transferred with the ownership of a Lot and membership will be appurtenant to and may not be separated from the ownership of any Lot. Ownership of a Lot will be the sole qualification for membership in the community association.

C. Classes of Membership. The community association will initially have two classes of membership, Class "A" and Class "B". "**Class "A" Members**" will be all Owners, including Declarant as to any Lot which Declarant owns. The sole "**Class "B" Member**" will be Declarant. The Class "B" membership will commence upon the recording of the Amendment expressly establishing the community association and will continue until the earlier of: (i) 40 years after the recording of the Amendment expressly establishing the community association; or (ii) such earlier date as the Class "B" Member, in its sole discretion, executes and records a written notice voluntarily terminating the Class "B" membership in the Public Records (with the period from the recording of the Amendment expressly establishing the community association to the earlier of (i) or (ii) being the "**Class "B" Control Period**"). Upon termination of the Class "B" Control Period, Declarant will continue to hold a Class "A" membership for each Lot that Declarant owns.

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D. Voting. The voting rights of each class of membership will be as follows:

(i) Class "A". Class A Owners will have a nonvoting membership during the Class "B" Control Period. After the Class "B" Control Period, each Lot owned by a Class "A" Member will have one vote in the community association per Lot, with each vote being allocated equal weight.

(ii) Class "B". During the Class "B" Control Period, the Class "B" Member will have the sole vote of the community association, the sole authority to appoint and remove directors from the board of directors of the community association (the "**Board**") from time to time in its discretion, and such other rights as may be stated in the articles of incorporation and bylaws of the community association.

E. Board. The community association will be governed by the Board. The Board will consist of three directors. Directors are not required to be Owners.

F. Community Association Powers. The community association will have the power to exercise any right or privilege given to it expressly by its governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant Rights, or reasonably implied from or reasonably necessary to effectuate any such right or privilege, and any right or privilege generally applicable to non-profit corporations or community associations. All rights and powers of the community association may be exercised by the Board without a vote of the membership except to the extent that the governing documents of the community association or this Declaration expressly require a vote of the membership.

G. Compliance with Governing Documents. Owners and every occupant of a Lot, and every Owner's or occupant's invitees, shall comply with the governing documents of the community association. The Board, on behalf of the community association, will have the power to enforce the governing documents of the community association, including this Declaration, to the extent Declarant assigns the right to enforce this Declaration to the community association in an Assignment of Declarants Rights.

H. Association and Common Area Rights. The community association, through action of the Board, will have the power to acquire, hold, lease as lessor or lessee, operate and dispose of tangible and intangible personal property and real property for the benefit of Owners, as Common Area, subject to the provisions of this Declaration. Declarant or its designees may convey to the community association, and if conveyed the community association must accept, as Common Area, real and personal property, whether by fee or leasehold or other estate.

I. Common Area Management. The community association will be responsible for the management, operation and control of any Common Area, subject to any covenants and restrictions stated in the deed or other instrument transferring such property to the community association. The Board will have the power to adopt such reasonable rules and regulations regulating use of any Common Area it deems appropriate from time to time. The right of Owners to use

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Common Area will be subject to compliance with this Declaration, the Rules, and any rules and regulations established by the community association from time to time.

J. Association Services and Facilities; Contracts. The community association will have the power to provide, or provide for, services and facilities for the Lots or Owners and will be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The community association will have the power to charge an Owner use or service fees for any such services and facilities provided at the option of Owner, or may include the costs of such services or facilities in the community association's budget as a common expense and assess it against all Owners as part of the general assessment if such service or facility is made available to or provided to all Lots or all Owners, or against less than all Owners as a part of a specific assessment if such service or facility is made available to or provided to less than all Lots or all Owners. By way of example, such services and facilities might include trash collection; landscape maintenance; lawn care; pest control service; cable, digital, satellite or similar television service; telecommunication and internet connection services; security monitoring; utilities; security gate and gate maintenance; and other services and facilities. Provided, this subsection is not a representation by Declarant or any community association, if established, as to what, if any, services will be provided, and there is no obligation to provide any service. In addition, the community association will have the power to modify or cancel existing or future contracts for services without the approval of Owners, unless the provision of such services is otherwise required by the governing documents of the community association. Non-use of services made available to or provided to all Lots or Owners as a common expense will not exempt any Owner from the obligation to pay assessments for such services.

K. Legal Proceedings. The Board of the community association will have the power to institute, defend, settle, or intervene on behalf of the community association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to any Common Area, enforcement of the governing documents of the community association, this Declaration, or any other civil claim or action. However, the community association will not have any independent legal duty to institute litigation on behalf of or in the name of the community association or Owners. Further, neither the Board nor the community association will have the power to initiate any judicial or administrative proceeding unless first approved by a vote of Owners representing a Super Majority Vote of the Class "A" votes in the community association, except for actions or proceedings: (i) initiated during the Class "B" Control Period; (ii) initiated to enforce the provisions of the governing documents or this Declaration, including collection of assessments and foreclosure of liens; (iii) initiated to challenge ad valorem taxation or condemnation proceedings; (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or (v) to defend claims filed against the community association or to assert counterclaims in proceedings instituted against it.

L. Indemnification. The community association will indemnify every officer, director, and committee member, including the members of the Board and any committee of the community association, against all damages and expenses, including attorneys' fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board at the time of such settlement) to which he, she, or it may be a

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party by reason of being or having been an officer, director, or committee member, including as a member of Board or any committee of the community association, except as such indemnity may be limited under Applicable Law.

M. Power to Levy Assessments. The community association will have the power to levy assessments for expenses incurred or anticipated to be incurred by the community association in performing its responsibilities and exercising its rights and powers under the governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant's Rights, and any other responsibility, right, or power reasonably deemed appropriate by the Board from time to time, including for the establishment of reserves. The obligation to pay assessments will commence as to each Lot on the first day of the month following: (i) the month in which the Amendment expressly establishing a community association is recorded, or (ii) the month in which the Lot is conveyed from Declarant to an unrelated Person, whichever is later. Each Owner, by accepting a deed or entering into a recorded contract of purchase of a Lot within the Submitted Property, will be deemed to covenant and agree to pay all assessments authorized in this Declaration.

N. Allocation. The Board, in its sole and unfettered discretion, may levy assessments on behalf of the community association from time to time and allocate the assessments equally among the Lots, or may levy assessments equitably among the Lots as follows:

(i) any common expenses benefiting less than all of the Lots may be specially assessed equitably among all of the Lots so benefited, as determined by the Board;

(ii) any common expenses occasioned by the conduct of less than all those entitled to occupy all of the Lots or by the licensees or invitees of any such Lot or Lots may be specially assessed against the Lot or Lots, the conduct of any occupant, licensee, or invitee of which occasioned any such common expenses; or

(iii) any common expenses significantly disproportionately benefiting all of the Lots may be assessed equitably among all of the Lots within the Submitted Property as determined by the Board.

O. Personal Obligation and Lien. All sums assessed by the Board on behalf of the community association against any Lot or Owner will from the time the sums become due and payable, be the personal obligation of the Owner and constitute a lien in favor of the community association on the Lot prior and superior to all other liens whatsoever except: (i) liens for ad valorem taxes on the Lot; (ii) the lien of any first priority mortgage covering the Lot and the lien of any mortgage recorded prior to the recording of the Declaration; or (iii) the lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee on the mortgage is the seller of the Lot at foreclosure.

P. Collection. The personal obligation of an Owner and the lien for assessments, at the discretion of the Board, may also include: (i) a late or delinquency charge not in excess of the greater of $10.00 or 10% of the amount of each assessment or installment not paid when due (or such higher amount as may be established by the Board from time to time, subject to Applicable Law);

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(ii) interest at a rate not in excess of 10% per annum on each assessment or installment and any late or delinquency charge from the date the same was first due and payable; (iii) the costs of collection, including court costs, self-help expenses, and reasonable attorneys' fees actually incurred; and (iv) the fair rental value of the Lot from the time of the institution of an action until the sale of the Lot at foreclosure or until judgment rendered in the action is satisfied.

Q. Notice of Lien. Any assessment chargeable to a Lot will constitute a lien on the Lot, effective on the due date of the assessment. The recording of the Amendment establishing the community association will constitute record notice of the existence of the lien, and no further recordation of any claim of lien for assessments will be required. Nevertheless, the community association, acting through the Board, may, without obligation, prepare a written lien statement with respect to the Lot, stating the name of the Owner, the legal description of the Lot, the name of the community association, and the delinquent assessment amount then owing together with authorized late charges and interest accrued. Any lien statement will be signed and acknowledged by an officer of the community association or the community association's attorney and, either before or after recording, will be served on the Owner by certified mail, return receipt requested or by overnight delivery, to the address of the Lot and to any other address or addresses which Owner may have designated to the community association in writing. The community association may also record the written lien statement in the Public Records.

R. Foreclosure. At any time 30 days after notice is sent by certified mail or statutory overnight delivery, return receipt requested, to the Owner both at the address of the Lot and at any other address or addresses which the Owner may have designated to the community association in writing, the lien may be foreclosed by the community association by an action, judgment and court order for foreclosure in the same manner as other liens for the improvement of real property, subject to superior liens or encumbrances, but any such court order for judicial foreclosure will not affect the rights of holders of superior liens or encumbrances to exercise any rights or powers afforded to them under their security instruments. The notice will specify the amount of the assessments then due and payable together with authorized late charges and the rate of interest accruing. The community association will have the power to bid on the Lot at any foreclosure sale and to acquire, and thereafter hold, lease, encumber and convey the Lot.

S. Budget. The Board will prepare a budget of the estimated common expenses for each year. Failure of the Board to prepare a budget or fix assessment amounts or rates or to deliver or mail each Owner a budget or an assessment notice will not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner will have an obligation to continue to pay assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the community association may retroactively assess any shortfall. Further, no Owner will be exempt from assessments by non-use of any Common Area or by abandonment of a Lot. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off may be claimed or will be allowed for any alleged failure of the community association to take some action or perform any required action.

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T. Due Dates. Assessments will be due in the manner and on the dates as the Board may establish from time to time, and may include recurring annual or periodic assessments, specific assessments due from one or more but less than all Owners, or special assessments due from all Owners. The Board may require advance payment of assessments at closing of the transfer of title to a Lot and impose special requirements for Owners with a history of delinquent payment. If an Owner is delinquent in paying any assessments or other charges, the Board may require the outstanding balance on all assessments for such Lot or Lots to be paid in full immediately or it may, in its discretion, permit payment of the outstanding balance in installments. The Board may add reasonable administrative fees and costs for accepting and processing installments to the outstanding balance and include them in the installment payment schedule.

U. Statement. Any Owner, mortgagee of a Lot, Person having executed a contract for the purchase of a Lot, or lender considering the loan of funds to be secured by a Lot will be entitled upon request and payment of processing fee established by the Board from time to time, subject to Applicable Law, to a statement from the community association stating the amount of assessments past due and unpaid, together with applicable late charges and interest against the Lot. The request must be in writing, delivered to the registered office of the community association and to any management company managing the community association, and state an address to which the statement may be returned. To the extent required by Applicable Law, failure on the part of the community association, within five business days from the receipt of the request and fee (or such longer period as may be established by the Board from time to time, subject to Applicable Law), to mail or furnish the statement regarding amounts due and payable at the expiration of the five day period (or such longer period as may be established by the Board from time to time, subject to Applicable law) with respect to the Lot to the address stated in the written request will cause the lien for assessments to be extinguished and of no further force or effect as to the title or interest acquired by the purchaser or lender, if any, as the case may be, and their respective successors and assigns, in the transaction contemplated in connection with the request. The information stated in the statement will be binding on the community association and every Owner.

V. No Exemption. No Owner other than Declarant and the community association will be exempt from any liability for any assessment for any reason whatsoever, including, without limitation, abandonment, nonuse, or waiver of the use or enjoyment of a Lot or any part of the Common Area. Except as stated below, the grantee in a conveyance of a Lot will be jointly and severally liable with the grantor of the Lot for all unpaid assessments against the latter up to the time of the conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee; provided, however, that if the grantor or grantee requests a statement from the community association as stated in Section 11.2(U), the grantee and the grantee's successors, successors-in-title, and assigns will not be liable for nor will the Lot conveyed be subject to a lien for any unpaid assessments against the grantor in excess of any amount stated in the statement.

W. Successor Liability. In the event that the holder of a first priority mortgage or secondary purchase money mortgage of record acquires title, provided that neither the grantee nor any successor grantee on the secondary purchase money mortgage is the seller or grantor of the Lot in the acquisition conveyance, or in the event that any other Person acquires title to any Lot as a result of foreclosure of any such mortgage, such holder or other Person and the Person's successors,

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successors-in-title, and assigns will not liable for nor will the Lot be subject to any lien for assessments under this Declaration chargeable to the Lot on account of any period prior to the acquisition of title; provided, however, that the unpaid share of an assessment or assessments, will be deemed to be a common expense collectible from all Owners, including the holder or other Person and the holder or other Person's successors, successors-in-title, and assigns.

X. Insurance. The community association will use commercially reasonable efforts to obtain and continue in effect any insurance required by Applicable Law and the following policies of insurance:

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis on all insurable improvements on the Common Area in the event of a casualty, in an amount equal to the full replacement costs or a commercially reasonable amount approved by the Board if full replacement cost is not available at a reasonable expense;

(ii) Commercial general liability insurance, insuring the community association and its members for damage or injury caused by the negligence of the community association or any of its members, employees, agents, or contractors while acting on its behalf, with limits of at least a $1,000,000 per occurrence and at least $2,000,000 in the aggregate or such greater amounts as the Board determines appropriate from time to time;

(iii) Workers compensation insurance and employer's liability insurance;

(iv) Director's and officer's liability coverage;

(v) Fidelity insurance covering Persons responsible for handling community association funds in an amount and with waivers or endorsements the Board deems appropriate from time to time

(vi) Flood insurance, including a blanket policy of flood insurance in the amount of one hundred percent (100%) of current replacement cost of all effected Improvements and other insurable property or the maximum limit of coverage available, whichever is less; and

(vii) Any additional insurance as the Board deems appropriate from time to time.

Provided, the community association, and the Board, will be released from the obligation to obtain and continue in effect any insurance if the Owners, by a Majority Vote, determine that such insurance is not available on a commercially reasonable basis. Premiums for any insurance acquired by the community association will constitute common expenses, and in the event of an insured loss, any deductible may be considered as a common expense. However, if the Board reasonably determines in its discretion, after reasonable notice and an opportunity to be heard by an Owner that an insured loss results from the negligence or willful misconduct of the Owner or occupant or invitee of the Owner, the deductible for the insured loss may be levied as a specific assessment against the Lot and the Owner of the Lot associated with the responsible party, under Section 11.2(N).

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Y. Maintenance and Repair. The community association will use good faith efforts to maintain the Common Area, and any Improvements within the Common Area, in good working order and condition. Following any damage to any Common Area, and any Improvements within the Common Area, the community association will use good faith efforts to repair the damage, to the extent funds, including insurance funds and reserves, are reasonably available to fund the repair. If the damage is not repaired, the community association will use good faith efforts to raze any damaged Improvements and restore the Common Area to a natural condition.

Article 12. Enforcement

Section 12.1 General. Declarant may enforce the Governing Documents in any manner it determines in its discretion to be appropriate from time to time. In addition to any other right, remedy or power stated in this Declaration or available under Applicable Law, Declarant may in its discretion:

A. Impose monetary fines;

B. Suspend any Person's right to use the Common Area (provided however, Declarant may not limit ingress or egress to or from a Lot by an Owner or occupant);

C. Exercise self-help to address violations of the Governing Documents and may charge the costs and expenses of exercising the self-help remedy against the Lot and Owner, which will be a lien against the Lot and which Owner shall pay within 10 days of billing, with interest accruing at the statutory amount; and

D. Commence any suit or action at law or in equity, including to enforce the Governing Documents, enjoin any violation of the Governing Documents or Applicable Law, or to recover monetary damages.

Section 12.2 Attorney Fees. In any action or remedy taken by Declarant to enforce the Governing Documents, if Declarant prevails, it may recover all costs, including, without limitation, reasonable attorney's fees and court costs, incurred in the action.

Article 13. General Provisions

Section 13.1 Runs with Land. This Declaration runs with the title to the Submitted Property. It burdens the Submitted Property, Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, and benefits Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, as stated in this Declaration.

Section 13.2 Applicability to Owners and Other Persons. All Owners, occupants, invitees, and other persons using or present on the Submitted Property shall comply with the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Section 13.3 No Association; No Statutory Association, Condominium, or Time-Share. No homeowners association or tenant association is created by this Declaration. This Declaration is

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expressly not made subject to the Georgia Property Owner's Association Act, O.C.G.A. Section 44-3-220 et seq., the Georgia Condominium Act, O.C.G.A. Section 44-3-70 et seq., or the Georgia Time-Share Act, O.C.G.A. Section 44-3-160 et seq.

Section 13.4 Voting. Each Lot will have one vote for all matters under this Declaration, provided, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the votes in any community association governing the Lot will be as stated in Section 11.2(D). For any votes under this Declaration:

A. Multiple Owners. Since an Owner may be more than one Person, if only one of those Persons is present at a meeting of Owners or at a meeting of members of a community association established by Declarant as stated in Article 11, or is voting by proxy, ballot, or written consent, that Person will be entitled to cast the votes pertaining to the Lot owned by the Owner. However, if more than one of those Persons is present, or executes a proxy, ballot or written consent, the vote pertaining to that Lot will be cast only in accordance with the unanimous agreement of the Persons constituting the Owner unless the instrument expressly provides otherwise; and such consent will be conclusively presumed if any one of them purports to cast the votes pertaining to that Lot without protest being made immediately by any of the others to the Person presiding over the meeting or vote.

B. Other than Natural Persons. The vote pertaining to any Lot may, and in the case of any Owner that is not a natural Person or Persons must be cast pursuant to a proxy or proxies duly executed by or on behalf of the Owner or, in cases where the Owner is more than one Person, by or on behalf of the joint owners of the Lot, to be effective. No such proxy may be revocable before its expiration except by written notice delivered to Declarant at a meeting of the Owners or to the community association at a meeting of the members of the community association, by the Owner or any of the Persons having an interest in the Lot. Any proxy will be void if it is not dated, or if it purports to be revocable without such notice.

Section 13.5 Interpretation; Headings. The use of the words "include," "including" or similar words in this Declaration are by way of example rather than by limitation. This Declaration will be construed without reference to any rule of law which provides that ambiguities in a contract are to be resolved against the drafter. The captions of each article, section, and subsection of this Declaration are added as a matter of reference only and have no effect in the construction of any provision of this Declaration.

Section 13.6 Applicable Law; Jurisdiction; Venue. This Declaration will be interpreted under Georgia law. Each Owner, by accepting title to a Lot, and each occupant and invitee, by such Person's presence on any part of the Submitted Property, submits to personal jurisdiction of the state and district courts of Chatham County, Georgia and the federal courts of the Southern District of Georgia. Venue will lie exclusively in the state and district courts of Chatham County, Georgia, or the federal courts of the Southern District of Georgia, for any matter arising under this Declaration.

Section 13.7 No Dedication. Nothing contained in this Declaration constitutes the dedication of any interest, right or easement for the benefit of the public generally or the grant to any

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member of the general public any right to enforce any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration.

Section 13.8 Time of Essence. Time is of the essence in this Declaration, and no accommodation, dispensation or agreement by any Person in one transaction or circumstance with respect to any period stated in this Declaration will waive, amend or alter this provision in any other transaction or circumstance.

Section 13.9 Severability. Invalidation of any provision or sentence of this Declaration, or the application of any provision of this Declaration, in whole or in part, by judgment or court order will in no way affect the other provisions, sentences or applications, and the operation of any Applicable Law. O.C.G.A. Section 44-5-60, limiting the period of effectiveness of restrictive covenants or covenants restricting uses of land, to the extent it may apply to this Declaration, will not operate to invalidate or release any affirmative covenants, easements, conditions, agreements or other provisions of this Declaration not constituting restrictive covenants or covenants restricting uses of land.

Section 13.10 Custom or Practice; No Waiver. No failure of Declarant to exercise any power or right granted by this Declaration, or to insist upon strict compliance with any obligation stated in and no custom or practice at variance with the terms of this Declaration will constitute a waiver of such right or power or a waiver of the right of Declarant to demand exact compliance with the terms of this Declaration on other occasions.

Section 13.11 Future Conveyances. Future conveyances of any interest or rights in any part of the Submitted Property are subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration even if the conveyance instrument does not reference this Declaration.

Section 13.12 Schedules and Exhibits. The following Schedules are attached to this Declaration and incorporated by this reference:

A. Submitted Property Schedule

B. Lots and Common Area Schedule

[Signature Page Follows]

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

Declarant has signed, sealed, and delivered this Declaration as of the Declaration Date.

Port Wentworth SFR, LLC

By: _____
Name: _____
Its: Authorized Signatory

(SEAL)

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:

(NOTARIAL SEAL)

Attachment: Declaration of Covenants (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

Submitted Property Schedule

Legal Description of the Submitted Property

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Lots and Common Area Schedule

Designation	
Lots	
Common Area	Entry Road Access Easement

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TMS	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0906-04-037	Rice Hope CJ LLC	100 Magnolia Blvd, Port Wentworth GA 31407	PO Box 450233, Atlanta, GA 31145-0233
7-0975-02-006	Birch Circle LLC	7514 Hwy 21, Port Wentworth GA 31407	514 S Main St, Hinesville, GA 31313-4355
7-0975-02-007	James Wood Industries LLC	7512 Hwy 21, Port Wentworth GA 31407	136 Post House Trl, Port Wentworth, GA 31322-9624
7-0975-02-008	Christian, Brenda Sue	Hwy 21, Port Wentworth GA 31407	6 Hasleiters Retreat, Savannah, GA 31411-3107
7-0975-02-009	Smith, Eric C.	7508 Hwy 21, Port Wentworth GA 31407	PO Box 2264, Rincon, GA 31326-2264
7-0975-02-010	Cheathem, Lula Ghyll Roberts	Hwy 21, Port Wentworth GA 31407	1595 Berkely Ave, North Baldwin, NY 11510-1635
7-0975-02-011	Wilson, David Johnson Edward	7500 Hwy 21, Port Wentworth GA 31407	2119 Biscayne Dr, Savannah, GA 31406-2801
7-0975-02-012	Johnson, Edward	Hwy 21, Port Wentworth GA 31407	2127 Mason Dr, Savannah, GA 31404-5652
7-0975-02-013	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-014	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-015	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0906-04-075	BEP Rice Hope LLC	Hwy 21, Port Wentworth GA 31407	100 Lakeside Blvd, Port Wentworth, GA 31407-3391
7-0907-01-003	Exley, Thomas L	Hwy 21, Port Wentworth GA 31407	PO Box 1338, Rincon, GA 31326-1338
7-0907A-02-011	Jones, Carol D	22 Treadway St, Port Wentworth GA 31407	22 Treadway St, Port Wentworth GA 31407
7-0907A-02-010	Otto, James Paul	20 Treadway St, Port Wentworth GA 31407	20 Treadway St, Port Wentworth GA 31407
7-0907A-03-001	Mack, Evon	216 Black Creek Dr, Port Wentworth GA 31407	216 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-002	Edge, Melissa G	214 Black Creek Dr, Port Wentworth GA 31407	214 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-003	Robinson, Charles Jerome	112 Black Creek Dr, Port Wentworth GA 31407	112 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-004	Pelton, Joshua	110 Black Creek Dr, Port Wentworth GA 31407	110 Black Creek Dr, Port Wentworth GA 31407
7-0907A-07-012	Vogel, Brian R.	21 Treadway St, Port Wentworth GA 31407	21 Treadway St, Port Wentworth GA 31407
7-0907A-07-013	Chisholm, Pamela R.	19 Treadway St, Port Wentworth GA 31407	19 Treadway St, Port Wentworth GA 31407

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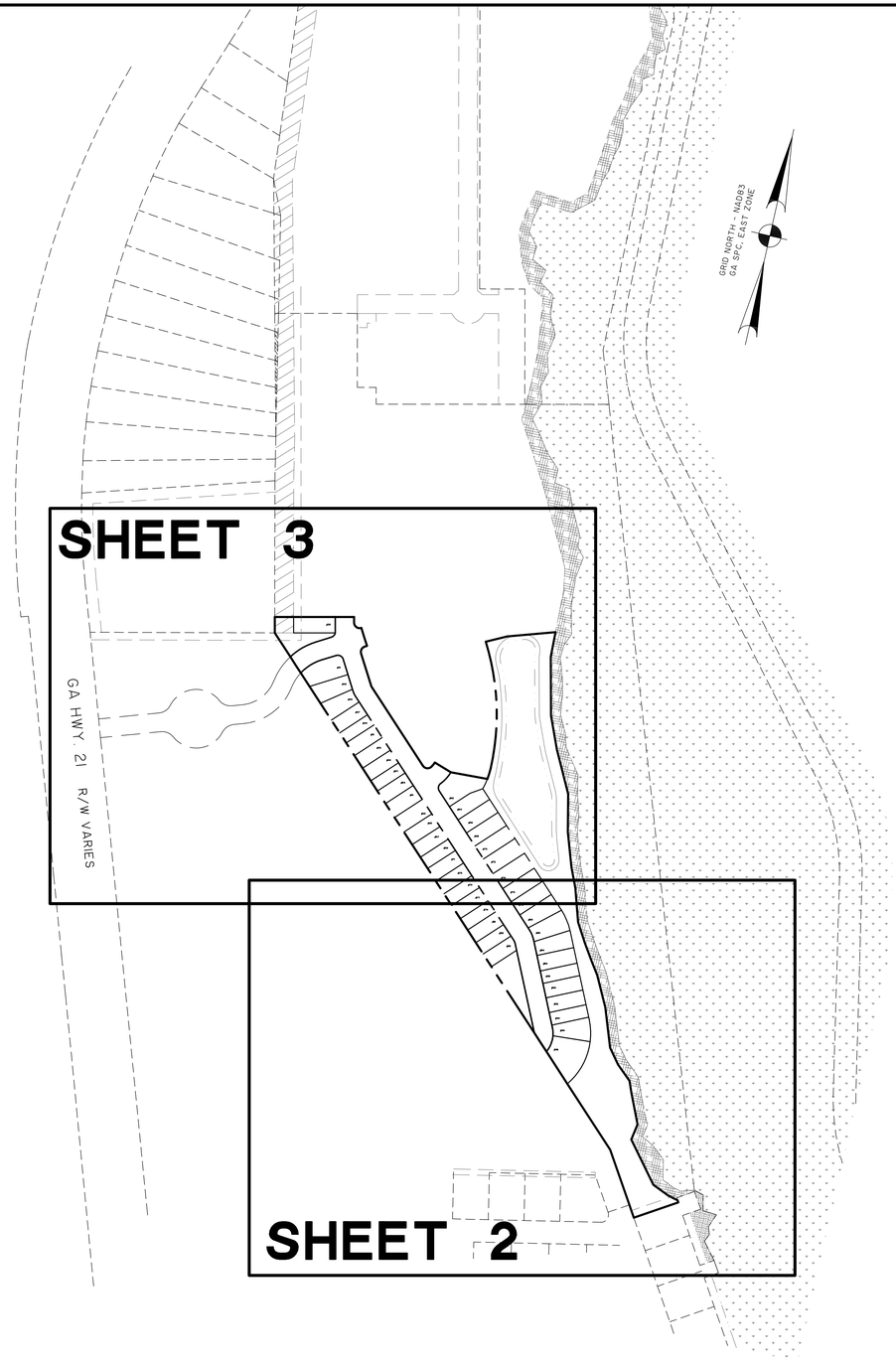
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	15.00'	28.08'	S 66°19'21" E	24.15'	107°14'49"
C2	15.00'	23.56'	S 15°03'14" W	21.21'	90°00'00"
C3	15.00'	26.28'	N 84°07'16" E	23.05'	100°23'18"
C4	55.00'	14.48'	N 26°22'58" E	14.44'	15°05'17"
C5	200.00'	29.53'	N 04°23'01" E	29.50'	8°27'31"
C6	648.43'	340.65'	N 14°53'45" W	336.75'	30°06'02"
C7	25.00'	3.15'	N 21°13'16" W	3.15'	7°12'59"
C8	75.00'	20.60'	N 37°48'56" W	20.54'	15°44'20"
C9	15.00'	23.56'	S 74°56'46" E	21.21'	90°00'00"
C10	125.00'	65.03'	S 45°09'00" W	64.30'	29°48'28"
C11	175.00'	78.61'	N 47°11'06" E	77.95'	25°44'17"
C12	15.00'	16.23'	N 29°03'35" E	15.45'	61°59'19"
C13	15.00'	3.92'	S 09°25'39" E	3.91'	14°59'09"
C14	75.00'	5.53'	N 14°48'35" W	5.52'	4°13'16"
C15	105.00'	40.37'	S 29°51'15" W	40.12'	22°01'50"
C16	15.00'	22.66'	S 02°24'28" E	20.57'	86°33'15"
C17	75.00'	27.30'	S 35°15'25" E	27.15'	20°51'20"
C18	75.00'	21.97'	S 16°26'18" E	21.89'	16°46'56"
C19	75.00'	46.15'	S 09°34'54" W	45.43'	35°15'28"
C20	50.00'	37.49'	N 03°20'48" W	36.62'	42°57'55"
C21	50.00'	18.20'	N 35°15'25" W	18.10'	20°51'20"
C22	25.00'	9.10'	N 35°15'25" W	9.05'	20°51'20"
C23	80.00'	35.57'	N 31°34'37" E	35.28'	25°28'35"
C24	50.00'	13.73'	N 37°48'56" W	13.69'	15°44'20"
C25	25.00'	6.87'	S 37°48'56" E	6.85'	15°44'20"
C26	150.00'	71.80'	S 46°20'27" W	71.12'	27°25'35"
C27	50.00'	15.05'	N 21°19'21" W	14.99'	17°14'49"
C28	200.00'	28.79'	S 12°44'10" W	28.76'	8°14'47"
C29	175.00'	1.64'	S 45°24'58" E	1.64'	0°32'16"
C30	175.00'	58.29'	S 35°36'19" E	58.02'	19°05'03"
C31	175.00'	3.77'	S 25°26'46" E	3.77'	1°14'02"
C32	175.00'	58.80'	S 15°12'12" E	58.53'	19°15'08"
C33	175.00'	130.27'	S 15°44'54" W	127.28'	42°39'03"
C34	125.00'	42.10'	S 20°35'52" W	41.90'	19°17'48"
C35	150.00'	158.97'	S 41°18'37" W	151.63'	60°43'19"
C36	37.00'	37.05'	S 42°59'01" E	35.52'	57°22'32"
C37	78.00'	156.22'	S 71°40'17" W	131.39'	114°45'04"
C38	37.00'	37.05'	N 79°38'27" W	35.52'	57°22'32"
C39	37.00'	37.05'	N 42°59'01" E	35.52'	57°22'32"
C40	78.00'	156.22'	N 71°40'17" E	131.39'	114°45'04"
C41	37.00'	37.05'	S 79°38'27" E	35.52'	57°22'32"
C42	100.00'	105.98'	N 41°18'37" E	101.09'	60°43'19"
C43	175.00'	71.37'	N 22°37'58" E	70.87'	23°21'59"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°04'24" E	26.44'
L2	S 32°24'37" E	5.80'
L3	N 32°02'42" W	36.05'
L4	N 45°41'05" W	26.81'
L5	N 45°41'05" W	33.11'
L6	N 45°41'05" W	25.64'
L7	N 45°41'05" W	25.45'
L8	N 12°38'48" W	42.08'
L9	N 12°38'48" W	42.13'
L10	N 77°18'03" E	50.04'
L11	N 77°18'03" E	25.00'
L12	N 77°18'03" E	25.00'
L13	S 12°41'57" E	14.56'
L14	S 29°56'46" E	25.00'
L15	S 29°56'46" E	25.00'
L16	S 60°03'14" W	5.83'
L17	S 71°09'40" E	25.00'
L18	S 71°09'40" E	25.00'
L19	S 19°26'30" E	10.04'
L20	S 19°14'46" E	34.65'
L21	S 21°22'38" E	30.41'
L22	S 09°39'54" W	43.61'
L23	S 60°03'14" W	41.29'
L24	N 60°03'14" E	43.60'
L25	N 12°41'57" W	32.70'
L26	N 44°18'55" E	32.79'
L27	N 29°56'46" W	19.72'
L28	N 12°41'57" W	32.70'
L29	N 60°03'14" E	45.83'
L30	N 44°18'55" E	65.38'
L31	N 57°47'24" E	35.60'
L32	S 10°56'58" W	11.06'
L33	S 71°40'17" W	28.62'
L34	N 71°40'17" E	28.62'
L35	N 10°56'58" E	11.06'



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,900 FEET, AN ANGULAR ERROR OF 0.8" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 597,065.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO FIRM MAP NO 13051C, PANEL 0030G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: PORT WENTWORTH SFR, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 2652, PAGE 553
9. WETLAND AREAS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771, PAGE 138, CHATHAM COUNTY, GEORGIA RECORDS.
10. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
11. THIS PLAT CONTAINS 43 LOTS.
12. ALL LOTS HAVE A 5 FOOT MINIMUM SIDE SETBACK LINE UNLESS OTHERWISE NOTED.
13. ALL LOTS HAVE A 10 FOOT MINIMUM REAR SETBACK LINE UNLESS OTHERWISE NOTED.
14. ALL LOTS HAVE A 13 FOOT MINIMUM FRONT SETBACK LINE UNLESS OTHERWISE NOTED.
15. THE 10 FOOT UTILITY EASEMENT ALONG THE LOT FRONTAGES IS FOR INSTALLATION AND MAINTENANCE OF DRY UTILITIES.
16. THE LOTS ON THIS PLAT WILL BE SERVED BY CITY OF PORT WENTWORTH WATER AND SEWER SYSTEM.
17. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS & RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR RICE HOPE DATED JULY 12, 2004, RECORDED IN DEED BOOK 272W, PAGE 434, AFORESAID RECORDS.
18. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
19. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
20. NO HOMES WILL BE SOLD TO HOMEOWNERS PRIOR TO COMPLETION AND APPROVAL OF INFRASTRUCTURE BY THE CITY OF PORT WENTWORTH.
21. ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE OWNER/DEVELOPER.
22. THE 15' UTILITY EASEMENTS SHOWN WITHIN THE PRIVATE RIGHTS OF WAYS ARE FOR THE INSTALLATION AND MAINTENANCE OF THE CITY OF PORT WENTWORTH WATER AND SEWER SERVICES.

REFERENCES

1. RECOMBINATION PLAT OF PARCELS 1 & 4, A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED JULY 29, 2015, RECORDED IN PLAT BOOK 50, PAGE 337, CHATHAM COUNTY RECORDS.
2. ALTA/ACSM LAND TITLE SURVEY A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED MARCH 12, 2015, LAST REVISED JULY 20, 2015.
3. A PLAT OF 30' UTILITY EASEMENT CROSSING THE PROPERTY OF DAVID L. MORRIS, PREPARED BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 14, 2005.
4. MAP SHOWING A DIVISION OF AN 8.8 ACRE TRACT ABOUT 12 MILES FROM SAVANNAH ON HIGHWAY NO. 21 (AUGUSTA ROAD), PREPARE BY ROBERT D. GIGNILLIAT, JR., DATED JULY 10, 1966, RECORDED IN PLAT BOOK R, PAGE 101, CHATHAM COUNTY RECORDS.

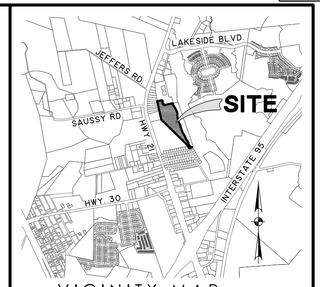
CERTIFICATE OF DEDICATION

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY.

OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____



VICINITY MAP not to scale

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ACREAGE TABLE

LOTS (43)	4.020 AC.
COMMON AREA	4.249 AC.
RIGHT OF WAY	1.688 AC.
WETLAND/BUFFER AREA	9.742 AC.
TOTAL	19.699 AC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR FOR REVIEW WRIGHT C. POWERS, JR.

WRIGHT C. POWERS, JR
No. 2612
GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145
powers.w@thomasandhutton.com

PRELIMINARY SUBDIVISION PLAT

WENTWORTH GROVE PHASE 1

8TH G.M.D.
CITY OF PORT WENTWORTH
CHATHAM COUNTY, GA

prepared for

NOVARE GROUP
PORT WENTWORTH SFR, LLC

No.	Revision	By	Date

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

200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
05-30-23	SJC	WCP	10/07/2021	JH

job 28595.0004 SHEET 1 OF 3

Attachment: Revised Prelim Ph 1 (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary Plat July 2023)

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THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

CERTIFICATE OF DEDICATION

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY.

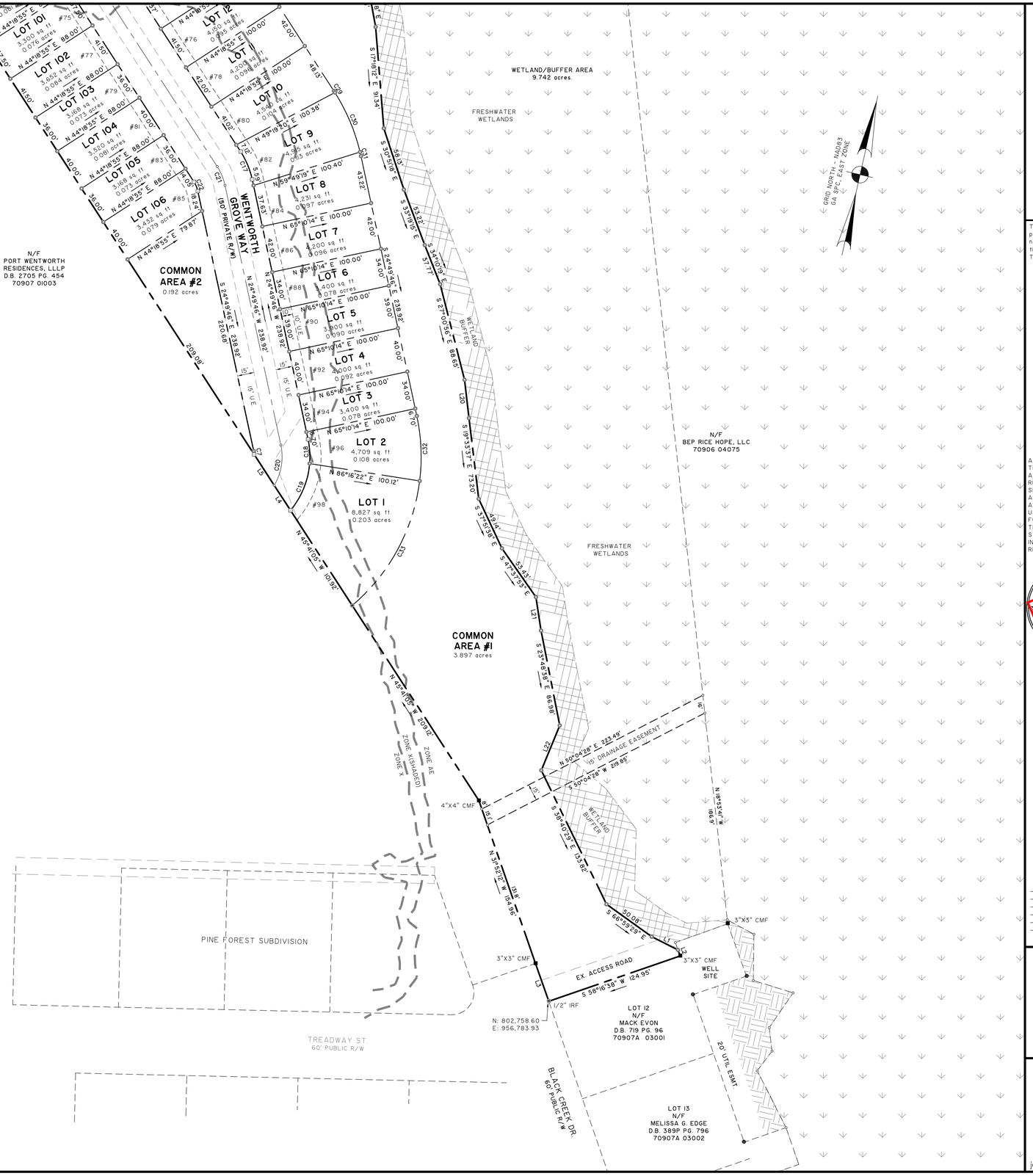
OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____

MATCH LINE - SHEET 3

MATCH LINE - SHEET 2

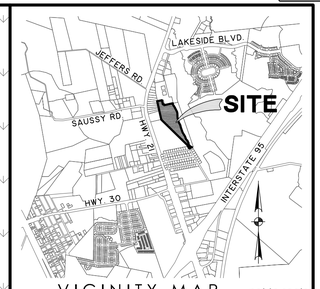


SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCES, LINE AND CURVE DATA TABLES.



VICINITY MAP not to scale

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GEORGIA REGISTERED LAND SURVEYOR
WRIGHT C. POWERS, JR.
FOR REVIEW
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GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145
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PRELIMINARY
SUBDIVISION PLAT

WENTWORTH GROVE PHASE 1

8TH G.M.D.
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CHATHAM COUNTY, GA

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NOVARE GROUP
PORT WENTWORTH SFR, LLC

No.	Revision	By	Date

THOMAS & HUTTON
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50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
05-30-23	SJC	WCP	10/07/2021	JH

job 28595.0004 SHEET 2 OF 3

Attachment: Revised Prelim Ph 1 (2848 : Subdivision Application Wentwo

E:\28595\28595.0004\Drawings - Internal\Work Survey\4-19-23\28595.0004(SDP) Prelim.dwg - Jun 16, 2023 - 11:41:31 AM

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES:
1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCES, LINE AND CURVE DATA TABLES.

SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

R/W CMF
N: 804,089.85
E: 954,988.50

N 18°29'19" W 1,513.79'(tie)

5/8" IRF

N 77°29'26" E 490.71'(tie)

N 18°20'07" W 234.37'(tie)

GA HWY. 21 R/W VARIES

50' UNDISTURBED BUFFER

EX. 20' UTILITY EASEMENT

N/F
FIELDSTONE GROUP, LLC
D.B. 327-H PG. 294
70975 02015

1/2" IRF

N: 804,151.87
E: 955,707.84

EX. 20' UTILITY EASEMENT

COMMON AREA #3
0.160 acres

WENTWORTH DRIVE
(50' PRIVATE R/W)
1,123'

N 77°18'03" E 110.63'
N 77°18'03" E 110.65'
N 60°03'14" E 81.29'
N 60°03'14" E 106.77'
N 53°38'15" E 92.96'
N 44°18'55" E 88.00'
N 44°18'55" E 88.00'
N 44°18'55" E 88.00

Attachment: Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (2848 : Subdivision Application Wentworth Grove Phase 1 Preliminary

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2849)

DOC ID: 2849

Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision

Issue/Item: Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision.

Background: This parcel is currently undeveloped land East of the Novare Multi-Family Apartments (Wentworth Park). A specific site plan for this parcel was approved by City Council on December 1, 2022 for a multi-family development with the appearance of a single family subdivision. The owner is requesting to subdivide the parcel into individual lots instead of developing as a muti-family project

Facts and Findings: This is the Preliminary Plat Submittal for Wentworth Grove Phase 2 which includes twenty-seven (27) single family rental units on approximately 16.98 acres. Wentworth Grove Phase 2 will be located on Wentworth Grove Drive and Wentworth Grove Court and accessed through the entrance for Wentworth Park Apartments on Highway 21. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The water and sanitary utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 P.M.

ATTACHMENTS:

- Application Phase 2 (PDF)
- Declaration of Covenants (PDF)
- Phase 2 APO (PDF)
- Revised Prelim Ph 2 (PDF)

- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its **entirety.** Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 45 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Wentworth Grove Phase 2	
Location: South end of Magnolia Avenue and east of Novare Multifamily Apartments	
Number of Lots: 27	Number of Acres: 16.98 Acres
PIN #('s): 7-0906-04-024	Current Zoning: MPO

Type of Subdivision: (Check applicable blanks from each column)

A.
- ____ Sketch Plan
- ____ Master Plan
- X Preliminary Plat
- ____ Final Plat
- ____ Revision to a Recorded Plat

B.
- X Major Subdivision (4 or more lots or a new road)
- ____ Minor Subdivision (3 or less lots & no new road)

Purpose of Subdivision:

- X Single Family
- ____ Multi-Family
- ____ Retail
- ____ Other Business
- ____ Industrial
- ____ Institutional
- ____ Other
- ____ Sign

Variances: (List all variances being requested)

None

Attachment: Application Phase 2 (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

Georgia DOT Review Not applicable-access provided through permitted entrance drive for Novare Multifamily

In all applications in which property being subdivided lies along a State Highway or access is needed from a State Highway, all applicants are required to submit a plat to the Georgia Department of Transportation for review. The subdivision application will not be considered by the Port Wentworth Planning Commission until the Georgia Department of Transportation has commented on the subdivision. The comments must accompany the application.

Previous Submittal

Has this tract of land being proposed for subdividing been submitted to the Port Wentworth Planning Commission under a different subdivision name?

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

Statements as to Covenants / Deed Restrictions: (Check One)

X A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.
Proposed CC&Rs attached

_____ There are no added restrictions or subdivision covenants on this property.

Contact Person (s): (Type or Print Legibly)

Engineer/Surveyor: Scott K. Monson, Thomas and Hutton Engineering Co.

Address: 50 Park of Commerce Way City, State Zip: Savannah, GA 31405

Phone #: 912-721-4132 Email: monson.s@tandh.com

Owner: Port Wentworth SFR LLC

Address: 1545 Peachtree Street, Suite 260 City, State Zip: Atlanta, GA 30309

Phone # 404-961-9888 Email: tandersen@novaregroup.com

Date: April 10, 2023

Attachment: Application Phase 2 (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

See attached list of adjacent property owners

Certifications:

1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.
2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
3. I hereby certify that I am the owner of the property being proposed for subdivision.
4. I hereby certify that all the information pertained in this application is true and correct.

Port Wentworth SFR, LLC

By: J R Bowden

Signature of Owner

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

UPDATED 1.21.2021

Attachment: Application Phase 2 (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

Attachment: Declaration of Covenants (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

After recording return to:

EXECUTED IN STATE OF
COUNTY OF

DECLARATION FOR WENTWORTH GROVE

This Declaration for Wentworth Grove ("**Declaration**") is made this the ___ day of _____, 2023, by Port Wentworth SFR, LLC, a Georgia limited liability company ("**Original Declarant**").

Recitals

Original Declarant is the owner of the real property and beneficiary of an access easement in the City of Port Wentworth, Chatham County, Georgia, more particularly described on Exhibit "A" (collectively, the "**Submitted Property**"), and desires to implement a common plan of residential development and use of that property and any other property that is made subject to this Declaration from time to time, as stated in this Declaration.

Original Declarant by this Declaration intends for the Submitted Property to be established as a single family residential rental community, with Original Declarant owning all the Submitted Property, but provides a mechanism to amend this Declaration, including to allow for establishment of a community association to govern the Submitted Property if any of the lots or common area within the Submitted Property is in the future conveyed to a person who does not also own the remainder of lots and common area within the Submitted Property.

This Declaration reserves certain rights and easements to Original Declarant, including the right to amend this Declaration, the right to annex and subject additional property to, and withdraw property from, this Declaration, and the right to assign its rights, interests, and easements under this Declaration to a successor declarant.

The property submitted to this Declaration may include lots, common area, or future development area. Lots have voting rights as stated in this Declaration. Common area and future development area do not have voting rights.

Article 1. General Declaration

Original Declarant hereby subjects the Submitted Property to this Declaration and declares that the Submitted Property is now and in the future will be owned, held and conveyed subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Article 2. Definitions

Capitalized terms used in this Declaration have the meaning given to them in this Declaration, including this Article 2.

"**Amendment**" means any written instrument authorized by the Governing Documents and recorded in the Public Records that alters, amends, corrects, deletes, extends or modifies this Declaration.

"**Applicable Law**" means any rule, regulation, statute, order, ordinance, guideline, code or other legally enforceable requirement, including common law and local, state and federal laws in effect in the jurisdiction where the Submitted Property is located.

"**Assignment of Declarant Rights**" means a written instrument executed by Declarant and recorded in the Public Records that expressly assigns to a Person, in whole or in part, one or more of the rights reserved or granted to Declarant under this Declaration.

"**Common Area**" means the portion of the Submitted Property designated as common area pursuant to this Declaration, whether owned or held in or by fee simple, easement, leasehold, usufruct, or license, and that is provided, maintained or made available for the use, enjoyment and benefit of some or all of the Lots subject to this Declaration.

"**Declarant**" means the Person holding the status of Declarant from time to time, which is the Original Declarant as of the date of this Declaration, and any Successor Declarant to whom the status of Declarant is assigned by the Original Declarant, or by any Successor Declarant then holding the status of Declarant, as stated in Section 10.2, after assignment.

"**Declarant Control Period**" means the period commencing on the Declaration Date and ending on the earlier of: the date none of the Declarant Parties own any part of the Submitted Property or the Possible Expansion Property; the date Declarant records an instrument in the Public Records expressly ending the Declarant Control Period; or, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the end of the Class "B" Control Period described in Section 11.2(C).

Attachment: Declaration of Covenants (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

"**Declarant Parties**" means Declarant and any affiliate of Declarant.

"**Declarant Right**" means one of the interests, easements, rights and privileges granted, excepted or reserved to Declarant in this Declaration.

"**Declaration of Annexation**" means a written instrument recorded in the Public Records pursuant to Article 7 annexing and subjecting property to this Declaration.

"**Declaration of Withdrawal**" means a written instrument recorded in the Public Records pursuant to Article 7 withdrawing property from this Declaration.

"**Entry Road Access Easement**" means the easement for access from the Submitted Property to U.S. Highway 21 as shown on the Subdivision Plat.

"**Future Development Area**" means any real property that is shown on a Subdivision Plat referenced in the legal description for the Submitted Property that is not identified as a Lot or Common Area.

"**Governing Documents**" means this Declaration and the Rules, as they may be amended from time to time, and, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the articles of incorporation, bylaws, and rules promulgated by the community association from time to time.

"**Governmental Authority**" means any federal, state, local government, or any court or any administrative, regulatory or other governmental agency, commission or authority or any non-governmental self-regulatory agency, commission or authority having jurisdiction over the Submitted Property.

"**Improvement**" means any land movement, building, structure, fixture, equipment, facility, fence, ditch, wall or other improvement, including any irrigation, hardscape, pervious or impervious improvement of any kind whatsoever, whether of a permanent or semi-permanent nature, that is constructed, installed, or placed on or under any Lot or any other part of the Submitted Property.

"**Infrastructure**" means any Improvement required for or determined by Declarant to be beneficial to the development, maintenance and operation of the Submitted Property or any Possible Expansion Property, including for drainage, utilities, access, and similar structures and systems.

"**Lot**" means a portion of the Submitted Property designated by Declarant as a lot on a Subdivision Plat.

"**Majority Vote**" means the affirmative vote of Owners holding more than 50% of the votes entitled to vote on any matter, with each Lot having one vote.

Attachment: Declaration of Covenants (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

"**Original Declarant**" has the meaning given to it in the first paragraph of this Declaration.

"**Owner**" means as to a Lot, a Person holding fee simple title to all or an interest in the Lot.

"**Person**" means an individual, any type of partnership, corporation, business trust, limited liability company, joint stock company, trust, unincorporated association, joint venture or other business or corporate entity, or a Governmental Authority.

"**Possible Expansion Property**" means any real property located within 1 mile of the Submitted Property excluding the Submitted Property (but including any part of the Submitted Property if it is subsequently withdrawn from the Submitted Property).

"**Public Records**" means the Office of the Clerk of the Superior Court of Chatham County, Georgia, or such other office which may be designated as the official location for recording of deeds and similar documents affecting title to real estate in Chatham County, Georgia, from time to time.

"**Rules**" means those rules established and amended by Declarant from time to time.

"**Subdivision Plat**" means a plat of survey prepared by a Georgia Registered Land Surveyor and recorded in the Public Records that identifies part of the Submitted Property as a Lot, Common Area, or Future Development Area.

"**Successor Declarant**" means a Person to whom one or more of the Declarant Rights have been assigned as stated in Section 10.2.

"**Super Majority Vote**" means the affirmative vote of Owners holding 67% or more of the votes entitled to vote on any matter, with each Lot having one vote.

"**Supplemental Declaration**" means an instrument recorded in the Public Records pursuant to Article 7 that subjects all or part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations or other matters stated in the instrument.

"**Work**" means the building, erecting, installing or maintaining of any building, structure or other Improvement, including tree removal, site clearing, grading, filling, softscaping, hardscaping, and landscaping, or the making of any addition or exterior change to any building, structure or other Improvement, on any part of the Submitted Property, including razing or demolishing any building, structure or other Improvement, but excluding reasonable and routine maintenance of existing and approved Improvements.

Article 3. Submitted Property and Possible Expansion Property

Section 3.1 Submitted Property. The Submitted Property now includes, or may in the future include, Lots, Common Area, or Future Development Area.

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A. Lots may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Lots or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the written consent of the Owner of the Lot if the Owner is not Declarant. A list of Lots is stated on the attached Lot and Common Area Schedule.

B. Common Area may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Common Area or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the consent of the owner of the Common Area if the owner is not Declarant. A list of Common Area is stated on the attached Lot and Common Area Schedule.

C. Future Development Area may be shown on a Subdivision Plat referenced in the legal description for the Submitted Property as Future Development Area. In addition, any part of the Submitted Property not designated by Declarant as a Lot or Common Area on a Subdivision Plat or in a Supplemental Declaration is and will remain Future Development Area until Declarant identifies it as a Lot or Common Area on a Subdivision Plat, or in an Amendment, Declaration of Annexation, or Supplemental Declaration, or withdraws it, or any portion of it, from this Declaration pursuant to a Declaration of Withdrawal.

Section 3.2 Possible Expansion Property. The Possible Expansion Property is not subject to this Declaration. All or any part of the Possible Expansion Property may in the future be made subject to this Declaration as stated in Article 7.

Article 4. Use Restrictions

Section 4.1 General. The Submitted Property is subject to the restrictive covenants stated in this Article, and any Rules established by Declarant from time to time, as all may be amended as stated in this Declaration. Any Person on or within the Submitted Property shall comply with these restrictive covenants and the Rules.

Section 4.2 Restricted Use and Development Activities. Without the prior written consent of Declarant, which consent Declarant may grant, condition, or deny in its discretion:

A. No Owner may apply for, join, or pursue a rezoning or amendment of the zoning of, or a variance for, a Lot or any part of the Submitted Property.

B. No Owner may subdivide or combine any Lot or any part of the Submitted Property, nor reconfigure or alter any boundary lines of a Lot in any manner.

C. No Lot or any part of the Submitted Property, including Common Area, may be partitioned.

D. No Person may subject any Lot or part of the Submitted Property to a condominium, interval, fractional, or time-share form of ownership, or other form of ownership or use program where the right to exclusive use of a Lot or any part of the Submitted Property rotates among members of the program on a fixed or floating time schedule for a period of years (or which

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may allocate time in days, weeks, months or years for such program) as those terms may be used in their broadest sense.

E. No Person may obstruct or interfere with any Infrastructure, including placing or permitting to remain any obstructions or debris in any drainage Infrastructure.

F. No Person may conduct or perform well drilling, oil drilling, mining, or other excavations, or withdraw or remove any water, oil, or minerals from the Submitted Property.

G. No Person may perform any Work or construct any Improvements, including site clearance and landscaping, on a Lot or any part of the Submitted Property without the approval of the plans for such Work or Improvements by Declarant, which approval Declarant may condition on the plans conforming to architectural and design guidelines established by Declarant from time to time, and if Declarant has approved the plans for the Work and Improvements, no Person may perform any Work or construct any Improvements not in conformance with the approved plans.

H. No Person may use or engage in any activity on any Lot or other part of the Submitted Property in violation of any of the Rules.

I. No Person may keep or bring onto the Submitted Property more than a reasonable number of vehicles, as determined from time to time by Declarant, and no Person may park on yard areas, along the streets, or on the Common Areas, unless such parking is in accordance with any Rules that Declarant may establish from time to time relating to limited, short term parking in such areas for special events. All vehicles of an Owner, occupant, or invitee must be parked within a garage or on a driveway located on a Lot.

J. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted within the Submitted Property, except, in Declarant's discretion, a reasonable number of generally recognized household pets. No Owner, occupant or invitee may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet, such as dog houses and dog runs, may be constructed or maintained on any part of the Submitted Property. Notwithstanding the foregoing, pets may be kept in areas where the pet is restricted by an electronic fence. Pets must be kept on a leash at all times when within the Common Area or on a Lot of another Owner. When on the Common Area or a Lot of another Owner, pets must be under the physical control of a responsible Person at all times. Feces left by pets upon any portion of the Submitted Property, including the Common Area and Lots, must be removed by the Owner of the Lot of the pet or the Person responsible for the pet.

K. No boats, trailers, panel trucks, buses, trucks with load capacity of one ton or more, vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RVs and motor homes), or disabled or stored vehicles may be parked within the Submitted Property, except in closed garages. A vehicle will be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle will be considered "stored" if it remains within the Submitted Property for 14 consecutive days or longer without use.

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L. No Person may use or permit any Lot to be used for any commercial, industrial, or mixed-use purpose, or trade or business; provided, this provision will not prohibit the use of the Lots as a part of a multifamily or single family residential rental community, or the use of a home office within a residence on the Lot so long as such use does not alter or change the character or exterior appearance of the Lot from that of a residential dwelling nor create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with a residential dwelling, or any unhealthy or unsightly condition.

Notwithstanding this subsection, the use of any portion of Submitted Property by Declarant or any designee of Declarant, including a builder or rental manager, for sales, development or management activity for the sale or rental of Lots or residences constructed on Lots, including a model home, model unit, or sales or rental office will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration, and the rental of any Lot, or residence on a Lot, as a part of single family residential rental community or a multifamily community, will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration.

M. No portion of a Lot may be used directly or indirectly, for:

(i) Any activity which violates any Applicable Law, including any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any Governmental Authority;

(ii) Any use which creates an explosion or other hazard, or constitutes a public or private nuisance;

(iii) Any use that creates disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with single family residential use, or any unhealthy or unsightly condition;

(iv) The dumping, disposing, incinerating, or storing of rubbish, garbage, trash, or other waste, other than garbage associated with single family residential use that is stored for reasonable amounts of time in sanitary, covered garbage bins or containers;

(v) Outdoor storage of scrap, salvage or construction materials, and damaged or derelict vehicles;

(vi) Clotheslines or other devices for clothes-drying purposes;

(vii) Antennas, exterior poles, towers, satellite dish exceeding 20 inches, or other similar devices;

(viii) Signage or advertising banners or materials, subject to Applicable Law;

(ix) The use, storage, transportation, handling, dispensing, manufacture of toxic or corrosive materials or other hazardous substances; or

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(x) The emission of microwave, radio wave or other similar electronic, light or noise at levels which are dangerous to human health, in violation of law, or create unreasonable interference with the enjoyment of other properties.

Article 5. Maintenance

Owners shall maintain their Lots and the Improvements on their Lots in good working order and condition, consistent with the standard of maintenance throughout the Submitted Property, in the determination of Declarant, or such higher standard Declarant may establish from time to time. Without limiting any remedies stated in Article 12, if an Owner violates this Article 5, and does not cure the violation within 14 days of notice by Declarant, Declarant may perform the maintenance to the Owner's Lot and Improvements, or cause the maintenance to be performed, and the Owner shall reimburse Declarant for all costs and expenses associated with the maintenance within 10 days of billing, and which, if not paid by that date, will thereafter accrue interest at the statutory default rate until paid.

Article 6. Easements

Section 6.1 Owner Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Owner the following perpetual, nonexclusive easements:

A. An access easement over and across any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and egress to and from the Lots and a public road and to and from the Lots and any Common Area; and

B. An access and recreational use easement over and across the Common Area to access and use the Common Area, subject to the Rules, for authorized purposes.

Section 6.2 Declarant Easements. Subject to the terms and conditions in Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, the following perpetual, nonexclusive easements:

A. An access easement over, across, and under any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and, egress to and from Lots, Common Area, Future Development Area, Possible Expansion Area, and a public road; and

B. An access easement over, across, and under the Submitted Property, to the extent reasonably necessary for:

(i) Inspecting activities on any part of the Submitted Property, provided entry within any Improvements within the Submitted Property will be subject to reasonable advance notice to the Owner of the Improvements;

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(ii) Abating, curing, removing, or stopping any activities on any part of the Submitted Property that is hazardous, unsafe or in violation of the Governing Documents;

(iii) As may be reasonably required to undertake or perform any of its rights or responsibilities in the Governing Documents or any agreement with a Governmental Authority, or under any permit;

(iv) Connecting to utility Infrastructure and drainage Infrastructure for the development and use of any part of the Submitted Property or any part of the Possible Expansion Property; and

(v) Providing or permitting or causing other Persons to provide community services to any part of the Submitted Property, including to inspect or service mailboxes, utility or similar meters, and trash and debris receptacles.

C. An access easement over, across, and under the Submitted Property, other than Lots, to the extent reasonably necessary for:

(i) Constructing and maintaining streets, Infrastructure, including utility Infrastructure, drainage Infrastructure, Improvements on Common Area, and other similar Improvements; or

(ii) Constructing Improvements which Declarant is permitted or required to construct under the Governing Documents and maintaining any part of the Submitted Property which Declarant is permitted or required to maintain under the Governing Documents.

Section 6.3 Governmental Authority and Declarant Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Governmental Authority having jurisdiction over the Submitted Property a perpetual, nonexclusive access easement over and across any private street within the Common Area for pedestrian and vehicular ingress and egress to and from any part of the Submitted Property and a public road to the extent reasonably necessary for the provision of the services in the performance of official duties including law enforcement, fire-fighting, paramedic, rescue and other emergency services; school busing services; postal delivery services; private delivery or courier services, and garbage collection services, but excluding access for the general public. The easements in favor of a Governmental Authority may be exercised only by the Governmental Authority to which the easement is granted and for the purposes for which it is granted, and do not grant, convey or dedicate any easement or interest to the public, or provide any member of the public a right to exercise or enforce any easement.

Section 6.4 General Terms and Conditions of Easements. The easements described in this Article 5 are subject to the following terms and conditions:

A. Implied Rights. The easements reserved to Declarant under this Declaration include the right to perform Work and to maintain Improvements related to or necessary for exercise

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of the easements with or without approval of any Person, provided that no Improvements may be installed, constructed, or maintained on, over, or under Improvements located on an Lot without the prior written consent of the Owner of the Lot, if other than Declarant, which consent may not be unreasonably withheld, conditioned, or delayed. Except as expressly stated in this Declaration, the easements granted pursuant to a right reserved in this Declaration, or under this Declaration to an Owner, or any other Person, exclude the right to perform Work or install, construct, or maintain Improvements without Declarant's consent, and no Person may perform Work or install, construct, or maintain Improvements in the exercise of an easement without Declarant's consent.

B. Right of Location or Relocation. Without limiting the generality of any easement reserved or granted under this Declaration or granted pursuant to a right reserved in this Declaration, Declarant may from time to time specifically locate or relocate any easement reserved or granted under this Declaration by recording a plat of survey showing the location or relocation of the easement in the Public Records, provided that if the relocated easement burdens a Lot owned by an Owner other than Declarant, the location or relocation of the easement will be subject to the written approval of the Owner of the Lot, which approval will not be unreasonably withheld, conditioned, or delayed if the easement is proposed within setback areas and if Declarant agrees to reimburse the Owner for all costs and expenses associated with the easement, including any costs to restore the easement area to its condition prior to the exercise of the easement. Recording a plat of survey showing the location or relocation of an easement will not limit or release Declarant's right to exercise a reserved easement in any other location permitted under the Declaration unless Declarant records a written release in the Public Records.

C. Persons Authorized to Exercise. The easements granted to Owners may be exercised concurrently by the Owners, occupants, and a reasonable number of their invitees, subject to the Rules, provided that an Owner will be responsible for the compliance or noncompliance of any of Owner's occupants, invitees, or invitees of any occupant with the Governing Documents, including the Rules, in the exercise of any easement. The easements granted to any Governmental Authority may be exercised by the Governmental Authority, and its authorized, agents, employees, representatives, nominees, and designees, but only to the extent necessary for the performance of official duties of the Governmental Authority. The easements reserved to Declarant may be exercised by Declarant and its agents, employees, representatives, nominees, and designees.

D. Non-Merger of Easements. Notwithstanding that Declarant is the current owner of the Submitted Property, it is the express intention of Declarant that the easements established in this Declaration for the benefit of the Submitted Property and Owners will not merge into the fee simple estate of Lots conveyed by Declarant or its successors-in-title, but that the estates of Declarant and Owners of the Lots will remain as separate and distinct estates. The grants and reservations of easements in this Declaration are independent of any covenants and contractual agreements undertaken by any Person, and a breach of any covenants or contractual agreements will not cause or result in a forfeiture or reversion of the easements granted or reserved in this Declaration.

E. Termination. The easements will remain in full force and effect unless terminated pursuant to Article 8 or as required by a court order applying Applicable Law. The

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reservations and grants of easements in or pursuant to a power reserved in this Declaration are easements and are not covenants restricting land to certain uses for purposes of O.C.G.A. Section 44-5-60, or any other similar law, and the easements will survive the termination of any covenants pursuant to that statute or any other similar law. The rights and easements created in this Article 5 will survive termination of this Declaration.

Article 7. Annexation; Withdrawal and Supplemental Declarations

Section 7.1 Annexation. Declarant may unilaterally annex and subject to this Declaration any part of the Possible Expansion Property during the Declarant Control Period by recording a Declaration of Annexation in the Public Records. A Declaration of Annexation recorded by Declarant during the Declarant Control Period will not require the consent of Owners but will require the written consent of the owner of the property being annexed, if the owner is not Declarant.

Section 7.2 The Owners may annex and subject to this Declaration any part of the Possible Expansion Property at any time following a vote of the Owners representing a Majority Vote of the Lots in favor of the annexation, the written consent of the owner of the property being annexed, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Annexation in the Public Records.

Section 7.3 Withdrawal. Any property withdrawn from this Declaration will automatically become part of the Possible Expansion Property, eligible for annexation as stated in Section 7.1.

A. Declarant may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration with the written consent of the owner of the property to be withdrawn, if the owner is not Declarant, by recording a Declaration of Withdrawal in the Public Records.

B. The Owners may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration at any time following vote of Owners representing a Majority Vote of the Lots in favor of the withdrawal, the written consent of the owner of the property being withdrawn, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Withdrawal in the Public Records.

Section 7.4 Supplemental Declaration. Declarant may subject a Lot or any part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations and other matters stated in a Supplemental Declaration with the written consent of the Owner of the Lot or owner of part of the Submitted Property, if the Owner or owner is not Declarant, by recording a Supplemental Declaration in the Public Records. Declarant may amend any Supplemental Declaration in the same manner as it may amend this Declaration, and may withdraw any property from a Supplemental Declaration, in the same manner as it may withdraw property from this Declaration, except to the extent limited in the Supplemental Declaration.

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Article 8. Term

Section 8.1 Duration.

A. Unless terminated as provided in Section 8.1(B), this Declaration will run with the land, bind the Submitted Property and remain in effect perpetually to the extent permitted by Applicable Law; provided, however, if Applicable Law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected by that limitation will run with and bind the land for so long as permitted by Applicable Law, including any permitted extensions.

B. To the extent that Applicable Law limits the period during which covenants restricting lands to certain uses may run with the land, then to the extent consistent with Applicable Law, the covenants restricting lands to certain uses in this Declaration will automatically be extended at the expiration of such period for an unlimited number of successive periods of 20 years each.

C. Notwithstanding Section 8.1(A) and Section 8.1(B), if any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration are determined by a court having jurisdiction to be unlawful, void, or voidable for violation of the rule against perpetuities, then those provisions will continue only until 21 years after the death of the last survivor of the now living descendants of Charles III, King of the United Kingdom.

Section 8.2 Termination. Unless terminated as required by Applicable Law, this Declaration may not be terminated except as follows:

A. To the extent then authorized by Applicable Law, including O.C.G.A. Section 44-5-60, any covenants restricting lands to certain uses in this Declaration may be terminated by an instrument expressly stating their termination, signed by the Owners owning and holding at least 51 percent of the Lots, containing a legal description of the Submitted Property, a list of the names of all record Owners, and a description of this Declaration, recorded in the Public Records no sooner than but within two years prior to the expiration of the initial 20 year period of this Declaration or any subsequent 20 year extension period of this Declaration; or

B. This Declaration may be terminated by an affirmative vote for termination by Owners representing a Super Majority Vote of the Lots and, during the Declarant Control Period, the affirmative vote of Declarant, and the recording in the Public Records of an instrument memorializing the vote for termination signed by the Owners representing a Super Majority Vote of the Lots, and during the Declarant Control Period, Declarant, provided, however, no termination of this Declaration will terminate any interest, right or easement reserved to Declarant or granted to another Person pursuant to a right reserved to Declarant, without the express release of the interest, right, or easement, signed by the Person holding the interest, right, or easement and recorded in the Public Records.

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Article 9. Amendment

Section 9.1 By Declarant. During the Declarant Control Period, Declarant may unilaterally amend this Declaration for any purpose. Without limiting the foregoing sentence, for that period and at all times thereafter, Declarant may also unilaterally amend this Declaration:

A. To bring any provision into compliance with Applicable Law or the order of any Governmental Authority;

B. To enable a title insurance company to issue title insurance coverage with respect to any Lot, the Common Area, or any portion of the Submitted Property or the Possible Expansion Property;

C. To exercise the rights stated in Article 11, including to establish a common law community association or to submit the Submitted Property to the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, et seq. (the "**Act**"), and conform the Governing Documents, including this Declaration, to any mandatory provisions of the Act;

D. To correct scrivener's errors and other mistakes of fact that, when corrected, have no material adverse effect on the rights of the Owners; and

E. To enable any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans, including, for example, the U. S. Department of Veterans Affairs, the U. S. Department of Housing and Urban Development, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee mortgage loans on any Lot;

F. For the purposes of bringing any provision in this Declaration into compliance with the Fair Housing Amendments Act of 1988, as amended, or any similar Applicable Law.

However, no Amendment made by Declarant under this Section 9.1 may adversely affect the title, use, development, access, easements or other material rights or duties to, benefiting or burdening any Lot unless the Owner of the Lot consents to the Amendment in writing. The failure of an Amendment to apply uniformly to all Lots will not constitute a material adverse effect upon the rights of any Owner.

Section 9.2 By Owners. Except for Amendment by Declarant as stated in Section 9.1, this Declaration may be amended only by the affirmative vote of Owners representing a Majority Vote of the Lots, and, during the Declarant Control Period, the written consent of Declarant, and the recording in the Public Records of an instrument memorializing the vote signed by the Owners representing a Majority Vote of the Lots for the amendment, and, during the Declarant Control Period, Declarant.

Section 9.3 Limitations on Amendments. Notwithstanding anything to the contrary in this Declaration:

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A. The percentage of votes necessary to amend a specific provision of this Declaration must be equal to or greater than the percentage of votes required for action to be taken under that provision, if the Amendment is by the vote of the Owners;

B. None of the easements, interests, rights or responsibilities granted, excepted, reserved or assigned to Declarant, including any of the Declarant Rights, may be amended without Declarant's prior written consent, which consent may be granted or denied in its discretion;

C. This Declaration may not be amended if the Amendment is contrary to or violates the zoning ordinances for the Submitted Property, or any other agreement or any covenant recorded in the Public Records, without Declarant's prior written consent, which consent may be granted or denied in its discretion.

Section 9.4 Validity and Effective Date of Amendments. Amendments to this Declaration are effective upon recording in the Public Records unless a later effective date is specified in the Amendment. Any procedural challenge to an Amendment made pursuant to this Article 9 must be made within 90 days of the later of its recording or the date written notice of the Amendment is delivered to Owners or the Amendment will be presumed validly adopted. In no event will a change of conditions or circumstances operate to amend any provisions of this Declaration. If an Owner votes for or against or provides a written consent or objection to any Amendment to this Declaration, it will be conclusively presumed that the Owner has the authority to so act, and no contrary provision in any security deed or contract between the Owner and a third party will affect the validity of the Amendment. No Amendment may directly or indirectly remove, revoke, or modify any right or privilege, nor impose any obligation upon, Declarant without the written consent of the Declarant holding the right or privilege, or upon whom the obligation is to be imposed.

Article 10. Declarant Rights

Section 10.1 General. Declarant excepts and reserves certain rights, interests, and easements in the Submitted Property as stated in this Declaration. Declarant is not obligated to exercise any Declarant Right, and any Declarant Right may be exercised in the manner, or under any terms and conditions, considered appropriate in the discretion of Declarant from time to time.

Section 10.2 Assignment.

A. Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records. Subject to any limitations in an Assignment of Declarant Rights assigning rights to a Successor Declarant, a Successor Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights assigned to it to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records.

B. A Declarant, including Original Declarant, will hold and retain the status of Declarant under this Declaration, until it expressly assigns the status of Declarant to a Successor

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Declarant in an Assignment of Declarant Rights in the Public Records. Without limiting the foregoing, if a Declarant permanently or temporarily assigns less than all of the Declarant Rights in an Assignment of Declarant Rights, the assigning Declarant will be considered to have reserved and retained the status of Declarant for all purposes under this Declaration, except for those Declarant Rights expressly assigned to the Successor Declarant in the Assignment of Declarant Rights.

Article 11. Conditional Provisions Relating to the Establishment of a Community Association

Section 11.1 General. If any Lot or Common Area is in the future conveyed to a Person who does not also own the remainder of the part of the Submitted Property constituting Lots and Common Area, without limiting any other right under this Declaration, Declarant may, without obligation, amend this Declaration to establish a community association to govern the Submitted Property, including without limitation by establishing a common law association under the terms and conditions determined by Declarant or by establishing a statutory association and subjecting this Declaration to the Act. For clarity, the remaining sections of this Article 11 will not be effective unless and until Declarant records an Amendment that expressly establishes a community association as stated in this Article 11.

Section 11.2 Terms. If a community association is established by Declarant as stated in this Article 11, by an Amendment that expressly establishes a community association, the following terms will apply, unless otherwise stated by Declarant in the Amendment establishing the community association:

A. Incorporation. Declarant will incorporate the community association as a non-profit corporation under Applicable Law, by filing articles of incorporation and adopting bylaws, and evidence the name of the community association by an Amendment stating the name of the community association.

B. Membership. Each Owner will automatically be a member of the community association. Membership in the community association will be automatically transferred with the ownership of a Lot and membership will be appurtenant to and may not be separated from the ownership of any Lot. Ownership of a Lot will be the sole qualification for membership in the community association.

C. Classes of Membership. The community association will initially have two classes of membership, Class "A" and Class "B". "**Class "A" Members**" will be all Owners, including Declarant as to any Lot which Declarant owns. The sole "**Class "B" Member**" will be Declarant. The Class "B" membership will commence upon the recording of the Amendment expressly establishing the community association and will continue until the earlier of: (i) 40 years after the recording of the Amendment expressly establishing the community association; or (ii) such earlier date as the Class "B" Member, in its sole discretion, executes and records a written notice voluntarily terminating the Class "B" membership in the Public Records (with the period from the recording of the Amendment expressly establishing the community association to the earlier of (i) or (ii) being the "**Class "B" Control Period**"). Upon termination of the Class "B" Control Period, Declarant will continue to hold a Class "A" membership for each Lot that Declarant owns.

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D. Voting. The voting rights of each class of membership will be as follows:

(i) Class "A". Class A Owners will have a nonvoting membership during the Class "B" Control Period. After the Class "B" Control Period, each Lot owned by a Class "A" Member will have one vote in the community association per Lot, with each vote being allocated equal weight.

(ii) Class "B". During the Class "B" Control Period, the Class "B" Member will have the sole vote of the community association, the sole authority to appoint and remove directors from the board of directors of the community association (the "**Board**") from time to time in its discretion, and such other rights as may be stated in the articles of incorporation and bylaws of the community association.

E. Board. The community association will be governed by the Board. The Board will consist of three directors. Directors are not required to be Owners.

F. Community Association Powers. The community association will have the power to exercise any right or privilege given to it expressly by its governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant Rights, or reasonably implied from or reasonably necessary to effectuate any such right or privilege, and any right or privilege generally applicable to non-profit corporations or community associations. All rights and powers of the community association may be exercised by the Board without a vote of the membership except to the extent that the governing documents of the community association or this Declaration expressly require a vote of the membership.

G. Compliance with Governing Documents. Owners and every occupant of a Lot, and every Owner's or occupant's invitees, shall comply with the governing documents of the community association. The Board, on behalf of the community association, will have the power to enforce the governing documents of the community association, including this Declaration, to the extent Declarant assigns the right to enforce this Declaration to the community association in an Assignment of Declarants Rights.

H. Association and Common Area Rights. The community association, through action of the Board, will have the power to acquire, hold, lease as lessor or lessee, operate and dispose of tangible and intangible personal property and real property for the benefit of Owners, as Common Area, subject to the provisions of this Declaration. Declarant or its designees may convey to the community association, and if conveyed the community association must accept, as Common Area, real and personal property, whether by fee or leasehold or other estate.

I. Common Area Management. The community association will be responsible for the management, operation and control of any Common Area, subject to any covenants and restrictions stated in the deed or other instrument transferring such property to the community association. The Board will have the power to adopt such reasonable rules and regulations regulating use of any Common Area it deems appropriate from time to time. The right of Owners to use

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Common Area will be subject to compliance with this Declaration, the Rules, and any rules and regulations established by the community association from time to time.

J. Association Services and Facilities; Contracts. The community association will have the power to provide, or provide for, services and facilities for the Lots or Owners and will be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The community association will have the power to charge an Owner use or service fees for any such services and facilities provided at the option of Owner, or may include the costs of such services or facilities in the community association's budget as a common expense and assess it against all Owners as part of the general assessment if such service or facility is made available to or provided to all Lots or all Owners, or against less than all Owners as a part of a specific assessment if such service or facility is made available to or provided to less than all Lots or all Owners. By way of example, such services and facilities might include trash collection; landscape maintenance; lawn care; pest control service; cable, digital, satellite or similar television service; telecommunication and internet connection services; security monitoring; utilities; security gate and gate maintenance; and other services and facilities. Provided, this subsection is not a representation by Declarant or any community association, if established, as to what, if any, services will be provided, and there is no obligation to provide any service. In addition, the community association will have the power to modify or cancel existing or future contracts for services without the approval of Owners, unless the provision of such services is otherwise required by the governing documents of the community association. Non-use of services made available to or provided to all Lots or Owners as a common expense will not exempt any Owner from the obligation to pay assessments for such services.

K. Legal Proceedings. The Board of the community association will have the power to institute, defend, settle, or intervene on behalf of the community association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to any Common Area, enforcement of the governing documents of the community association, this Declaration, or any other civil claim or action. However, the community association will not have any independent legal duty to institute litigation on behalf of or in the name of the community association or Owners. Further, neither the Board nor the community association will have the power to initiate any judicial or administrative proceeding unless first approved by a vote of Owners representing a Super Majority Vote of the Class "A" votes in the community association, except for actions or proceedings: (i) initiated during the Class "B" Control Period; (ii) initiated to enforce the provisions of the governing documents or this Declaration, including collection of assessments and foreclosure of liens; (iii) initiated to challenge ad valorem taxation or condemnation proceedings; (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or (v) to defend claims filed against the community association or to assert counterclaims in proceedings instituted against it.

L. Indemnification. The community association will indemnify every officer, director, and committee member, including the members of the Board and any committee of the community association, against all damages and expenses, including attorneys' fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board at the time of such settlement) to which he, she, or it may be a

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party by reason of being or having been an officer, director, or committee member, including as a member of Board or any committee of the community association, except as such indemnity may be limited under Applicable Law.

M. Power to Levy Assessments. The community association will have the power to levy assessments for expenses incurred or anticipated to be incurred by the community association in performing its responsibilities and exercising its rights and powers under the governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant's Rights, and any other responsibility, right, or power reasonably deemed appropriate by the Board from time to time, including for the establishment of reserves. The obligation to pay assessments will commence as to each Lot on the first day of the month following: (i) the month in which the Amendment expressly establishing a community association is recorded, or (ii) the month in which the Lot is conveyed from Declarant to an unrelated Person, whichever is later. Each Owner, by accepting a deed or entering into a recorded contract of purchase of a Lot within the Submitted Property, will be deemed to covenant and agree to pay all assessments authorized in this Declaration.

N. Allocation. The Board, in its sole and unfettered discretion, may levy assessments on behalf of the community association from time to time and allocate the assessments equally among the Lots, or may levy assessments equitably among the Lots as follows:

(i) any common expenses benefiting less than all of the Lots may be specially assessed equitably among all of the Lots so benefited, as determined by the Board;

(ii) any common expenses occasioned by the conduct of less than all those entitled to occupy all of the Lots or by the licensees or invitees of any such Lot or Lots may be specially assessed against the Lot or Lots, the conduct of any occupant, licensee, or invitee of which occasioned any such common expenses; or

(iii) any common expenses significantly disproportionately benefiting all of the Lots may be assessed equitably among all of the Lots within the Submitted Property as determined by the Board.

O. Personal Obligation and Lien. All sums assessed by the Board on behalf of the community association against any Lot or Owner will from the time the sums become due and payable, be the personal obligation of the Owner and constitute a lien in favor of the community association on the Lot prior and superior to all other liens whatsoever except: (i) liens for ad valorem taxes on the Lot; (ii) the lien of any first priority mortgage covering the Lot and the lien of any mortgage recorded prior to the recording of the Declaration; or (iii) the lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee on the mortgage is the seller of the Lot at foreclosure.

P. Collection. The personal obligation of an Owner and the lien for assessments, at the discretion of the Board, may also include: (i) a late or delinquency charge not in excess of the greater of $10.00 or 10% of the amount of each assessment or installment not paid when due (or such higher amount as may be established by the Board from time to time, subject to Applicable Law);

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(ii) interest at a rate not in excess of 10% per annum on each assessment or installment and any late or delinquency charge from the date the same was first due and payable; (iii) the costs of collection, including court costs, self-help expenses, and reasonable attorneys' fees actually incurred; and (iv) the fair rental value of the Lot from the time of the institution of an action until the sale of the Lot at foreclosure or until judgment rendered in the action is satisfied.

Q. Notice of Lien. Any assessment chargeable to a Lot will constitute a lien on the Lot, effective on the due date of the assessment. The recording of the Amendment establishing the community association will constitute record notice of the existence of the lien, and no further recordation of any claim of lien for assessments will be required. Nevertheless, the community association, acting through the Board, may, without obligation, prepare a written lien statement with respect to the Lot, stating the name of the Owner, the legal description of the Lot, the name of the community association, and the delinquent assessment amount then owing together with authorized late charges and interest accrued. Any lien statement will be signed and acknowledged by an officer of the community association or the community association's attorney and, either before or after recording, will be served on the Owner by certified mail, return receipt requested or by overnight delivery, to the address of the Lot and to any other address or addresses which Owner may have designated to the community association in writing. The community association may also record the written lien statement in the Public Records.

R. Foreclosure. At any time 30 days after notice is sent by certified mail or statutory overnight delivery, return receipt requested, to the Owner both at the address of the Lot and at any other address or addresses which the Owner may have designated to the community association in writing, the lien may be foreclosed by the community association by an action, judgment and court order for foreclosure in the same manner as other liens for the improvement of real property, subject to superior liens or encumbrances, but any such court order for judicial foreclosure will not affect the rights of holders of superior liens or encumbrances to exercise any rights or powers afforded to them under their security instruments. The notice will specify the amount of the assessments then due and payable together with authorized late charges and the rate of interest accruing. The community association will have the power to bid on the Lot at any foreclosure sale and to acquire, and thereafter hold, lease, encumber and convey the Lot.

S. Budget. The Board will prepare a budget of the estimated common expenses for each year. Failure of the Board to prepare a budget or fix assessment amounts or rates or to deliver or mail each Owner a budget or an assessment notice will not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner will have an obligation to continue to pay assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the community association may retroactively assess any shortfall. Further, no Owner will be exempt from assessments by non-use of any Common Area or by abandonment of a Lot. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off may be claimed or will be allowed for any alleged failure of the community association to take some action or perform any required action.

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T. Due Dates. Assessments will be due in the manner and on the dates as the Board may establish from time to time, and may include recurring annual or periodic assessments, specific assessments due from one or more but less than all Owners, or special assessments due from all Owners. The Board may require advance payment of assessments at closing of the transfer of title to a Lot and impose special requirements for Owners with a history of delinquent payment. If an Owner is delinquent in paying any assessments or other charges, the Board may require the outstanding balance on all assessments for such Lot or Lots to be paid in full immediately or it may, in its discretion, permit payment of the outstanding balance in installments. The Board may add reasonable administrative fees and costs for accepting and processing installments to the outstanding balance and include them in the installment payment schedule.

U. Statement. Any Owner, mortgagee of a Lot, Person having executed a contract for the purchase of a Lot, or lender considering the loan of funds to be secured by a Lot will be entitled upon request and payment of processing fee established by the Board from time to time, subject to Applicable Law, to a statement from the community association stating the amount of assessments past due and unpaid, together with applicable late charges and interest against the Lot. The request must be in writing, delivered to the registered office of the community association and to any management company managing the community association, and state an address to which the statement may be returned. To the extent required by Applicable Law, failure on the part of the community association, within five business days from the receipt of the request and fee (or such longer period as may be established by the Board from time to time, subject to Applicable Law), to mail or furnish the statement regarding amounts due and payable at the expiration of the five day period (or such longer period as may be established by the Board from time to time, subject to Applicable law) with respect to the Lot to the address stated in the written request will cause the lien for assessments to be extinguished and of no further force or effect as to the title or interest acquired by the purchaser or lender, if any, as the case may be, and their respective successors and assigns, in the transaction contemplated in connection with the request. The information stated in the statement will be binding on the community association and every Owner.

V. No Exemption. No Owner other than Declarant and the community association will be exempt from any liability for any assessment for any reason whatsoever, including, without limitation, abandonment, nonuse, or waiver of the use or enjoyment of a Lot or any part of the Common Area. Except as stated below, the grantee in a conveyance of a Lot will be jointly and severally liable with the grantor of the Lot for all unpaid assessments against the latter up to the time of the conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee; provided, however, that if the grantor or grantee requests a statement from the community association as stated in Section 11.2(U), the grantee and the grantee's successors, successors-in-title, and assigns will not be liable for nor will the Lot conveyed be subject to a lien for any unpaid assessments against the grantor in excess of any amount stated in the statement.

W. Successor Liability. In the event that the holder of a first priority mortgage or secondary purchase money mortgage of record acquires title, provided that neither the grantee nor any successor grantee on the secondary purchase money mortgage is the seller or grantor of the Lot in the acquisition conveyance, or in the event that any other Person acquires title to any Lot as a result of foreclosure of any such mortgage, such holder or other Person and the Person's successors,

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successors-in-title, and assigns will not liable for nor will the Lot be subject to any lien for assessments under this Declaration chargeable to the Lot on account of any period prior to the acquisition of title; provided, however, that the unpaid share of an assessment or assessments, will be deemed to be a common expense collectible from all Owners, including the holder or other Person and the holder or other Person's successors, successors-in-title, and assigns.

X. Insurance. The community association will use commercially reasonable efforts to obtain and continue in effect any insurance required by Applicable Law and the following policies of insurance:

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis on all insurable improvements on the Common Area in the event of a casualty, in an amount equal to the full replacement costs or a commercially reasonable amount approved by the Board if full replacement cost is not available at a reasonable expense;

(ii) Commercial general liability insurance, insuring the community association and its members for damage or injury caused by the negligence of the community association or any of its members, employees, agents, or contractors while acting on its behalf, with limits of at least a $1,000,000 per occurrence and at least $2,000,000 in the aggregate or such greater amounts as the Board determines appropriate from time to time;

(iii) Workers compensation insurance and employer's liability insurance;

(iv) Director's and officer's liability coverage;

(v) Fidelity insurance covering Persons responsible for handling community association funds in an amount and with waivers or endorsements the Board deems appropriate from time to time

(vi) Flood insurance, including a blanket policy of flood insurance in the amount of one hundred percent (100%) of current replacement cost of all effected Improvements and other insurable property or the maximum limit of coverage available, whichever is less; and

(vii) Any additional insurance as the Board deems appropriate from time to time.

Provided, the community association, and the Board, will be released from the obligation to obtain and continue in effect any insurance if the Owners, by a Majority Vote, determine that such insurance is not available on a commercially reasonable basis. Premiums for any insurance acquired by the community association will constitute common expenses, and in the event of an insured loss, any deductible may be considered as a common expense. However, if the Board reasonably determines in its discretion, after reasonable notice and an opportunity to be heard by an Owner that an insured loss results from the negligence or willful misconduct of the Owner or occupant or invitee of the Owner, the deductible for the insured loss may be levied as a specific assessment against the Lot and the Owner of the Lot associated with the responsible party, under Section 11.2(N).

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Y. Maintenance and Repair. The community association will use good faith efforts to maintain the Common Area, and any Improvements within the Common Area, in good working order and condition. Following any damage to any Common Area, and any Improvements within the Common Area, the community association will use good faith efforts to repair the damage, to the extent funds, including insurance funds and reserves, are reasonably available to fund the repair. If the damage is not repaired, the community association will use good faith efforts to raze any damaged Improvements and restore the Common Area to a natural condition.

Article 12. Enforcement

Section 12.1 General. Declarant may enforce the Governing Documents in any manner it determines in its discretion to be appropriate from time to time. In addition to any other right, remedy or power stated in this Declaration or available under Applicable Law, Declarant may in its discretion:

A. Impose monetary fines;

B. Suspend any Person's right to use the Common Area (provided however, Declarant may not limit ingress or egress to or from a Lot by an Owner or occupant);

C. Exercise self-help to address violations of the Governing Documents and may charge the costs and expenses of exercising the self-help remedy against the Lot and Owner, which will be a lien against the Lot and which Owner shall pay within 10 days of billing, with interest accruing at the statutory amount; and

D. Commence any suit or action at law or in equity, including to enforce the Governing Documents, enjoin any violation of the Governing Documents or Applicable Law, or to recover monetary damages.

Section 12.2 Attorney Fees. In any action or remedy taken by Declarant to enforce the Governing Documents, if Declarant prevails, it may recover all costs, including, without limitation, reasonable attorney's fees and court costs, incurred in the action.

Article 13. General Provisions

Section 13.1 Runs with Land. This Declaration runs with the title to the Submitted Property. It burdens the Submitted Property, Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, and benefits Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, as stated in this Declaration.

Section 13.2 Applicability to Owners and Other Persons. All Owners, occupants, invitees, and other persons using or present on the Submitted Property shall comply with the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Section 13.3 No Association; No Statutory Association, Condominium, or Time-Share. No homeowners association or tenant association is created by this Declaration. This Declaration is

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expressly not made subject to the Georgia Property Owner's Association Act, O.C.G.A. Section 44-3-220 et seq., the Georgia Condominium Act, O.C.G.A. Section 44-3-70 et seq., or the Georgia Time-Share Act, O.C.G.A. Section 44-3-160 et seq.

Section 13.4 Voting. Each Lot will have one vote for all matters under this Declaration, provided, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the votes in any community association governing the Lot will be as stated in Section 11.2(D). For any votes under this Declaration:

A. Multiple Owners. Since an Owner may be more than one Person, if only one of those Persons is present at a meeting of Owners or at a meeting of members of a community association established by Declarant as stated in Article 11, or is voting by proxy, ballot, or written consent, that Person will be entitled to cast the votes pertaining to the Lot owned by the Owner. However, if more than one of those Persons is present, or executes a proxy, ballot or written consent, the vote pertaining to that Lot will be cast only in accordance with the unanimous agreement of the Persons constituting the Owner unless the instrument expressly provides otherwise; and such consent will be conclusively presumed if any one of them purports to cast the votes pertaining to that Lot without protest being made immediately by any of the others to the Person presiding over the meeting or vote.

B. Other than Natural Persons. The vote pertaining to any Lot may, and in the case of any Owner that is not a natural Person or Persons must be cast pursuant to a proxy or proxies duly executed by or on behalf of the Owner or, in cases where the Owner is more than one Person, by or on behalf of the joint owners of the Lot, to be effective. No such proxy may be revocable before its expiration except by written notice delivered to Declarant at a meeting of the Owners or to the community association at a meeting of the members of the community association, by the Owner or any of the Persons having an interest in the Lot. Any proxy will be void if it is not dated, or if it purports to be revocable without such notice.

Section 13.5 Interpretation; Headings. The use of the words "include," "including" or similar words in this Declaration are by way of example rather than by limitation. This Declaration will be construed without reference to any rule of law which provides that ambiguities in a contract are to be resolved against the drafter. The captions of each article, section, and subsection of this Declaration are added as a matter of reference only and have no effect in the construction of any provision of this Declaration.

Section 13.6 Applicable Law; Jurisdiction; Venue. This Declaration will be interpreted under Georgia law. Each Owner, by accepting title to a Lot, and each occupant and invitee, by such Person's presence on any part of the Submitted Property, submits to personal jurisdiction of the state and district courts of Chatham County, Georgia and the federal courts of the Southern District of Georgia. Venue will lie exclusively in the state and district courts of Chatham County, Georgia, or the federal courts of the Southern District of Georgia, for any matter arising under this Declaration.

Section 13.7 No Dedication. Nothing contained in this Declaration constitutes the dedication of any interest, right or easement for the benefit of the public generally or the grant to any

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member of the general public any right to enforce any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration.

Section 13.8 Time of Essence. Time is of the essence in this Declaration, and no accommodation, dispensation or agreement by any Person in one transaction or circumstance with respect to any period stated in this Declaration will waive, amend or alter this provision in any other transaction or circumstance.

Section 13.9 Severability. Invalidation of any provision or sentence of this Declaration, or the application of any provision of this Declaration, in whole or in part, by judgment or court order will in no way affect the other provisions, sentences or applications, and the operation of any Applicable Law. O.C.G.A. Section 44-5-60, limiting the period of effectiveness of restrictive covenants or covenants restricting uses of land, to the extent it may apply to this Declaration, will not operate to invalidate or release any affirmative covenants, easements, conditions, agreements or other provisions of this Declaration not constituting restrictive covenants or covenants restricting uses of land.

Section 13.10 Custom or Practice; No Waiver. No failure of Declarant to exercise any power or right granted by this Declaration, or to insist upon strict compliance with any obligation stated in and no custom or practice at variance with the terms of this Declaration will constitute a waiver of such right or power or a waiver of the right of Declarant to demand exact compliance with the terms of this Declaration on other occasions.

Section 13.11 Future Conveyances. Future conveyances of any interest or rights in any part of the Submitted Property are subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration even if the conveyance instrument does not reference this Declaration.

Section 13.12 Schedules and Exhibits. The following Schedules are attached to this Declaration and incorporated by this reference:

A. Submitted Property Schedule

B. Lots and Common Area Schedule

[Signature Page Follows]

Attachment: Declaration of Covenants (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

Declarant has signed, sealed, and delivered this Declaration as of the Declaration Date.

Port Wentworth SFR, LLC

By: _____
Name: _____
Its: Authorized Signatory

(SEAL)

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:

(NOTARIAL SEAL)

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Submitted Property Schedule

Legal Description of the Submitted Property

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Lots and Common Area Schedule

Designation	
Lots	
Common Area	Entry Road Access Easement

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TMS	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0906-04-037	Rice Hope CJ LLC	100 Magnolia Blvd, Port Wentworth GA 31407	PO Box 450233, Atlanta, GA 31145-0233
7-0975-02-006	Birch Circle LLC	7514 Hwy 21, Port Wentworth GA 31407	514 S Main St, Hinesville, GA 31313-4355
7-0975-02-007	James Wood Industries LLC	7512 Hwy 21, Port Wentworth GA 31407	136 Post House Trl, Port Wentworth, GA 31322-9624
7-0975-02-008	Christian, Brenda Sue	Hwy 21, Port Wentworth GA 31407	6 Hasleiters Retreat, Savannah, GA 31411-3107
7-0975-02-009	Smith, Eric C.	7508 Hwy 21, Port Wentworth GA 31407	PO Box 2264, Rincon, GA 31326-2264
7-0975-02-010	Cheathem, Lula Ghyll Roberts	Hwy 21, Port Wentworth GA 31407	1595 Berkely Ave, North Baldwin, NY 11510-1635
7-0975-02-011	Wilson, David Johnson Edward	7500 Hwy 21, Port Wentworth GA 31407	2119 Biscayne Dr, Savannah, GA 31406-2801
7-0975-02-012	Johnson, Edward	Hwy 21, Port Wentworth GA 31407	2127 Mason Dr, Savannah, GA 31404-5652
7-0975-02-013	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-014	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-015	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0906-04-075	BEP Rice Hope LLC	Hwy 21, Port Wentworth GA 31407	100 Lakeside Blvd, Port Wentworth, GA 31407-3391
7-0907-01-003	Exley, Thomas L	Hwy 21, Port Wentworth GA 31407	PO Box 1338, Rincon, GA 31326-1338
7-0907A-02-011	Jones, Carol D	22 Treadway St, Port Wentworth GA 31407	22 Treadway St, Port Wentworth GA 31407
7-0907A-02-010	Otto, James Paul	20 Treadway St, Port Wentworth GA 31407	20 Treadway St, Port Wentworth GA 31407
7-0907A-03-001	Mack, Evon	216 Black Creek Dr, Port Wentworth GA 31407	216 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-002	Edge, Melissa G	214 Black Creek Dr, Port Wentworth GA 31407	214 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-003	Robinson, Charles Jerome	112 Black Creek Dr, Port Wentworth GA 31407	112 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-004	Pelton, Joshua	110 Black Creek Dr, Port Wentworth GA 31407	110 Black Creek Dr, Port Wentworth GA 31407
7-0907A-07-012	Vogel, Brian R.	21 Treadway St, Port Wentworth GA 31407	21 Treadway St, Port Wentworth GA 31407
7-0907A-07-013	Chisholm, Pamela R.	19 Treadway St, Port Wentworth GA 31407	19 Treadway St, Port Wentworth GA 31407

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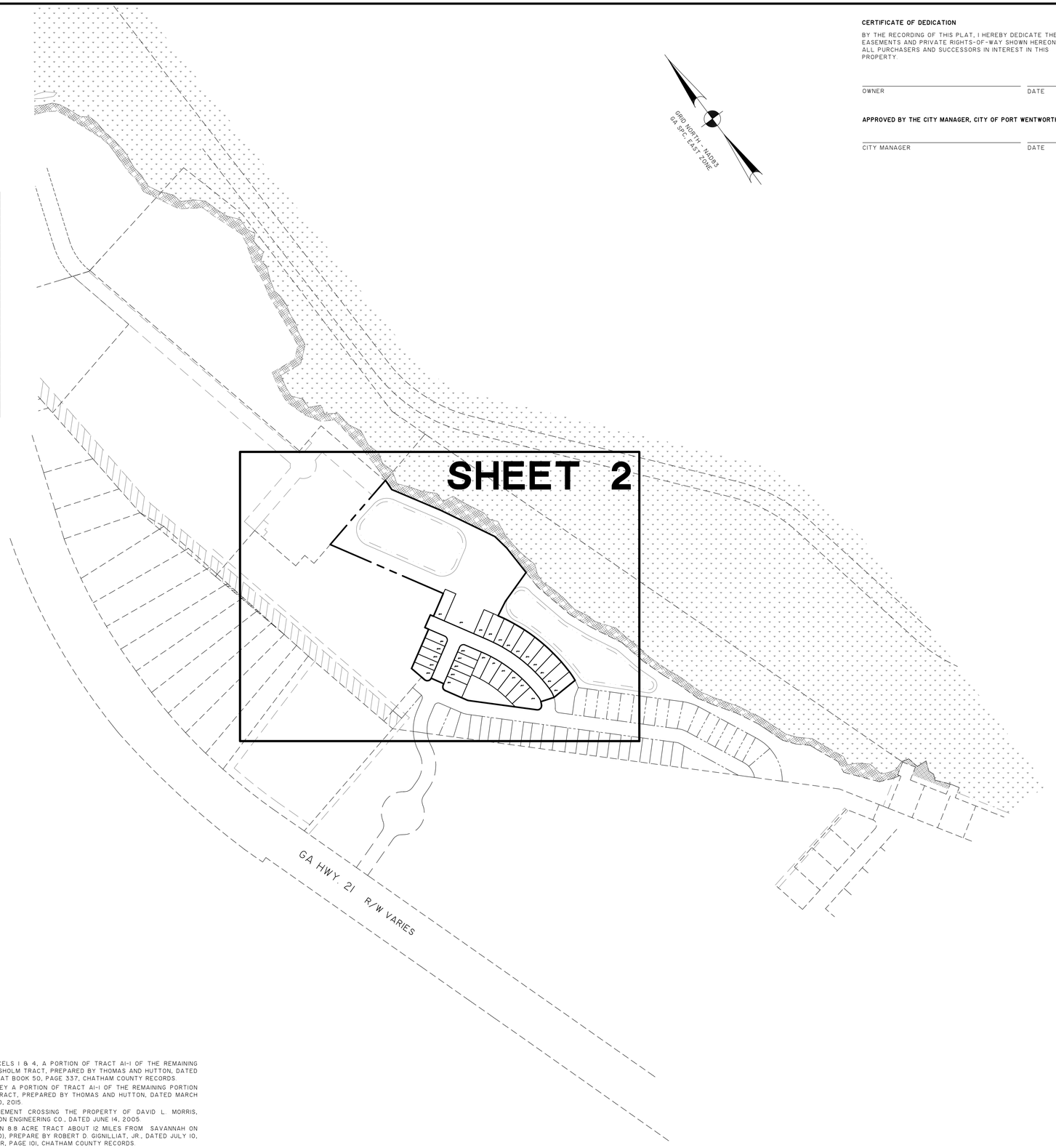
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	55.00'	14.48'	S 26°22'58" W	14.44'	15°05'17"
C2	15.00'	26.28'	S 84°07'16" W	23.05'	100°23'18"
C3	25.00'	6.87'	N 37°44'56" W	6.85'	15°44'20"
C4	15.00'	23.56'	N 15°03'14" E	21.21'	90°00'00"
C5	15.00'	28.08'	N 66°19'21" W	24.15'	107°14'49"
C6	648.43'	24.72'	S 28°51'14" E	24.72'	2°11'03"
C7	648.43'	41.32'	S 25°56'12" E	41.31'	3°39'02"
C8	648.43'	42.45'	S 22°14'08" E	42.45'	3°45'04"
C9	648.43'	46.37'	S 18°18'42" E	46.36'	4°05'49"
C10	648.43'	43.93'	S 14°19'21" E	43.92'	3°52'54"
C11	648.43'	43.88'	S 10°26'35" E	43.87'	3°52'38"
C12	648.43'	43.92'	S 06°33'51" E	43.91'	3°52'50"
C13	648.43'	46.14'	S 02°35'07" E	46.13'	4°04'57"
C14	648.43'	7.94'	S 00°11'47" E	7.94'	0°42'05"
C15	200.00'	29.53'	S 04°23'01" W	29.50'	8°27'31"
C16	528.43'	277.61'	S 14°53'45" E	274.43'	30°06'02"
C17	80.00'	26.09'	S 09°29'48" W	25.97'	18°41'04"
C18	55.00'	17.94'	N 09°29'48" E	17.86'	18°41'04"
C19	503.43'	47.73'	N 02°33'43" W	47.72'	5°25'57"
C20	503.43'	42.37'	N 07°41'21" W	42.35'	4°49'18"
C21	503.43'	45.44'	N 12°41'09" W	45.43'	5°10'19"
C22	503.43'	48.29'	N 18°01'12" W	48.28'	5°29'47"
C23	503.43'	46.21'	N 23°23'53" W	46.20'	5°15'34"
C24	503.43'	34.43'	N 27°59'13" W	34.42'	3°55'07"
C25	15.00'	23.56'	N 15°03'14" E	21.21'	90°00'00"
C26	553.43'	22.77'	S 28°46'02" E	22.77'	2°21'27"
C27	553.43'	36.26'	S 25°42'41" E	36.26'	3°45'15"
C28	553.43'	36.00'	S 21°58'15" E	35.99'	3°43'36"
C29	553.43'	39.82'	S 18°02'46" E	39.82'	4°07'23"
C30	553.43'	37.47'	S 14°02'41" E	37.47'	3°52'46"
C31	553.43'	37.44'	S 10°10'01" E	37.44'	3°52'35"
C32	553.43'	37.48'	S 06°17'19" E	37.47'	3°52'48"
C33	553.43'	41.27'	S 02°12'45" E	41.26'	4°16'21"
C34	553.43'	2.23'	S 00°02'21" W	2.23'	0°13'50"
C35	105.00'	34.24'	S 09°29'48" W	34.09'	18°41'04"
C36	413.43'	16.91'	N 08°46'46" W	16.91'	2°20'37"
C37	413.43'	37.32'	N 12°32'14" W	37.31'	5°10'19"
C38	413.43'	39.66'	N 17°52'17" W	39.65'	5°29'47"
C39	413.43'	37.95'	N 23°14'57" W	37.94'	5°15'34"
C40	413.43'	32.67'	N 28°08'34" W	32.66'	4°31'40"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°09'40" W	25.00'
L2	N 71°09'40" W	25.00'
L3	N 29°56'46" W	25.00'
L4	N 29°56'46" W	25.00'
L5	N 12°41'57" W	14.56'
L6	N 12°41'57" W	48.05'
L7	S 77°18'03" W	50.00'
L8	S 77°18'03" W	50.04'
L9	S 12°38'48" E	42.08'
L10	N 29°56'46" W	14.74'
L11	N 60°03'14" E	25.00'
L12	N 60°03'14" E	25.00'
L13	S 29°56'46" E	12.36'
L14	S 02°24'48" W	40.35'
L15	S 29°56'46" E	37.12'
L16	S 29°56'46" E	18.70'
L17	N 29°56'46" W	64.25'
L18	N 08°06'34" W	16.25'
L19	N 08°06'34" W	17.89'
L20	N 60°00'28" E	50.89'
L21	N 60°00'28" E	32.00'
L22	N 60°00'28" E	7.74'
L23	N 60°00'28" E	24.26'
L24	N 60°00'28" E	32.00'
L25	N 60°00'28" E	33.75'



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,900 FEET, AN ANGULAR ERROR OF 0.8" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 597,065.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0030G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: PORT WENTWORTH SFR, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 2652, PAGE 553
9. WETLAND AREAS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771, PAGE 138, CHATHAM COUNTY, GEORGIA RECORDS.
10. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
11. THIS PLAT CONTAINS 27 LOTS.
12. ALL LOTS HAVE A 5 FOOT MINIMUM SIDE SETBACK LINE UNLESS OTHERWISE NOTED.
13. ALL LOTS HAVE A 10 FOOT MINIMUM REAR SETBACK LINE UNLESS OTHERWISE NOTED.
14. ALL LOTS HAVE A 13 FOOT MINIMUM FRONT SETBACK LINE UNLESS OTHERWISE NOTED.
15. THE 10 FOOT UTILITY EASEMENT ALONG THE LOT FRONTAGES IS FOR INSTALLATION AND MAINTENANCE OF DRY UTILITIES.
16. THE LOTS ON THIS PLAT WILL BE SERVED BY CITY OF PORT WENTWORTH WATER AND SEWER SYSTEM.
17. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS & RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR RICE HOPE DATED JULY 12, 2004, RECORDED IN DEED BOOK 2721, PAGE 434, AFORESAID RECORDS.
18. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
19. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
20. NO HOMES WILL BE SOLD TO HOMEOWNERS PRIOR TO COMPLETION AND APPROVAL OF INFRASTRUCTURE BY THE CITY OF PORT WENTWORTH.
21. ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE OWNER/DEVELOPER.
22. THE 15' UTILITY EASEMENTS SHOWN WITHIN THE PRIVATE RIGHTS OF WAYS ARE FOR THE INSTALLATION AND MAINTENANCE OF THE CITY OF PORT WENTWORTH WATER AND SEWER SERVICES.

REFERENCES

1. RECOMBINATION PLAT OF PARCELS 1 & 4, A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED JULY 29, 2015, RECORDED IN PLAT BOOK 50, PAGE 337, CHATHAM COUNTY RECORDS.
2. ALTA/ACSM LAND TITLE SURVEY A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED MARCH 12, 2015, LAST REVISED JULY 20, 2015
3. A PLAT OF 30' UTILITY EASEMENT CROSSING THE PROPERTY OF DAVID L. MORRIS, PREPARED BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 14, 2005.
4. MAP SHOWING A DIVISION OF AN 8.8 ACRE TRACT ABOUT 12 MILES FROM SAVANNAH ON HIGHWAY NO. 21 (AUGUSTA ROAD), PREPARE BY ROBERT D. GIGNILLIAT, JR., DATED JULY 10, 1966, RECORDED IN PLAT BOOK R, PAGE 101, CHATHAM COUNTY RECORDS.

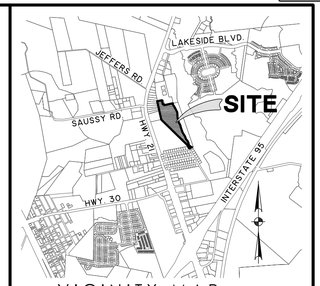
CERTIFICATE OF DEDICATION

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY.

OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____



VICINITY MAP not to scale

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ACREAGE TABLE

LOTS (27)	2.148 AC.
COMMON AREA	4.290 AC.
RIGHT OF WAY	0.795 AC.
WETLAND/BUFFER AREA	9.742 AC.
TOTAL	16.975 AC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR No. 2612 WRIGHT C. POWERS, JR.

FOR REVIEW

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145
powers.w@thomasandhutton.com

PRELIMINARY SUBDIVISION PLAT

WENTWORTH GROVE PHASE 2

8TH G.M.D.
CITY OF PORT WENTWORTH
CHATHAM COUNTY, GA

prepared for

NOVARE GROUP
PORT WENTWORTH SFR, LLC

No.	Revision	By	Date

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

200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
05-31-23	SJC	WCP	10/07/2021	JH

job 28595.0004 SHEET 1 OF 2

Attachment: Revised Prelim Ph 2 (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary Plat July 2023)

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

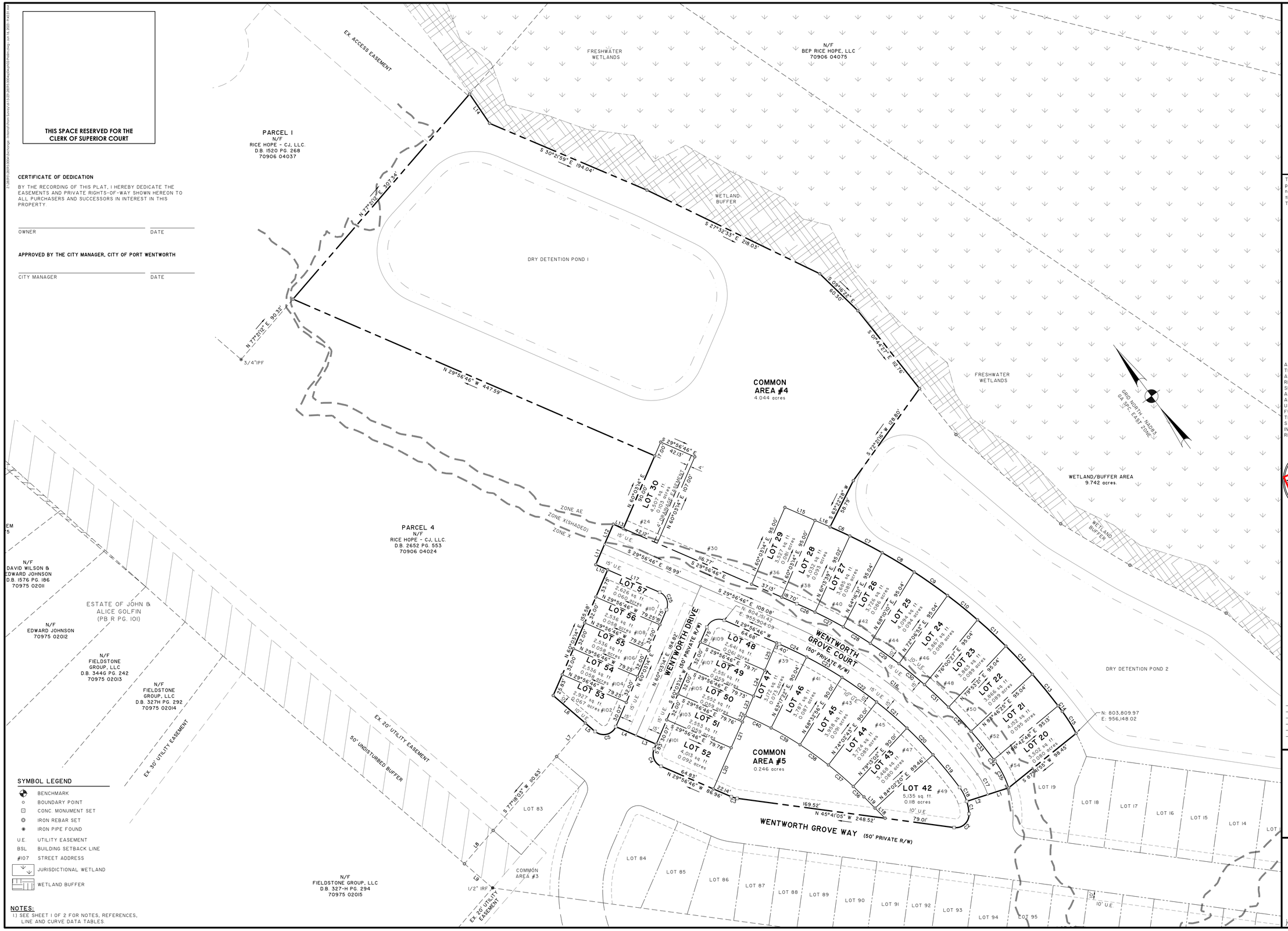
CERTIFICATE OF DEDICATION

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY.

OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____


EX. ACCESS EASEMENT
FRESHWATER WETLANDS
N/F
BEP RICE HOPE, LLC
70906 04075
PARCEL I
N/F
RICE HOPE - CJ, LLC.
D.B. 1520 PG. 268
70906 04037
L114
S 30°21'39" E 194.04'
WETLAND BUFFER
S 27°32'33" E 218.03'
S 05°56'22" E 60.30'
S 01°47'27" E 112.76'
DRY DETENTION POND 1
N 77°28'12" E 90.32'
3/4"IPF
N 29°56'46" W 447.59'
COMMON AREA #4
4.044 acres
FRESHWATER WETLANDS
S 72°28'28" W 128.92'
S 63°28'28" W 58.79'
GRID NORTH - NAD83 GA WEST ZONE
GRID NORTH - NAD83 GA EAST ZONE
WETLAND/BUFFER AREA
9.742 acres.
WETLAND BUFFER
PARCEL 4
N/F
RICE HOPE - CJ, LLC.
D.B. 2652 PG. 553
70906 04024
ZONE AE
ZONE X(SHADED)
ZONE X
EM 5
N/F
DAVID WILSON & EDWARD JOHNSON
D.B. 1576 PG. 186
70975 02011
ESTATE OF JOHN & ALICE GOLFIN
(PB R PG. 101)
N/F
EDWARD JOHNSON
70975 02012
N/F
FIELDSTONE GROUP, LLC
D.B. 3446 PG. 242
70975 02013
N/F
FIELDSTONE GROUP, LLC
D.B. 327H PG. 292
70975 02014
EX. 30' UTILITY EASEMENT
EX. 20' UTILITY EASEMENT
50' UNDISTURBED BUFFER
S 77°18'03" W 110.63'
LOT 83
COMMON AREA #3
N/F
FIELDSTONE GROUP, LLC
D.B. 327-H PG. 294
70975 02015
1/2" IRF
EX. 20' UTILITY EASEMENT
LOT 30
4,500 sq. ft.
0.103 acres
#24
42.12'
107.00'
N 60°03'14" E
S 60°03'14" W
17.00'
R 29°56'46" E 42.13'
A
LOT 57
2,626 sq. ft.
0.060 acres
#110
LOT 56
2,536 sq. ft.
0.058 acres
#108
LOT 55
2,536 sq. ft.
0.058 acres
#106
LOT 54
2,536 sq. ft.
0.058 acres
#104
LOT 53
2,927 sq. ft.
0.067 acres
#102
LOT 52
4,035 sq. ft.
0.093 acres
#101
LOT 51
2,553 sq. ft.
0.059 acres
#103
LOT 50
2,552 sq. ft.
0.059 acres
#105
LOT 49
2,552 sq. ft.
0.059 acres
#107
LOT 48
2,641 sq. ft.
0.061 acres
#109
LOT 47
3,173 sq. ft.
0.073 acres
LOT 46
3,738 sq. ft.
0.086 acres
LOT 45
3,358 sq. ft.
0.077 acres
LOT 44
3,724 sq. ft.
0.085 acres
LOT 43
3,468 sq. ft.
0.080 acres
LOT 42
5,155 sq. ft.
0.118 acres
#49
#47
#45
#43
#41
#39
#36
#38
#40
#42
#44
#46
#48
#50
#52
#54
WENTWORTH DRIVE (50' PRIVATE R/W)
WENTWORTH GROVE COURT (50' PRIVATE R/W)
WENTWORTH GROVE WAY (50' PRIVATE R/W)
COMMON AREA #5
0.246 acres
N 29°56'46" W 184.68'
S 29°56'46" E 116.99'
S 29°56'46" E 108.08'
N 29°56'46" W 64.68'
N 29°56'46" W 64.83'
N 29°56'46" W 86.96'
N 29°56'46" W 79.71'
S 29°56'46" E 79.73'
S 29°56'46" E 79.76'
S 29°56'46" E 79.78'
N 29°56'46" W 79.25'
N 29°56'46" W 79.25'
N 29°56'46" W 79.25

Attachment: Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (2849 : Subdivision Application Wentworth Grove Phase 2 Preliminary

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2850)

DOC ID: 2850

Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

Issue/Item: Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

Background: This parcel is currently undeveloped land East of the Novare Multi-Family Apartments (Wentworth Park). A specific site plan for this parcel was approved by City Council on December 1, 2022 for a multi-family development with the appearance of a single family subdivision. The owner is requesting to subdivide the parcel into individual lots instead of developing as a muti-family project.

Facts and Findings: This is the Preliminary Plat Submittal for Wentworth Grove Phase 3 which includes thirty-six (36) single family rental units on approximately 16.11 acres. Wentworth Grove Phase 3 will be located on Wentworth Grove Way, Wentworth Grove Court, and Wentworth Grove Terrace and accessed through the entrance for Wentworth Park Apartments on Highway 21. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The water and sanitary utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 P.M.

ATTACHMENTS:

- Application Phase 3 (PDF)
- Declaration of Covenants (PDF)
- Phase 3 APO (PDF)
- Revised Prelim Ph 3 (PDF)

- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its **entirety.** Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 45 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Wentworth Grove Phase 3	
Location: South end of Magnolia Avenue and east of Novare Multifamily Apartments	
Number of Lots: 36	Number of Acres: 16.11 Acres
PIN #('s): 7-0906-04-024	Current Zoning: MPO

Type of Subdivision: (Check applicable blanks from each column)

A.
- ____ Sketch Plan
- ____ Master Plan
- X Preliminary Plat
- ____ Final Plat
- ____ Revision to a Recorded Plat

B.
- X Major Subdivision (4 or more lots or a new road)
- ____ Minor Subdivision (3 or less lots & no new road)

Purpose of Subdivision:

- X Single Family
- ____ Multi-Family
- ____ Retail
- ____ Other Business
- ____ Industrial
- ____ Institutional
- ____ Other
- ____ Sign

Variances: (List all variances being requested)

None

Attachment: Application Phase 3 (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

Georgia DOT Review Not applicable-access provided through permitted entrance drive for Novare Multifamily

In all applications in which property being subdivided lies along a State Highway or access is needed from a State Highway, all applicants are required to submit a plat to the Georgia Department of Transportation for review. The subdivision application will not be considered by the Port Wentworth Planning Commission until the Georgia Department of Transportation has commented on the subdivision. The comments must accompany the application.

Previous Submittal

Has this tract of land being proposed for subdividing been submitted to the Port Wentworth Planning Commission under a different subdivision name?

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

Statements as to Covenants / Deed Restrictions: (Check One)

X A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.

_____ There are no added restrictions or subdivision covenants on this property.

Contact Person (s): (Type or Print Legibly)

Engineer/Surveyor: Scott K. Monson, Thomas and Hutton Engineering Co.

Address: 50 Park of Commerce Way City, State Zip: Savannah, GA 31405

Phone #: 912-721-4132 Email: monson.s@tandh.com

Owner: Port Wentworth SFR LLC

Address: 1545 Peachtree Street, Suite 260 City, State Zip: Atlanta, GA 30309

Phone # 404-961-9888 Email: tandersen@novaregroup.com

Date: 06-07-2023

Attachment: Application Phase 3 (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

See attached list of adjacent property owners

Certifications:

1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.
2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
3. I hereby certify that I am the owner of the property being proposed for subdivision.
4. I hereby certify that all the information pertained in this application is true and correct.

Port Wentworth SFR, LLC

By: J R Bowden

Signature of Owner

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

UPDATED 1.21.2021

Attachment: Application Phase 3 (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

Attachment: Declaration of Covenants (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

After recording return to:

EXECUTED IN STATE OF
COUNTY OF

DECLARATION FOR WENTWORTH GROVE

This Declaration for Wentworth Grove ("**Declaration**") is made this the ___ day of _____, 2023, by Port Wentworth SFR, LLC, a Georgia limited liability company ("**Original Declarant**").

Recitals

Original Declarant is the owner of the real property and beneficiary of an access easement in the City of Port Wentworth, Chatham County, Georgia, more particularly described on Exhibit "A" (collectively, the "**Submitted Property**"), and desires to implement a common plan of residential development and use of that property and any other property that is made subject to this Declaration from time to time, as stated in this Declaration.

Original Declarant by this Declaration intends for the Submitted Property to be established as a single family residential rental community, with Original Declarant owning all the Submitted Property, but provides a mechanism to amend this Declaration, including to allow for establishment of a community association to govern the Submitted Property if any of the lots or common area within the Submitted Property is in the future conveyed to a person who does not also own the remainder of lots and common area within the Submitted Property.

This Declaration reserves certain rights and easements to Original Declarant, including the right to amend this Declaration, the right to annex and subject additional property to, and withdraw property from, this Declaration, and the right to assign its rights, interests, and easements under this Declaration to a successor declarant.

The property submitted to this Declaration may include lots, common area, or future development area. Lots have voting rights as stated in this Declaration. Common area and future development area do not have voting rights.

Article 1. General Declaration

Original Declarant hereby subjects the Submitted Property to this Declaration and declares that the Submitted Property is now and in the future will be owned, held and conveyed subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Article 2. Definitions

Capitalized terms used in this Declaration have the meaning given to them in this Declaration, including this Article 2.

"**Amendment**" means any written instrument authorized by the Governing Documents and recorded in the Public Records that alters, amends, corrects, deletes, extends or modifies this Declaration.

"**Applicable Law**" means any rule, regulation, statute, order, ordinance, guideline, code or other legally enforceable requirement, including common law and local, state and federal laws in effect in the jurisdiction where the Submitted Property is located.

"**Assignment of Declarant Rights**" means a written instrument executed by Declarant and recorded in the Public Records that expressly assigns to a Person, in whole or in part, one or more of the rights reserved or granted to Declarant under this Declaration.

"**Common Area**" means the portion of the Submitted Property designated as common area pursuant to this Declaration, whether owned or held in or by fee simple, easement, leasehold, usufruct, or license, and that is provided, maintained or made available for the use, enjoyment and benefit of some or all of the Lots subject to this Declaration.

"**Declarant**" means the Person holding the status of Declarant from time to time, which is the Original Declarant as of the date of this Declaration, and any Successor Declarant to whom the status of Declarant is assigned by the Original Declarant, or by any Successor Declarant then holding the status of Declarant, as stated in Section 10.2, after assignment.

"**Declarant Control Period**" means the period commencing on the Declaration Date and ending on the earlier of: the date none of the Declarant Parties own any part of the Submitted Property or the Possible Expansion Property; the date Declarant records an instrument in the Public Records expressly ending the Declarant Control Period; or, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the end of the Class "B" Control Period described in Section 11.2(C).

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"**Declarant Parties**" means Declarant and any affiliate of Declarant.

"**Declarant Right**" means one of the interests, easements, rights and privileges granted, excepted or reserved to Declarant in this Declaration.

"**Declaration of Annexation**" means a written instrument recorded in the Public Records pursuant to Article 7 annexing and subjecting property to this Declaration.

"**Declaration of Withdrawal**" means a written instrument recorded in the Public Records pursuant to Article 7 withdrawing property from this Declaration.

"**Entry Road Access Easement**" means the easement for access from the Submitted Property to U.S. Highway 21 as shown on the Subdivision Plat.

"**Future Development Area**" means any real property that is shown on a Subdivision Plat referenced in the legal description for the Submitted Property that is not identified as a Lot or Common Area.

"**Governing Documents**" means this Declaration and the Rules, as they may be amended from time to time, and, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the articles of incorporation, bylaws, and rules promulgated by the community association from time to time.

"**Governmental Authority**" means any federal, state, local government, or any court or any administrative, regulatory or other governmental agency, commission or authority or any non-governmental self-regulatory agency, commission or authority having jurisdiction over the Submitted Property.

"**Improvement**" means any land movement, building, structure, fixture, equipment, facility, fence, ditch, wall or other improvement, including any irrigation, hardscape, pervious or impervious improvement of any kind whatsoever, whether of a permanent or semi-permanent nature, that is constructed, installed, or placed on or under any Lot or any other part of the Submitted Property.

"**Infrastructure**" means any Improvement required for or determined by Declarant to be beneficial to the development, maintenance and operation of the Submitted Property or any Possible Expansion Property, including for drainage, utilities, access, and similar structures and systems.

"**Lot**" means a portion of the Submitted Property designated by Declarant as a lot on a Subdivision Plat.

"**Majority Vote**" means the affirmative vote of Owners holding more than 50% of the votes entitled to vote on any matter, with each Lot having one vote.

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"**Original Declarant**" has the meaning given to it in the first paragraph of this Declaration.

"**Owner**" means as to a Lot, a Person holding fee simple title to all or an interest in the Lot.

"**Person**" means an individual, any type of partnership, corporation, business trust, limited liability company, joint stock company, trust, unincorporated association, joint venture or other business or corporate entity, or a Governmental Authority.

"**Possible Expansion Property**" means any real property located within 1 mile of the Submitted Property excluding the Submitted Property (but including any part of the Submitted Property if it is subsequently withdrawn from the Submitted Property).

"**Public Records**" means the Office of the Clerk of the Superior Court of Chatham County, Georgia, or such other office which may be designated as the official location for recording of deeds and similar documents affecting title to real estate in Chatham County, Georgia, from time to time.

"**Rules**" means those rules established and amended by Declarant from time to time.

"**Subdivision Plat**" means a plat of survey prepared by a Georgia Registered Land Surveyor and recorded in the Public Records that identifies part of the Submitted Property as a Lot, Common Area, or Future Development Area.

"**Successor Declarant**" means a Person to whom one or more of the Declarant Rights have been assigned as stated in Section 10.2.

"**Super Majority Vote**" means the affirmative vote of Owners holding 67% or more of the votes entitled to vote on any matter, with each Lot having one vote.

"**Supplemental Declaration**" means an instrument recorded in the Public Records pursuant to Article 7 that subjects all or part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations or other matters stated in the instrument.

"**Work**" means the building, erecting, installing or maintaining of any building, structure or other Improvement, including tree removal, site clearing, grading, filling, softscaping, hardscaping, and landscaping, or the making of any addition or exterior change to any building, structure or other Improvement, on any part of the Submitted Property, including razing or demolishing any building, structure or other Improvement, but excluding reasonable and routine maintenance of existing and approved Improvements.

Article 3. Submitted Property and Possible Expansion Property

Section 3.1 Submitted Property. The Submitted Property now includes, or may in the future include, Lots, Common Area, or Future Development Area.

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A. Lots may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Lots or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the written consent of the Owner of the Lot if the Owner is not Declarant. A list of Lots is stated on the attached Lot and Common Area Schedule.

B. Common Area may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Common Area or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the consent of the owner of the Common Area if the owner is not Declarant. A list of Common Area is stated on the attached Lot and Common Area Schedule.

C. Future Development Area may be shown on a Subdivision Plat referenced in the legal description for the Submitted Property as Future Development Area. In addition, any part of the Submitted Property not designated by Declarant as a Lot or Common Area on a Subdivision Plat or in a Supplemental Declaration is and will remain Future Development Area until Declarant identifies it as a Lot or Common Area on a Subdivision Plat, or in an Amendment, Declaration of Annexation, or Supplemental Declaration, or withdraws it, or any portion of it, from this Declaration pursuant to a Declaration of Withdrawal.

Section 3.2 Possible Expansion Property. The Possible Expansion Property is not subject to this Declaration. All or any part of the Possible Expansion Property may in the future be made subject to this Declaration as stated in Article 7.

Article 4. Use Restrictions

Section 4.1 General. The Submitted Property is subject to the restrictive covenants stated in this Article, and any Rules established by Declarant from time to time, as all may be amended as stated in this Declaration. Any Person on or within the Submitted Property shall comply with these restrictive covenants and the Rules.

Section 4.2 Restricted Use and Development Activities. Without the prior written consent of Declarant, which consent Declarant may grant, condition, or deny in its discretion:

A. No Owner may apply for, join, or pursue a rezoning or amendment of the zoning of, or a variance for, a Lot or any part of the Submitted Property.

B. No Owner may subdivide or combine any Lot or any part of the Submitted Property, nor reconfigure or alter any boundary lines of a Lot in any manner.

C. No Lot or any part of the Submitted Property, including Common Area, may be partitioned.

D. No Person may subject any Lot or part of the Submitted Property to a condominium, interval, fractional, or time-share form of ownership, or other form of ownership or use program where the right to exclusive use of a Lot or any part of the Submitted Property rotates among members of the program on a fixed or floating time schedule for a period of years (or which

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may allocate time in days, weeks, months or years for such program) as those terms may be used in their broadest sense.

E. No Person may obstruct or interfere with any Infrastructure, including placing or permitting to remain any obstructions or debris in any drainage Infrastructure.

F. No Person may conduct or perform well drilling, oil drilling, mining, or other excavations, or withdraw or remove any water, oil, or minerals from the Submitted Property.

G. No Person may perform any Work or construct any Improvements, including site clearance and landscaping, on a Lot or any part of the Submitted Property without the approval of the plans for such Work or Improvements by Declarant, which approval Declarant may condition on the plans conforming to architectural and design guidelines established by Declarant from time to time, and if Declarant has approved the plans for the Work and Improvements, no Person may perform any Work or construct any Improvements not in conformance with the approved plans.

H. No Person may use or engage in any activity on any Lot or other part of the Submitted Property in violation of any of the Rules.

I. No Person may keep or bring onto the Submitted Property more than a reasonable number of vehicles, as determined from time to time by Declarant, and no Person may park on yard areas, along the streets, or on the Common Areas, unless such parking is in accordance with any Rules that Declarant may establish from time to time relating to limited, short term parking in such areas for special events. All vehicles of an Owner, occupant, or invitee must be parked within a garage or on a driveway located on a Lot.

J. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted within the Submitted Property, except, in Declarant's discretion, a reasonable number of generally recognized household pets. No Owner, occupant or invitee may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet, such as dog houses and dog runs, may be constructed or maintained on any part of the Submitted Property. Notwithstanding the foregoing, pets may be kept in areas where the pet is restricted by an electronic fence. Pets must be kept on a leash at all times when within the Common Area or on a Lot of another Owner. When on the Common Area or a Lot of another Owner, pets must be under the physical control of a responsible Person at all times. Feces left by pets upon any portion of the Submitted Property, including the Common Area and Lots, must be removed by the Owner of the Lot of the pet or the Person responsible for the pet.

K. No boats, trailers, panel trucks, buses, trucks with load capacity of one ton or more, vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RVs and motor homes), or disabled or stored vehicles may be parked within the Submitted Property, except in closed garages. A vehicle will be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle will be considered "stored" if it remains within the Submitted Property for 14 consecutive days or longer without use.

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L. No Person may use or permit any Lot to be used for any commercial, industrial, or mixed-use purpose, or trade or business; provided, this provision will not prohibit the use of the Lots as a part of a multifamily or single family residential rental community, or the use of a home office within a residence on the Lot so long as such use does not alter or change the character or exterior appearance of the Lot from that of a residential dwelling nor create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with a residential dwelling, or any unhealthy or unsightly condition.

Notwithstanding this subsection, the use of any portion of Submitted Property by Declarant or any designee of Declarant, including a builder or rental manager, for sales, development or management activity for the sale or rental of Lots or residences constructed on Lots, including a model home, model unit, or sales or rental office will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration, and the rental of any Lot, or residence on a Lot, as a part of single family residential rental community or a multifamily community, will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration.

M. No portion of a Lot may be used directly or indirectly, for:

(i) Any activity which violates any Applicable Law, including any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any Governmental Authority;

(ii) Any use which creates an explosion or other hazard, or constitutes a public or private nuisance;

(iii) Any use that creates disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with single family residential use, or any unhealthy or unsightly condition;

(iv) The dumping, disposing, incinerating, or storing of rubbish, garbage, trash, or other waste, other than garbage associated with single family residential use that is stored for reasonable amounts of time in sanitary, covered garbage bins or containers;

(v) Outdoor storage of scrap, salvage or construction materials, and damaged or derelict vehicles;

(vi) Clotheslines or other devices for clothes-drying purposes;

(vii) Antennas, exterior poles, towers, satellite dish exceeding 20 inches, or other similar devices;

(viii) Signage or advertising banners or materials, subject to Applicable Law;

(ix) The use, storage, transportation, handling, dispensing, manufacture of toxic or corrosive materials or other hazardous substances; or

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(x) The emission of microwave, radio wave or other similar electronic, light or noise at levels which are dangerous to human health, in violation of law, or create unreasonable interference with the enjoyment of other properties.

Article 5. Maintenance

Owners shall maintain their Lots and the Improvements on their Lots in good working order and condition, consistent with the standard of maintenance throughout the Submitted Property, in the determination of Declarant, or such higher standard Declarant may establish from time to time. Without limiting any remedies stated in Article 12, if an Owner violates this Article 5, and does not cure the violation within 14 days of notice by Declarant, Declarant may perform the maintenance to the Owner's Lot and Improvements, or cause the maintenance to be performed, and the Owner shall reimburse Declarant for all costs and expenses associated with the maintenance within 10 days of billing, and which, if not paid by that date, will thereafter accrue interest at the statutory default rate until paid.

Article 6. Easements

Section 6.1 Owner Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Owner the following perpetual, nonexclusive easements:

A. An access easement over and across any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and egress to and from the Lots and a public road and to and from the Lots and any Common Area; and

B. An access and recreational use easement over and across the Common Area to access and use the Common Area, subject to the Rules, for authorized purposes.

Section 6.2 Declarant Easements. Subject to the terms and conditions in Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, the following perpetual, nonexclusive easements:

A. An access easement over, across, and under any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and, egress to and from Lots, Common Area, Future Development Area, Possible Expansion Area, and a public road; and

B. An access easement over, across, and under the Submitted Property, to the extent reasonably necessary for:

(i) Inspecting activities on any part of the Submitted Property, provided entry within any Improvements within the Submitted Property will be subject to reasonable advance notice to the Owner of the Improvements;

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(ii) Abating, curing, removing, or stopping any activities on any part of the Submitted Property that is hazardous, unsafe or in violation of the Governing Documents;

(iii) As may be reasonably required to undertake or perform any of its rights or responsibilities in the Governing Documents or any agreement with a Governmental Authority, or under any permit;

(iv) Connecting to utility Infrastructure and drainage Infrastructure for the development and use of any part of the Submitted Property or any part of the Possible Expansion Property; and

(v) Providing or permitting or causing other Persons to provide community services to any part of the Submitted Property, including to inspect or service mailboxes, utility or similar meters, and trash and debris receptacles.

C. An access easement over, across, and under the Submitted Property, other than Lots, to the extent reasonably necessary for:

(i) Constructing and maintaining streets, Infrastructure, including utility Infrastructure, drainage Infrastructure, Improvements on Common Area, and other similar Improvements; or

(ii) Constructing Improvements which Declarant is permitted or required to construct under the Governing Documents and maintaining any part of the Submitted Property which Declarant is permitted or required to maintain under the Governing Documents.

Section 6.3 Governmental Authority and Declarant Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Governmental Authority having jurisdiction over the Submitted Property a perpetual, nonexclusive access easement over and across any private street within the Common Area for pedestrian and vehicular ingress and egress to and from any part of the Submitted Property and a public road to the extent reasonably necessary for the provision of the services in the performance of official duties including law enforcement, fire-fighting, paramedic, rescue and other emergency services; school busing services; postal delivery services; private delivery or courier services, and garbage collection services, but excluding access for the general public. The easements in favor of a Governmental Authority may be exercised only by the Governmental Authority to which the easement is granted and for the purposes for which it is granted, and do not grant, convey or dedicate any easement or interest to the public, or provide any member of the public a right to exercise or enforce any easement.

Section 6.4 General Terms and Conditions of Easements. The easements described in this Article 5 are subject to the following terms and conditions:

A. Implied Rights. The easements reserved to Declarant under this Declaration include the right to perform Work and to maintain Improvements related to or necessary for exercise

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of the easements with or without approval of any Person, provided that no Improvements may be installed, constructed, or maintained on, over, or under Improvements located on an Lot without the prior written consent of the Owner of the Lot, if other than Declarant, which consent may not be unreasonably withheld, conditioned, or delayed. Except as expressly stated in this Declaration, the easements granted pursuant to a right reserved in this Declaration, or under this Declaration to an Owner, or any other Person, exclude the right to perform Work or install, construct, or maintain Improvements without Declarant's consent, and no Person may perform Work or install, construct, or maintain Improvements in the exercise of an easement without Declarant's consent.

B. Right of Location or Relocation. Without limiting the generality of any easement reserved or granted under this Declaration or granted pursuant to a right reserved in this Declaration, Declarant may from time to time specifically locate or relocate any easement reserved or granted under this Declaration by recording a plat of survey showing the location or relocation of the easement in the Public Records, provided that if the relocated easement burdens a Lot owned by an Owner other than Declarant, the location or relocation of the easement will be subject to the written approval of the Owner of the Lot, which approval will not be unreasonably withheld, conditioned, or delayed if the easement is proposed within setback areas and if Declarant agrees to reimburse the Owner for all costs and expenses associated with the easement, including any costs to restore the easement area to its condition prior to the exercise of the easement. Recording a plat of survey showing the location or relocation of an easement will not limit or release Declarant's right to exercise a reserved easement in any other location permitted under the Declaration unless Declarant records a written release in the Public Records.

C. Persons Authorized to Exercise. The easements granted to Owners may be exercised concurrently by the Owners, occupants, and a reasonable number of their invitees, subject to the Rules, provided that an Owner will be responsible for the compliance or noncompliance of any of Owner's occupants, invitees, or invitees of any occupant with the Governing Documents, including the Rules, in the exercise of any easement. The easements granted to any Governmental Authority may be exercised by the Governmental Authority, and its authorized, agents, employees, representatives, nominees, and designees, but only to the extent necessary for the performance of official duties of the Governmental Authority. The easements reserved to Declarant may be exercised by Declarant and its agents, employees, representatives, nominees, and designees.

D. Non-Merger of Easements. Notwithstanding that Declarant is the current owner of the Submitted Property, it is the express intention of Declarant that the easements established in this Declaration for the benefit of the Submitted Property and Owners will not merge into the fee simple estate of Lots conveyed by Declarant or its successors-in-title, but that the estates of Declarant and Owners of the Lots will remain as separate and distinct estates. The grants and reservations of easements in this Declaration are independent of any covenants and contractual agreements undertaken by any Person, and a breach of any covenants or contractual agreements will not cause or result in a forfeiture or reversion of the easements granted or reserved in this Declaration.

E. Termination. The easements will remain in full force and effect unless terminated pursuant to Article 8 or as required by a court order applying Applicable Law. The

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reservations and grants of easements in or pursuant to a power reserved in this Declaration are easements and are not covenants restricting land to certain uses for purposes of O.C.G.A. Section 44-5-60, or any other similar law, and the easements will survive the termination of any covenants pursuant to that statute or any other similar law. The rights and easements created in this Article 5 will survive termination of this Declaration.

Article 7. Annexation; Withdrawal and Supplemental Declarations

Section 7.1 Annexation. Declarant may unilaterally annex and subject to this Declaration any part of the Possible Expansion Property during the Declarant Control Period by recording a Declaration of Annexation in the Public Records. A Declaration of Annexation recorded by Declarant during the Declarant Control Period will not require the consent of Owners but will require the written consent of the owner of the property being annexed, if the owner is not Declarant.

Section 7.2 The Owners may annex and subject to this Declaration any part of the Possible Expansion Property at any time following a vote of the Owners representing a Majority Vote of the Lots in favor of the annexation, the written consent of the owner of the property being annexed, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Annexation in the Public Records.

Section 7.3 Withdrawal. Any property withdrawn from this Declaration will automatically become part of the Possible Expansion Property, eligible for annexation as stated in Section 7.1.

A. Declarant may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration with the written consent of the owner of the property to be withdrawn, if the owner is not Declarant, by recording a Declaration of Withdrawal in the Public Records.

B. The Owners may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration at any time following vote of Owners representing a Majority Vote of the Lots in favor of the withdrawal, the written consent of the owner of the property being withdrawn, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Withdrawal in the Public Records.

Section 7.4 Supplemental Declaration. Declarant may subject a Lot or any part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations and other matters stated in a Supplemental Declaration with the written consent of the Owner of the Lot or owner of part of the Submitted Property, if the Owner or owner is not Declarant, by recording a Supplemental Declaration in the Public Records. Declarant may amend any Supplemental Declaration in the same manner as it may amend this Declaration, and may withdraw any property from a Supplemental Declaration, in the same manner as it may withdraw property from this Declaration, except to the extent limited in the Supplemental Declaration.

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Article 8. Term

Section 8.1 Duration.

A. Unless terminated as provided in Section 8.1(B), this Declaration will run with the land, bind the Submitted Property and remain in effect perpetually to the extent permitted by Applicable Law; provided, however, if Applicable Law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected by that limitation will run with and bind the land for so long as permitted by Applicable Law, including any permitted extensions.

B. To the extent that Applicable Law limits the period during which covenants restricting lands to certain uses may run with the land, then to the extent consistent with Applicable Law, the covenants restricting lands to certain uses in this Declaration will automatically be extended at the expiration of such period for an unlimited number of successive periods of 20 years each.

C. Notwithstanding Section 8.1(A) and Section 8.1(B), if any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration are determined by a court having jurisdiction to be unlawful, void, or voidable for violation of the rule against perpetuities, then those provisions will continue only until 21 years after the death of the last survivor of the now living descendants of Charles III, King of the United Kingdom.

Section 8.2 Termination. Unless terminated as required by Applicable Law, this Declaration may not be terminated except as follows:

A. To the extent then authorized by Applicable Law, including O.C.G.A. Section 44-5-60, any covenants restricting lands to certain uses in this Declaration may be terminated by an instrument expressly stating their termination, signed by the Owners owning and holding at least 51 percent of the Lots, containing a legal description of the Submitted Property, a list of the names of all record Owners, and a description of this Declaration, recorded in the Public Records no sooner than but within two years prior to the expiration of the initial 20 year period of this Declaration or any subsequent 20 year extension period of this Declaration; or

B. This Declaration may be terminated by an affirmative vote for termination by Owners representing a Super Majority Vote of the Lots and, during the Declarant Control Period, the affirmative vote of Declarant, and the recording in the Public Records of an instrument memorializing the vote for termination signed by the Owners representing a Super Majority Vote of the Lots, and during the Declarant Control Period, Declarant, provided, however, no termination of this Declaration will terminate any interest, right or easement reserved to Declarant or granted to another Person pursuant to a right reserved to Declarant, without the express release of the interest, right, or easement, signed by the Person holding the interest, right, or easement and recorded in the Public Records.

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Article 9. Amendment

Section 9.1 By Declarant. During the Declarant Control Period, Declarant may unilaterally amend this Declaration for any purpose. Without limiting the foregoing sentence, for that period and at all times thereafter, Declarant may also unilaterally amend this Declaration:

A. To bring any provision into compliance with Applicable Law or the order of any Governmental Authority;

B. To enable a title insurance company to issue title insurance coverage with respect to any Lot, the Common Area, or any portion of the Submitted Property or the Possible Expansion Property;

C. To exercise the rights stated in Article 11, including to establish a common law community association or to submit the Submitted Property to the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, et seq. (the "**Act**"), and conform the Governing Documents, including this Declaration, to any mandatory provisions of the Act;

D. To correct scrivener's errors and other mistakes of fact that, when corrected, have no material adverse effect on the rights of the Owners; and

E. To enable any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans, including, for example, the U. S. Department of Veterans Affairs, the U. S. Department of Housing and Urban Development, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee mortgage loans on any Lot;

F. For the purposes of bringing any provision in this Declaration into compliance with the Fair Housing Amendments Act of 1988, as amended, or any similar Applicable Law.

However, no Amendment made by Declarant under this Section 9.1 may adversely affect the title, use, development, access, easements or other material rights or duties to, benefiting or burdening any Lot unless the Owner of the Lot consents to the Amendment in writing. The failure of an Amendment to apply uniformly to all Lots will not constitute a material adverse effect upon the rights of any Owner.

Section 9.2 By Owners. Except for Amendment by Declarant as stated in Section 9.1, this Declaration may be amended only by the affirmative vote of Owners representing a Majority Vote of the Lots, and, during the Declarant Control Period, the written consent of Declarant, and the recording in the Public Records of an instrument memorializing the vote signed by the Owners representing a Majority Vote of the Lots for the amendment, and, during the Declarant Control Period, Declarant.

Section 9.3 Limitations on Amendments. Notwithstanding anything to the contrary in this Declaration:

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A. The percentage of votes necessary to amend a specific provision of this Declaration must be equal to or greater than the percentage of votes required for action to be taken under that provision, if the Amendment is by the vote of the Owners;

B. None of the easements, interests, rights or responsibilities granted, excepted, reserved or assigned to Declarant, including any of the Declarant Rights, may be amended without Declarant's prior written consent, which consent may be granted or denied in its discretion;

C. This Declaration may not be amended if the Amendment is contrary to or violates the zoning ordinances for the Submitted Property, or any other agreement or any covenant recorded in the Public Records, without Declarant's prior written consent, which consent may be granted or denied in its discretion.

Section 9.4 Validity and Effective Date of Amendments. Amendments to this Declaration are effective upon recording in the Public Records unless a later effective date is specified in the Amendment. Any procedural challenge to an Amendment made pursuant to this Article 9 must be made within 90 days of the later of its recording or the date written notice of the Amendment is delivered to Owners or the Amendment will be presumed validly adopted. In no event will a change of conditions or circumstances operate to amend any provisions of this Declaration. If an Owner votes for or against or provides a written consent or objection to any Amendment to this Declaration, it will be conclusively presumed that the Owner has the authority to so act, and no contrary provision in any security deed or contract between the Owner and a third party will affect the validity of the Amendment. No Amendment may directly or indirectly remove, revoke, or modify any right or privilege, nor impose any obligation upon, Declarant without the written consent of the Declarant holding the right or privilege, or upon whom the obligation is to be imposed.

Article 10. Declarant Rights

Section 10.1 General. Declarant excepts and reserves certain rights, interests, and easements in the Submitted Property as stated in this Declaration. Declarant is not obligated to exercise any Declarant Right, and any Declarant Right may be exercised in the manner, or under any terms and conditions, considered appropriate in the discretion of Declarant from time to time.

Section 10.2 Assignment.

A. Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records. Subject to any limitations in an Assignment of Declarant Rights assigning rights to a Successor Declarant, a Successor Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights assigned to it to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records.

B. A Declarant, including Original Declarant, will hold and retain the status of Declarant under this Declaration, until it expressly assigns the status of Declarant to a Successor

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Declarant in an Assignment of Declarant Rights in the Public Records. Without limiting the foregoing, if a Declarant permanently or temporarily assigns less than all of the Declarant Rights in an Assignment of Declarant Rights, the assigning Declarant will be considered to have reserved and retained the status of Declarant for all purposes under this Declaration, except for those Declarant Rights expressly assigned to the Successor Declarant in the Assignment of Declarant Rights.

Article 11. Conditional Provisions Relating to the Establishment of a Community Association

Section 11.1 General. If any Lot or Common Area is in the future conveyed to a Person who does not also own the remainder of the part of the Submitted Property constituting Lots and Common Area, without limiting any other right under this Declaration, Declarant may, without obligation, amend this Declaration to establish a community association to govern the Submitted Property, including without limitation by establishing a common law association under the terms and conditions determined by Declarant or by establishing a statutory association and subjecting this Declaration to the Act. For clarity, the remaining sections of this Article 11 will not be effective unless and until Declarant records an Amendment that expressly establishes a community association as stated in this Article 11.

Section 11.2 Terms. If a community association is established by Declarant as stated in this Article 11, by an Amendment that expressly establishes a community association, the following terms will apply, unless otherwise stated by Declarant in the Amendment establishing the community association:

A. Incorporation. Declarant will incorporate the community association as a non-profit corporation under Applicable Law, by filing articles of incorporation and adopting bylaws, and evidence the name of the community association by an Amendment stating the name of the community association.

B. Membership. Each Owner will automatically be a member of the community association. Membership in the community association will be automatically transferred with the ownership of a Lot and membership will be appurtenant to and may not be separated from the ownership of any Lot. Ownership of a Lot will be the sole qualification for membership in the community association.

C. Classes of Membership. The community association will initially have two classes of membership, Class "A" and Class "B". "**Class "A" Members**" will be all Owners, including Declarant as to any Lot which Declarant owns. The sole "**Class "B" Member**" will be Declarant. The Class "B" membership will commence upon the recording of the Amendment expressly establishing the community association and will continue until the earlier of: (i) 40 years after the recording of the Amendment expressly establishing the community association; or (ii) such earlier date as the Class "B" Member, in its sole discretion, executes and records a written notice voluntarily terminating the Class "B" membership in the Public Records (with the period from the recording of the Amendment expressly establishing the community association to the earlier of (i) or (ii) being the "**Class "B" Control Period**"). Upon termination of the Class "B" Control Period, Declarant will continue to hold a Class "A" membership for each Lot that Declarant owns.

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D. Voting. The voting rights of each class of membership will be as follows:

(i) Class "A". Class A Owners will have a nonvoting membership during the Class "B" Control Period. After the Class "B" Control Period, each Lot owned by a Class "A" Member will have one vote in the community association per Lot, with each vote being allocated equal weight.

(ii) Class "B". During the Class "B" Control Period, the Class "B" Member will have the sole vote of the community association, the sole authority to appoint and remove directors from the board of directors of the community association (the "**Board**") from time to time in its discretion, and such other rights as may be stated in the articles of incorporation and bylaws of the community association.

E. Board. The community association will be governed by the Board. The Board will consist of three directors. Directors are not required to be Owners.

F. Community Association Powers. The community association will have the power to exercise any right or privilege given to it expressly by its governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant Rights, or reasonably implied from or reasonably necessary to effectuate any such right or privilege, and any right or privilege generally applicable to non-profit corporations or community associations. All rights and powers of the community association may be exercised by the Board without a vote of the membership except to the extent that the governing documents of the community association or this Declaration expressly require a vote of the membership.

G. Compliance with Governing Documents. Owners and every occupant of a Lot, and every Owner's or occupant's invitees, shall comply with the governing documents of the community association. The Board, on behalf of the community association, will have the power to enforce the governing documents of the community association, including this Declaration, to the extent Declarant assigns the right to enforce this Declaration to the community association in an Assignment of Declarants Rights.

H. Association and Common Area Rights. The community association, through action of the Board, will have the power to acquire, hold, lease as lessor or lessee, operate and dispose of tangible and intangible personal property and real property for the benefit of Owners, as Common Area, subject to the provisions of this Declaration. Declarant or its designees may convey to the community association, and if conveyed the community association must accept, as Common Area, real and personal property, whether by fee or leasehold or other estate.

I. Common Area Management. The community association will be responsible for the management, operation and control of any Common Area, subject to any covenants and restrictions stated in the deed or other instrument transferring such property to the community association. The Board will have the power to adopt such reasonable rules and regulations regulating use of any Common Area it deems appropriate from time to time. The right of Owners to use

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Common Area will be subject to compliance with this Declaration, the Rules, and any rules and regulations established by the community association from time to time.

J. Association Services and Facilities; Contracts. The community association will have the power to provide, or provide for, services and facilities for the Lots or Owners and will be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The community association will have the power to charge an Owner use or service fees for any such services and facilities provided at the option of Owner, or may include the costs of such services or facilities in the community association's budget as a common expense and assess it against all Owners as part of the general assessment if such service or facility is made available to or provided to all Lots or all Owners, or against less than all Owners as a part of a specific assessment if such service or facility is made available to or provided to less than all Lots or all Owners. By way of example, such services and facilities might include trash collection; landscape maintenance; lawn care; pest control service; cable, digital, satellite or similar television service; telecommunication and internet connection services; security monitoring; utilities; security gate and gate maintenance; and other services and facilities. Provided, this subsection is not a representation by Declarant or any community association, if established, as to what, if any, services will be provided, and there is no obligation to provide any service. In addition, the community association will have the power to modify or cancel existing or future contracts for services without the approval of Owners, unless the provision of such services is otherwise required by the governing documents of the community association. Non-use of services made available to or provided to all Lots or Owners as a common expense will not exempt any Owner from the obligation to pay assessments for such services.

K. Legal Proceedings. The Board of the community association will have the power to institute, defend, settle, or intervene on behalf of the community association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to any Common Area, enforcement of the governing documents of the community association, this Declaration, or any other civil claim or action. However, the community association will not have any independent legal duty to institute litigation on behalf of or in the name of the community association or Owners. Further, neither the Board nor the community association will have the power to initiate any judicial or administrative proceeding unless first approved by a vote of Owners representing a Super Majority Vote of the Class "A" votes in the community association, except for actions or proceedings: (i) initiated during the Class "B" Control Period; (ii) initiated to enforce the provisions of the governing documents or this Declaration, including collection of assessments and foreclosure of liens; (iii) initiated to challenge ad valorem taxation or condemnation proceedings; (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or (v) to defend claims filed against the community association or to assert counterclaims in proceedings instituted against it.

L. Indemnification. The community association will indemnify every officer, director, and committee member, including the members of the Board and any committee of the community association, against all damages and expenses, including attorneys' fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board at the time of such settlement) to which he, she, or it may be a

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party by reason of being or having been an officer, director, or committee member, including as a member of Board or any committee of the community association, except as such indemnity may be limited under Applicable Law.

M. Power to Levy Assessments. The community association will have the power to levy assessments for expenses incurred or anticipated to be incurred by the community association in performing its responsibilities and exercising its rights and powers under the governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant's Rights, and any other responsibility, right, or power reasonably deemed appropriate by the Board from time to time, including for the establishment of reserves. The obligation to pay assessments will commence as to each Lot on the first day of the month following: (i) the month in which the Amendment expressly establishing a community association is recorded, or (ii) the month in which the Lot is conveyed from Declarant to an unrelated Person, whichever is later. Each Owner, by accepting a deed or entering into a recorded contract of purchase of a Lot within the Submitted Property, will be deemed to covenant and agree to pay all assessments authorized in this Declaration.

N. Allocation. The Board, in its sole and unfettered discretion, may levy assessments on behalf of the community association from time to time and allocate the assessments equally among the Lots, or may levy assessments equitably among the Lots as follows:

(i) any common expenses benefiting less than all of the Lots may be specially assessed equitably among all of the Lots so benefited, as determined by the Board;

(ii) any common expenses occasioned by the conduct of less than all those entitled to occupy all of the Lots or by the licensees or invitees of any such Lot or Lots may be specially assessed against the Lot or Lots, the conduct of any occupant, licensee, or invitee of which occasioned any such common expenses; or

(iii) any common expenses significantly disproportionately benefiting all of the Lots may be assessed equitably among all of the Lots within the Submitted Property as determined by the Board.

O. Personal Obligation and Lien. All sums assessed by the Board on behalf of the community association against any Lot or Owner will from the time the sums become due and payable, be the personal obligation of the Owner and constitute a lien in favor of the community association on the Lot prior and superior to all other liens whatsoever except: (i) liens for ad valorem taxes on the Lot; (ii) the lien of any first priority mortgage covering the Lot and the lien of any mortgage recorded prior to the recording of the Declaration; or (iii) the lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee on the mortgage is the seller of the Lot at foreclosure.

P. Collection. The personal obligation of an Owner and the lien for assessments, at the discretion of the Board, may also include: (i) a late or delinquency charge not in excess of the greater of $10.00 or 10% of the amount of each assessment or installment not paid when due (or such higher amount as may be established by the Board from time to time, subject to Applicable Law);

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(ii) interest at a rate not in excess of 10% per annum on each assessment or installment and any late or delinquency charge from the date the same was first due and payable; (iii) the costs of collection, including court costs, self-help expenses, and reasonable attorneys' fees actually incurred; and (iv) the fair rental value of the Lot from the time of the institution of an action until the sale of the Lot at foreclosure or until judgment rendered in the action is satisfied.

Q. Notice of Lien. Any assessment chargeable to a Lot will constitute a lien on the Lot, effective on the due date of the assessment. The recording of the Amendment establishing the community association will constitute record notice of the existence of the lien, and no further recordation of any claim of lien for assessments will be required. Nevertheless, the community association, acting through the Board, may, without obligation, prepare a written lien statement with respect to the Lot, stating the name of the Owner, the legal description of the Lot, the name of the community association, and the delinquent assessment amount then owing together with authorized late charges and interest accrued. Any lien statement will be signed and acknowledged by an officer of the community association or the community association's attorney and, either before or after recording, will be served on the Owner by certified mail, return receipt requested or by overnight delivery, to the address of the Lot and to any other address or addresses which Owner may have designated to the community association in writing. The community association may also record the written lien statement in the Public Records.

R. Foreclosure. At any time 30 days after notice is sent by certified mail or statutory overnight delivery, return receipt requested, to the Owner both at the address of the Lot and at any other address or addresses which the Owner may have designated to the community association in writing, the lien may be foreclosed by the community association by an action, judgment and court order for foreclosure in the same manner as other liens for the improvement of real property, subject to superior liens or encumbrances, but any such court order for judicial foreclosure will not affect the rights of holders of superior liens or encumbrances to exercise any rights or powers afforded to them under their security instruments. The notice will specify the amount of the assessments then due and payable together with authorized late charges and the rate of interest accruing. The community association will have the power to bid on the Lot at any foreclosure sale and to acquire, and thereafter hold, lease, encumber and convey the Lot.

S. Budget. The Board will prepare a budget of the estimated common expenses for each year. Failure of the Board to prepare a budget or fix assessment amounts or rates or to deliver or mail each Owner a budget or an assessment notice will not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner will have an obligation to continue to pay assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the community association may retroactively assess any shortfall. Further, no Owner will be exempt from assessments by non-use of any Common Area or by abandonment of a Lot. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off may be claimed or will be allowed for any alleged failure of the community association to take some action or perform any required action.

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T. Due Dates. Assessments will be due in the manner and on the dates as the Board may establish from time to time, and may include recurring annual or periodic assessments, specific assessments due from one or more but less than all Owners, or special assessments due from all Owners. The Board may require advance payment of assessments at closing of the transfer of title to a Lot and impose special requirements for Owners with a history of delinquent payment. If an Owner is delinquent in paying any assessments or other charges, the Board may require the outstanding balance on all assessments for such Lot or Lots to be paid in full immediately or it may, in its discretion, permit payment of the outstanding balance in installments. The Board may add reasonable administrative fees and costs for accepting and processing installments to the outstanding balance and include them in the installment payment schedule.

U. Statement. Any Owner, mortgagee of a Lot, Person having executed a contract for the purchase of a Lot, or lender considering the loan of funds to be secured by a Lot will be entitled upon request and payment of processing fee established by the Board from time to time, subject to Applicable Law, to a statement from the community association stating the amount of assessments past due and unpaid, together with applicable late charges and interest against the Lot. The request must be in writing, delivered to the registered office of the community association and to any management company managing the community association, and state an address to which the statement may be returned. To the extent required by Applicable Law, failure on the part of the community association, within five business days from the receipt of the request and fee (or such longer period as may be established by the Board from time to time, subject to Applicable Law), to mail or furnish the statement regarding amounts due and payable at the expiration of the five day period (or such longer period as may be established by the Board from time to time, subject to Applicable law) with respect to the Lot to the address stated in the written request will cause the lien for assessments to be extinguished and of no further force or effect as to the title or interest acquired by the purchaser or lender, if any, as the case may be, and their respective successors and assigns, in the transaction contemplated in connection with the request. The information stated in the statement will be binding on the community association and every Owner.

V. No Exemption. No Owner other than Declarant and the community association will be exempt from any liability for any assessment for any reason whatsoever, including, without limitation, abandonment, nonuse, or waiver of the use or enjoyment of a Lot or any part of the Common Area. Except as stated below, the grantee in a conveyance of a Lot will be jointly and severally liable with the grantor of the Lot for all unpaid assessments against the latter up to the time of the conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee; provided, however, that if the grantor or grantee requests a statement from the community association as stated in Section 11.2(U), the grantee and the grantee's successors, successors-in-title, and assigns will not be liable for nor will the Lot conveyed be subject to a lien for any unpaid assessments against the grantor in excess of any amount stated in the statement.

W. Successor Liability. In the event that the holder of a first priority mortgage or secondary purchase money mortgage of record acquires title, provided that neither the grantee nor any successor grantee on the secondary purchase money mortgage is the seller or grantor of the Lot in the acquisition conveyance, or in the event that any other Person acquires title to any Lot as a result of foreclosure of any such mortgage, such holder or other Person and the Person's successors,

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successors-in-title, and assigns will not liable for nor will the Lot be subject to any lien for assessments under this Declaration chargeable to the Lot on account of any period prior to the acquisition of title; provided, however, that the unpaid share of an assessment or assessments, will be deemed to be a common expense collectible from all Owners, including the holder or other Person and the holder or other Person's successors, successors-in-title, and assigns.

X. Insurance. The community association will use commercially reasonable efforts to obtain and continue in effect any insurance required by Applicable Law and the following policies of insurance:

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis on all insurable improvements on the Common Area in the event of a casualty, in an amount equal to the full replacement costs or a commercially reasonable amount approved by the Board if full replacement cost is not available at a reasonable expense;

(ii) Commercial general liability insurance, insuring the community association and its members for damage or injury caused by the negligence of the community association or any of its members, employees, agents, or contractors while acting on its behalf, with limits of at least a $1,000,000 per occurrence and at least $2,000,000 in the aggregate or such greater amounts as the Board determines appropriate from time to time;

(iii) Workers compensation insurance and employer's liability insurance;

(iv) Director's and officer's liability coverage;

(v) Fidelity insurance covering Persons responsible for handling community association funds in an amount and with waivers or endorsements the Board deems appropriate from time to time

(vi) Flood insurance, including a blanket policy of flood insurance in the amount of one hundred percent (100%) of current replacement cost of all effected Improvements and other insurable property or the maximum limit of coverage available, whichever is less; and

(vii) Any additional insurance as the Board deems appropriate from time to time.

Provided, the community association, and the Board, will be released from the obligation to obtain and continue in effect any insurance if the Owners, by a Majority Vote, determine that such insurance is not available on a commercially reasonable basis. Premiums for any insurance acquired by the community association will constitute common expenses, and in the event of an insured loss, any deductible may be considered as a common expense. However, if the Board reasonably determines in its discretion, after reasonable notice and an opportunity to be heard by an Owner that an insured loss results from the negligence or willful misconduct of the Owner or occupant or invitee of the Owner, the deductible for the insured loss may be levied as a specific assessment against the Lot and the Owner of the Lot associated with the responsible party, under Section 11.2(N).

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Y. Maintenance and Repair. The community association will use good faith efforts to maintain the Common Area, and any Improvements within the Common Area, in good working order and condition. Following any damage to any Common Area, and any Improvements within the Common Area, the community association will use good faith efforts to repair the damage, to the extent funds, including insurance funds and reserves, are reasonably available to fund the repair. If the damage is not repaired, the community association will use good faith efforts to raze any damaged Improvements and restore the Common Area to a natural condition.

Article 12. Enforcement

Section 12.1 General. Declarant may enforce the Governing Documents in any manner it determines in its discretion to be appropriate from time to time. In addition to any other right, remedy or power stated in this Declaration or available under Applicable Law, Declarant may in its discretion:

A. Impose monetary fines;

B. Suspend any Person's right to use the Common Area (provided however, Declarant may not limit ingress or egress to or from a Lot by an Owner or occupant);

C. Exercise self-help to address violations of the Governing Documents and may charge the costs and expenses of exercising the self-help remedy against the Lot and Owner, which will be a lien against the Lot and which Owner shall pay within 10 days of billing, with interest accruing at the statutory amount; and

D. Commence any suit or action at law or in equity, including to enforce the Governing Documents, enjoin any violation of the Governing Documents or Applicable Law, or to recover monetary damages.

Section 12.2 Attorney Fees. In any action or remedy taken by Declarant to enforce the Governing Documents, if Declarant prevails, it may recover all costs, including, without limitation, reasonable attorney's fees and court costs, incurred in the action.

Article 13. General Provisions

Section 13.1 Runs with Land. This Declaration runs with the title to the Submitted Property. It burdens the Submitted Property, Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, and benefits Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, as stated in this Declaration.

Section 13.2 Applicability to Owners and Other Persons. All Owners, occupants, invitees, and other persons using or present on the Submitted Property shall comply with the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Section 13.3 No Association; No Statutory Association, Condominium, or Time-Share. No homeowners association or tenant association is created by this Declaration. This Declaration is

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expressly not made subject to the Georgia Property Owner's Association Act, O.C.G.A. Section 44-3-220 et seq., the Georgia Condominium Act, O.C.G.A. Section 44-3-70 et seq., or the Georgia Time-Share Act, O.C.G.A. Section 44-3-160 et seq.

Section 13.4 Voting. Each Lot will have one vote for all matters under this Declaration, provided, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the votes in any community association governing the Lot will be as stated in Section 11.2(D). For any votes under this Declaration:

A. Multiple Owners. Since an Owner may be more than one Person, if only one of those Persons is present at a meeting of Owners or at a meeting of members of a community association established by Declarant as stated in Article 11, or is voting by proxy, ballot, or written consent, that Person will be entitled to cast the votes pertaining to the Lot owned by the Owner. However, if more than one of those Persons is present, or executes a proxy, ballot or written consent, the vote pertaining to that Lot will be cast only in accordance with the unanimous agreement of the Persons constituting the Owner unless the instrument expressly provides otherwise; and such consent will be conclusively presumed if any one of them purports to cast the votes pertaining to that Lot without protest being made immediately by any of the others to the Person presiding over the meeting or vote.

B. Other than Natural Persons. The vote pertaining to any Lot may, and in the case of any Owner that is not a natural Person or Persons must be cast pursuant to a proxy or proxies duly executed by or on behalf of the Owner or, in cases where the Owner is more than one Person, by or on behalf of the joint owners of the Lot, to be effective. No such proxy may be revocable before its expiration except by written notice delivered to Declarant at a meeting of the Owners or to the community association at a meeting of the members of the community association, by the Owner or any of the Persons having an interest in the Lot. Any proxy will be void if it is not dated, or if it purports to be revocable without such notice.

Section 13.5 Interpretation; Headings. The use of the words "include," "including" or similar words in this Declaration are by way of example rather than by limitation. This Declaration will be construed without reference to any rule of law which provides that ambiguities in a contract are to be resolved against the drafter. The captions of each article, section, and subsection of this Declaration are added as a matter of reference only and have no effect in the construction of any provision of this Declaration.

Section 13.6 Applicable Law; Jurisdiction; Venue. This Declaration will be interpreted under Georgia law. Each Owner, by accepting title to a Lot, and each occupant and invitee, by such Person's presence on any part of the Submitted Property, submits to personal jurisdiction of the state and district courts of Chatham County, Georgia and the federal courts of the Southern District of Georgia. Venue will lie exclusively in the state and district courts of Chatham County, Georgia, or the federal courts of the Southern District of Georgia, for any matter arising under this Declaration.

Section 13.7 No Dedication. Nothing contained in this Declaration constitutes the dedication of any interest, right or easement for the benefit of the public generally or the grant to any

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member of the general public any right to enforce any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration.

Section 13.8 Time of Essence. Time is of the essence in this Declaration, and no accommodation, dispensation or agreement by any Person in one transaction or circumstance with respect to any period stated in this Declaration will waive, amend or alter this provision in any other transaction or circumstance.

Section 13.9 Severability. Invalidation of any provision or sentence of this Declaration, or the application of any provision of this Declaration, in whole or in part, by judgment or court order will in no way affect the other provisions, sentences or applications, and the operation of any Applicable Law. O.C.G.A. Section 44-5-60, limiting the period of effectiveness of restrictive covenants or covenants restricting uses of land, to the extent it may apply to this Declaration, will not operate to invalidate or release any affirmative covenants, easements, conditions, agreements or other provisions of this Declaration not constituting restrictive covenants or covenants restricting uses of land.

Section 13.10 Custom or Practice; No Waiver. No failure of Declarant to exercise any power or right granted by this Declaration, or to insist upon strict compliance with any obligation stated in and no custom or practice at variance with the terms of this Declaration will constitute a waiver of such right or power or a waiver of the right of Declarant to demand exact compliance with the terms of this Declaration on other occasions.

Section 13.11 Future Conveyances. Future conveyances of any interest or rights in any part of the Submitted Property are subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration even if the conveyance instrument does not reference this Declaration.

Section 13.12 Schedules and Exhibits. The following Schedules are attached to this Declaration and incorporated by this reference:

A. Submitted Property Schedule

B. Lots and Common Area Schedule

[Signature Page Follows]

Attachment: Declaration of Covenants (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

Declarant has signed, sealed, and delivered this Declaration as of the Declaration Date.

Port Wentworth SFR, LLC

By: _____
Name: _____
Its: Authorized Signatory

(SEAL)

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:

(NOTARIAL SEAL)

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Submitted Property Schedule

Legal Description of the Submitted Property

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Lots and Common Area Schedule

Designation	
Lots	
Common Area	Entry Road Access Easement

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TMS	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0906-04-037	Rice Hope CJ LLC	100 Magnolia Blvd, Port Wentworth GA 31407	PO Box 450233, Atlanta, GA 31145-0233
7-0975-02-006	Birch Circle LLC	7514 Hwy 21, Port Wentworth GA 31407	514 S Main St, Hinesville, GA 31313-4355
7-0975-02-007	James Wood Industries LLC	7512 Hwy 21, Port Wentworth GA 31407	136 Post House Trl, Port Wentworth, GA 31322-9624
7-0975-02-008	Christian, Brenda Sue	Hwy 21, Port Wentworth GA 31407	6 Hasleiters Retreat, Savannah, GA 31411-3107
7-0975-02-009	Smith, Eric C.	7508 Hwy 21, Port Wentworth GA 31407	PO Box 2264, Rincon, GA 31326-2264
7-0975-02-010	Cheathem, Lula Ghyll Roberts	Hwy 21, Port Wentworth GA 31407	1595 Berkely Ave, North Baldwin, NY 11510-1635
7-0975-02-011	Wilson, David Johnson Edward	7500 Hwy 21, Port Wentworth GA 31407	2119 Biscayne Dr, Savannah, GA 31406-2801
7-0975-02-012	Johnson, Edward	Hwy 21, Port Wentworth GA 31407	2127 Mason Dr, Savannah, GA 31404-5652
7-0975-02-013	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-014	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-015	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0906-04-075	BEP Rice Hope LLC	Hwy 21, Port Wentworth GA 31407	100 Lakeside Blvd, Port Wentworth, GA 31407-3391
7-0907-01-003	Exley, Thomas L	Hwy 21, Port Wentworth GA 31407	PO Box 1338, Rincon, GA 31326-1338
7-0907A-02-011	Jones, Carol D	22 Treadway St, Port Wentworth GA 31407	22 Treadway St, Port Wentworth GA 31407
7-0907A-02-010	Otto, James Paul	20 Treadway St, Port Wentworth GA 31407	20 Treadway St, Port Wentworth GA 31407
7-0907A-03-001	Mack, Evon	216 Black Creek Dr, Port Wentworth GA 31407	216 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-002	Edge, Melissa G	214 Black Creek Dr, Port Wentworth GA 31407	214 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-003	Robinson, Charles Jerome	112 Black Creek Dr, Port Wentworth GA 31407	112 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-004	Pelton, Joshua	110 Black Creek Dr, Port Wentworth GA 31407	110 Black Creek Dr, Port Wentworth GA 31407
7-0907A-07-012	Vogel, Brian R.	21 Treadway St, Port Wentworth GA 31407	21 Treadway St, Port Wentworth GA 31407
7-0907A-07-013	Chisholm, Pamela R.	19 Treadway St, Port Wentworth GA 31407	19 Treadway St, Port Wentworth GA 31407

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THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

SYMBOL LEGEND

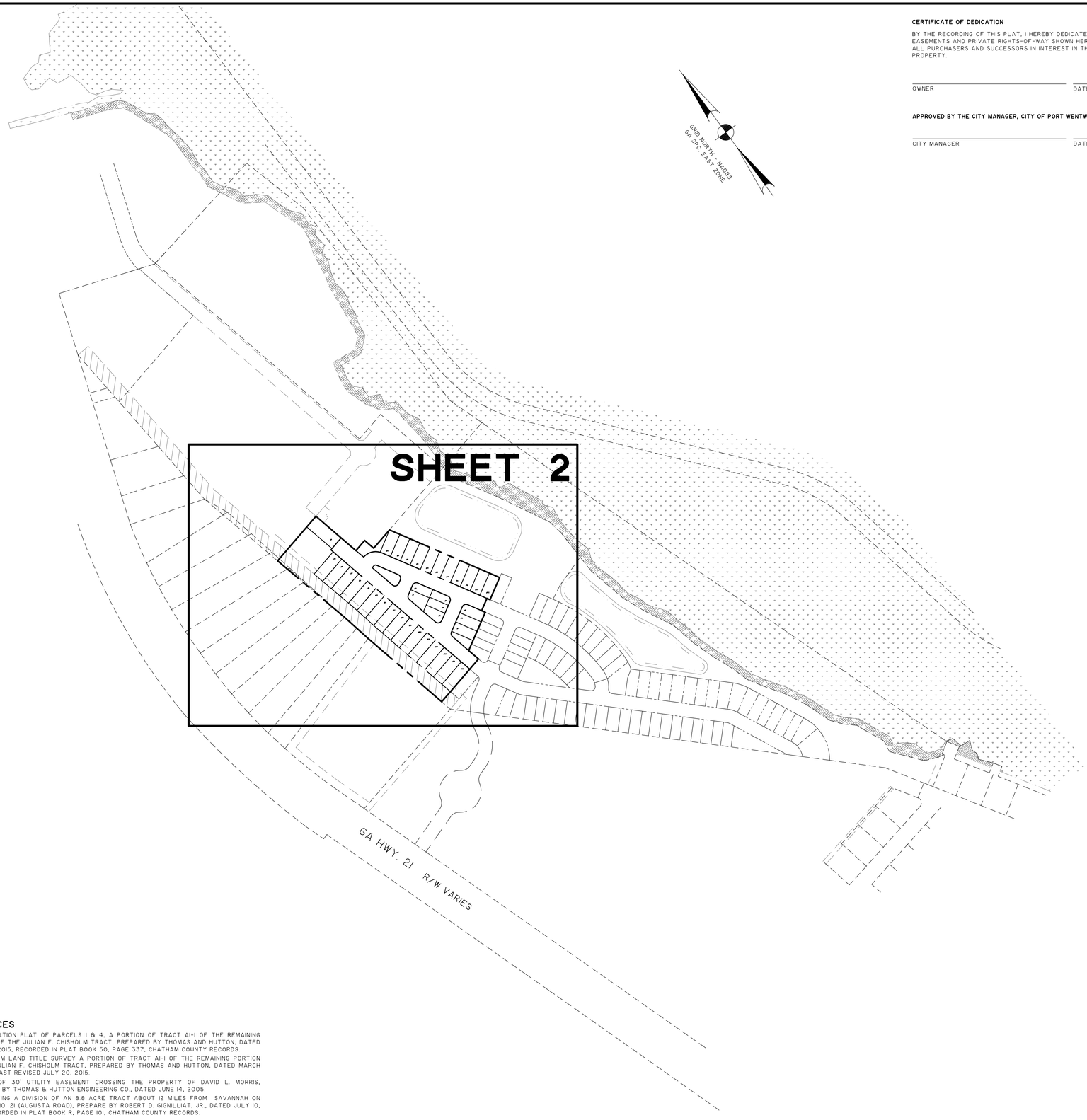
- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	59.00'	67.64'	S 69°51'15" E	64.00'	65°41'24"
C2	59.00'	7.27'	S 33°28'39" E	7.27'	7°03'47"
C3	15.00'	23.56'	N 74°56'46" W	21.21'	90°00'00"
C4	15.00'	19.05'	S 23°40'39" W	17.79'	72°45'11"
C5	15.00'	28.08'	N 66°19'21" W	24.15'	107°14'49"
C6	15.00'	19.05'	N 23°40'39" E	17.79'	72°45'11"
C7	15.00'	23.56'	S 74°56'46" E	21.21'	90°00'00"
C8	15.00'	23.56'	S 15°03'14" W	21.21'	90°00'00"
C9	9.00'	11.43'	S 66°19'21" E	10.68'	72°45'11"
C10	15.00'	23.56'	S 15°03'14" W	21.21'	90°00'00"
C11	15.00'	28.08'	N 66°19'21" W	24.15'	107°14'49"
C12	34.00'	43.17'	N 66°19'21" W	40.33'	72°45'11"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 60°03'14" W	25.00'
L2	S 60°03'14" W	25.00'
L3	S 29°56'46" E	14.74'
L4	S 77°18'03" W	25.00'
L5	S 77°18'03" W	25.00'
L6	N 12°38'48" W	42.08'
L7	N 11°22'15" W	57.65'
L8	N 11°32'55" W	59.88'
L9	S 11°27'41" E	327.27'
L10	N 77°21'12" E	50.00'
L11	S 12°38'48" E	44.63'
L12	N 11°22'15" W	16.57'
L13	N 11°22'15" W	40.60'
L14	N 11°32'55" W	1.16'
L15	N 11°32'55" W	42.13'
L16	N 11°32'55" W	17.39'
L17	N 13°12'32" W	24.24'
L18	N 13°12'32" W	42.25'
L19	N 13°12'32" W	41.75'
L20	N 13°12'32" W	42.13'
L21	N 13°12'32" W	41.75'
L22	N 77°18'03" E	6.00'
L23	N 77°18'03" E	19.00'
L24	N 77°18'03" E	33.67'
L25	S 13°19'22" E	37.79'
L26	N 29°56'46" W	57.01'
L27	S 29°56'46" E	61.17'
L28	S 29°56'46" E	61.17'
L29	N 60°03'14" E	21.28'
L30	N 60°03'14" E	18.50'
L31	N 77°18'03" E	9.01'
L32	S 60°03'14" W	14.95'
L33	S 77°18'03" W	34.01'

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,900 FEET, AN ANGULAR ERROR OF 0.8" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 597,065.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0030G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: PORT WENTWORTH SFR, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 2652, PAGE 553
9. WETLAND AREAS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771, PAGE 138, CHATHAM COUNTY, GEORGIA RECORDS.
10. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
11. THIS PLAT CONTAINS 36 LOTS.
12. ALL LOTS HAVE A 5 FOOT MINIMUM SIDE SETBACK LINE UNLESS OTHERWISE NOTED.
13. ALL LOTS HAVE A 10 FOOT MINIMUM REAR SETBACK LINE UNLESS OTHERWISE NOTED.
14. ALL LOTS HAVE A 13 FOOT MINIMUM FRONT SETBACK LINE UNLESS OTHERWISE NOTED.
15. THE 10 FOOT UTILITY EASEMENT ALONG THE LOT FRONTAGES IS FOR INSTALLATION AND MAINTENANCE OF DRY UTILITIES.
16. THE LOTS ON THIS PLAT WILL BE SERVED BY CITY OF PORT WENTWORTH WATER AND SEWER SYSTEM.
17. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS & RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR RICE HOPE DATED JULY 12, 2004, RECORDED IN DEED BOOK 272W, PAGE 434, AFORESAID RECORDS.
18. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
19. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS.
20. NO HOMES WILL BE SOLD TO HOMEOWNERS PRIOR TO COMPLETION AND APPROVAL OF INFRASTRUCTURE BY THE CITY OF PORT WENTWORTH.
21. ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE OWNER/DEVELOPER.
22. THE 15' UTILITY EASEMENTS SHOWN WITHIN THE PRIVATE RIGHTS OF WAYS ARE FOR THE INSTALLATION AND MAINTENANCE OF THE CITY OF PORT WENTWORTH WATER AND SEWER SERVICES.



REFERENCES

1. RECOMBINATION PLAT OF PARCELS 1 & 4, A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED JULY 29, 2015, RECORDED IN PLAT BOOK 50, PAGE 337, CHATHAM COUNTY RECORDS.
2. ALTA/ACSM LAND TITLE SURVEY A PORTION OF TRACT A1-1 OF THE REMAINING PORTION OF THE JULIAN F. CHISHOLM TRACT, PREPARED BY THOMAS AND HUTTON, DATED MARCH 12, 2015, LAST REVISED JULY 20, 2015.
3. A PLAT OF 30' UTILITY EASEMENT CROSSING THE PROPERTY OF DAVID L. MORRIS, PREPARED BY THOMAS & HUTTON ENGINEERING CO., DATED JUNE 14, 2005.
4. MAP SHOWING A DIVISION OF AN 8.8 ACRE TRACT ABOUT 12 MILES FROM SAVANNAH ON HIGHWAY NO. 21 (AUGUSTA ROAD), PREPARE BY ROBERT D. GIGNILLIAT, JR., DATED JULY 10, 1966, RECORDED IN PLAT BOOK R, PAGE 101, CHATHAM COUNTY RECORDS.

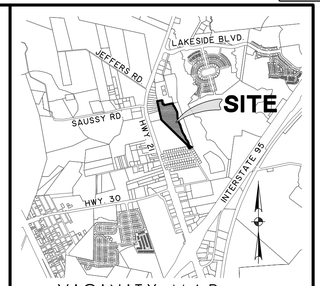
CERTIFICATE OF DEDICATION

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY.

OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____



VICINITY MAP not to scale

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ACREAGE TABLE

LOTS (36)	4.585 AC.
COMMON AREA	0.216 AC.
RIGHT OF WAY	1.571 AC.
WETLAND/BUFFER AREA	9.742 AC.
TOTAL	16.114 AC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR WRIGHT C. POWERS, JR. FOR REVIEW

WRIGHT C. POWERS, JR.
No. 3101
GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145
powers.w@thomasandhutton.com

PRELIMINARY SUBDIVISION PLAT

WENTWORTH GROVE PHASE 3

8TH G.M.D.
CITY OF PORT WENTWORTH
CHATHAM COUNTY, GA

prepared for

NOVARE GROUP
PORT WENTWORTH SFR, LLC

No	Revision	By	Date

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

200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
06-02-23	SJC	WCP	10/07/2021	JH

job 28595.0004 SHEET 1 OF 2

Attachment: Revised Prelim Ph 3 (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CONC. MONUMENT SET
- IRON REBAR SET
- IRON PIPE FOUND
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- #107 STREET ADDRESS
- JURISDICTIONAL WETLAND
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OWNER _____ DATE _____

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH

CITY MANAGER _____ DATE _____

GRID NORTH - NAD83 GA SPC EAST ZONE

PARCEL I
N/F
RICE HOPE - CJ, LLC.
D.B. 1520 PG. 268
70906 04037

EX. ACCESS EASEMENT

FRESHWATER WETLANDS

N/F
BEP RICE HOPE, LLC
70906 04075

WETLAND BUFFER

DRY DETENTION POND 1

COMMON AREA #4

N: 804,736.20
E: 955,728.77

"X" IN CURB

EX. GEORGIA POWER COMPANY EASEMENT

COMMON AREA #3
1.550 acres

AREA IS VESTED IN BRENDA SUE CHRISTIAN BY DEED SITE ACTION FILED JUNE 11TH, 2014 IN CHATHAM COUNTY SUPERIOR COURT.

EX. 20' UTILITY EASEMENT

POSSIBLE OVERLAP AREA WITHIN PARCEL 4 0.03 ACRES

N/F
BRENDA SUE CHRISTIAN
D.B. 381N PG. 72
70975 02008

N/F
ERIC C. SMITH
D.B. 372J PG. 586
70975 02009

N/F
LULA GHYLL ROBERTS CHEATHEM
D.B. 255G PG. 575
70975 02010

N/F
DAVID WILSON & EDWARD JOHNSON
D.B. 1576 PG. 186
70975 02011

N/F
EDWARD JOHNSON
70975 02012

ESTATE OF JOHN & ALICE GOLFIN (PB R PG. 101)

N/F
FIELDSTONE GROUP, LLC
D.B. 344G PG. 242
70975 02013

N/F
FIELDSTONE GROUP, LLC
D.B. 327H PG. 292
70975 02014

N/F
FIELDSTONE GROUP, LLC
D.B. 327-H PG. 294
70975 02015

50' UNDISTURBED BUFFER

EX. 30' UTILITY EASEMENT

COMMON AREA #8
0.083 acres

COMMON AREA #7
0.081 acres

COMMON AREA #6
0.033 acres

COMMON AREA #3

WENTWORTH GROVE TERRACE
(50' PRIVATE R/W)

WENTWORTH GROVE COURT
(50' PRIVATE R/W)

WENTWORTH GROVE LANE
(50' PRIVATE R/W)

WENTWORTH GROVE WAY
(50' PRIVATE R/W)

WENTWORTH DRIVE
(50' PRIVATE R/W)

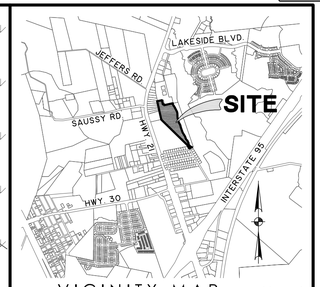
LOT 66 6,530 sq. ft. 0.150 acres
LOT 67 4,562 sq. ft. 0.105 acres
LOT 68 4,568 sq. ft. 0.105 acres
LOT 69 4,574 sq. ft. 0.105 acres
LOT 70 4,570 sq. ft. 0.105 acres
LOT 71 4,491 sq. ft. 0.103 acres
LOT 72 4,572 sq. ft. 0.105 acres
LOT 73 4,569 sq. ft. 0.105 acres
LOT 74 4,657 sq. ft. 0.107 acres
LOT 75 4,607 sq. ft. 0.106 acres
LOT 76 4,650 sq. ft. 0.107 acres
LOT 77 4,655 sq. ft. 0.107 acres
LOT 78 4,625 sq. ft. 0.106 acres
LOT 79 4,709 sq. ft. 0.108 acres
LOT 80 4,532 sq. ft. 0.104 acres
LOT 81 4,598 sq. ft. 0.106 acres
LOT 82 4,604 sq. ft. 0.106 acres
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
LOT 89
LOT 90
LOT 91
LOT 64 2,503 sq. ft. 0.057 acres
LOT 65 3,340 sq. ft. 0.077 acres
LOT 63 2,305 sq. ft. 0.053 acres
LOT 62 2,417 sq. ft. 0.056 acres
LOT 61 5,822 sq. ft. 0.065 acres
LOT 58 3,337 sq. ft. 0.077 acres
LOT 59 3,296 sq. ft. 0.076 acres
LOT 60 3,296 sq. ft. 0.076 acres
LOT 41 3,600 sq. ft. 0.083 acres
LOT 40 3,600 sq. ft. 0.083 acres
LOT 39 3,611 sq. ft. 0.083 acres
LOT 38 3,746 sq. ft. 0.086 acres
LOT 37 3,600 sq. ft. 0.083 acres
LOT 36 3,611 sq. ft. 0.083 acres
LOT 35 3,746 sq. ft. 0.086 acres
LOT 34 3,600 sq. ft. 0.083 acres
LOT 33 3,600 sq. ft. 0.083 acres
LOT 32 3,600 sq. ft. 0.083 acres
LOT 31 3,746 sq. ft. 0.086 acres
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
COMMON AREA #5

N: 804,276.41
E: 955,832.08

ZONE AE
ZONE X(SHADED)
ZONE X

NOTES:

1.) SEE SHEET 1 OF 2 FOR NOTES, REFERENCES, LINE AND CURVE DATA TABLES.



VICINITY MAP not to scale

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GEORGIA REGISTERED LAND SURVEYOR No. 3412 WRIGHT C. POWERS JR.

FOR REVIEW

WRIGHT C POWERS, JR
GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145
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WENTWORTH GROVE PHASE 3

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No	Revision	By	Date

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50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
06-02-23	SJC	WCP	10/07/2021	JH

job 28595.0004 SHEET 2 OF 2

Attachment: Revised Prelim Ph 3 (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary Plat July 2023)

Attachment: Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (2850 : Subdivision Application Wentworth Grove Phase 3 Preliminary

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/10/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2847)

DOC ID: 2847

Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance)

Issue/Item: Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance).

Background: This parcel is currently undeveloped land East of the Novare Multi-Family Apartments (Wentworth Park). A specific site plan for this parcel was approved by City Council on December 1, 2022 for a multi-family development with the appearance of a single family subdivision. The owner is requesting to subdivide the parcel into individual lots instead of developing as a muti-family project.

Facts and Findings: This is specific site development plan that will consist of 3 Phases. The site plan consist of a total of 106 single family rental units that will contribute to the Pine Forest Pump Station. The main entrance for the development will be on GA Highway 21. The Wastewater from the project will be collected by new 8" gravity sewer lines and transported to the existing Novare Multifamily gravity sewer system. The site plan also includes associated parking, clubhouse with pool, utilities, drainage and infrastructure improvements. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1. This Site Plan received engineer concurrence from TR Long on June 11, 2023.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 PM.

ATTACHMENTS:

- Wentworth Grove Subdivision S-Site Plan 2023-Application (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-Dec of Cov (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-Proj Narrative (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (PDF)

- Wentworth Grove Subdivision S-Site Plan 2023-APO (PDF)
- Wentworth Grove Subdivision S-Site Plan 2023-Timeline (DOCX)
- Wentworth Grove Subdivision S-Site Plan 2023-Concurrence Letter 6.11.23 (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: Magnolia Blvd., Port Wentworth, GA 31407 (adjacent to Novare Multifamily & Village at Rice Hope)

PIN #(s): 7-0906-04-024 (Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract)

Zoning: M-P-O (Master Plan Overlay) Estimated Cost of Construction: $ 18 Million

Type of Construction: Single Family Rental Subdivision

Project Name: Wentworth Grove Subdivision

Applicant's Name: Scott K. Monson - Thomas & Hutton

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

Phone #: 912-721-4132 Email: monson.s@tandh.com

Owner's Name (If Different form Applicant): Port Wentworth SFR LLC

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

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

Applicant's Signature — Date: June 13, 2023

Owner's Signature (If Different form Applicant) — Date: June 13, 2023

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Application (2847 : Site Plan Review Application (Specific) Wentworth Grove

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

June 13, 2023
Date

Updated 10/19/2021

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After recording return to:

EXECUTED IN STATE OF
COUNTY OF

DECLARATION FOR WENTWORTH GROVE

This Declaration for Wentworth Grove ("**Declaration**") is made this the ___ day of _____, 2023, by Port Wentworth SFR, LLC, a Georgia limited liability company ("**Original Declarant**").

Recitals

Original Declarant is the owner of the real property and beneficiary of an access easement in the City of Port Wentworth, Chatham County, Georgia, more particularly described on Exhibit "A" (collectively, the "**Submitted Property**"), and desires to implement a common plan of residential development and use of that property and any other property that is made subject to this Declaration from time to time, as stated in this Declaration.

Original Declarant by this Declaration intends for the Submitted Property to be established as a single family residential rental community, with Original Declarant owning all the Submitted Property, but provides a mechanism to amend this Declaration, including to allow for establishment of a community association to govern the Submitted Property if any of the lots or common area within the Submitted Property is in the future conveyed to a person who does not also own the remainder of lots and common area within the Submitted Property.

This Declaration reserves certain rights and easements to Original Declarant, including the right to amend this Declaration, the right to annex and subject additional property to, and withdraw property from, this Declaration, and the right to assign its rights, interests, and easements under this Declaration to a successor declarant.

The property submitted to this Declaration may include lots, common area, or future development area. Lots have voting rights as stated in this Declaration. Common area and future development area do not have voting rights.

Article 1. General Declaration

Original Declarant hereby subjects the Submitted Property to this Declaration and declares that the Submitted Property is now and in the future will be owned, held and conveyed subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Article 2. Definitions

Capitalized terms used in this Declaration have the meaning given to them in this Declaration, including this Article 2.

"**Amendment**" means any written instrument authorized by the Governing Documents and recorded in the Public Records that alters, amends, corrects, deletes, extends or modifies this Declaration.

"**Applicable Law**" means any rule, regulation, statute, order, ordinance, guideline, code or other legally enforceable requirement, including common law and local, state and federal laws in effect in the jurisdiction where the Submitted Property is located.

"**Assignment of Declarant Rights**" means a written instrument executed by Declarant and recorded in the Public Records that expressly assigns to a Person, in whole or in part, one or more of the rights reserved or granted to Declarant under this Declaration.

"**Common Area**" means the portion of the Submitted Property designated as common area pursuant to this Declaration, whether owned or held in or by fee simple, easement, leasehold, usufruct, or license, and that is provided, maintained or made available for the use, enjoyment and benefit of some or all of the Lots subject to this Declaration.

"**Declarant**" means the Person holding the status of Declarant from time to time, which is the Original Declarant as of the date of this Declaration, and any Successor Declarant to whom the status of Declarant is assigned by the Original Declarant, or by any Successor Declarant then holding the status of Declarant, as stated in Section 10.2, after assignment.

"**Declarant Control Period**" means the period commencing on the Declaration Date and ending on the earlier of: the date none of the Declarant Parties own any part of the Submitted Property or the Possible Expansion Property; the date Declarant records an instrument in the Public Records expressly ending the Declarant Control Period; or, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the end of the Class "B" Control Period described in Section 11.2(C).

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"**Declarant Parties**" means Declarant and any affiliate of Declarant.

"**Declarant Right**" means one of the interests, easements, rights and privileges granted, excepted or reserved to Declarant in this Declaration.

"**Declaration of Annexation**" means a written instrument recorded in the Public Records pursuant to Article 7 annexing and subjecting property to this Declaration.

"**Declaration of Withdrawal**" means a written instrument recorded in the Public Records pursuant to Article 7 withdrawing property from this Declaration.

"**Entry Road Access Easement**" means the easement for access from the Submitted Property to U.S. Highway 21 as shown on the Subdivision Plat.

"**Future Development Area**" means any real property that is shown on a Subdivision Plat referenced in the legal description for the Submitted Property that is not identified as a Lot or Common Area.

"**Governing Documents**" means this Declaration and the Rules, as they may be amended from time to time, and, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the articles of incorporation, bylaws, and rules promulgated by the community association from time to time.

"**Governmental Authority**" means any federal, state, local government, or any court or any administrative, regulatory or other governmental agency, commission or authority or any non-governmental self-regulatory agency, commission or authority having jurisdiction over the Submitted Property.

"**Improvement**" means any land movement, building, structure, fixture, equipment, facility, fence, ditch, wall or other improvement, including any irrigation, hardscape, pervious or impervious improvement of any kind whatsoever, whether of a permanent or semi-permanent nature, that is constructed, installed, or placed on or under any Lot or any other part of the Submitted Property.

"**Infrastructure**" means any Improvement required for or determined by Declarant to be beneficial to the development, maintenance and operation of the Submitted Property or any Possible Expansion Property, including for drainage, utilities, access, and similar structures and systems.

"**Lot**" means a portion of the Submitted Property designated by Declarant as a lot on a Subdivision Plat.

"**Majority Vote**" means the affirmative vote of Owners holding more than 50% of the votes entitled to vote on any matter, with each Lot having one vote.

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"**Original Declarant**" has the meaning given to it in the first paragraph of this Declaration.

"**Owner**" means as to a Lot, a Person holding fee simple title to all or an interest in the Lot.

"**Person**" means an individual, any type of partnership, corporation, business trust, limited liability company, joint stock company, trust, unincorporated association, joint venture or other business or corporate entity, or a Governmental Authority.

"**Possible Expansion Property**" means any real property located within 1 mile of the Submitted Property excluding the Submitted Property (but including any part of the Submitted Property if it is subsequently withdrawn from the Submitted Property).

"**Public Records**" means the Office of the Clerk of the Superior Court of Chatham County, Georgia, or such other office which may be designated as the official location for recording of deeds and similar documents affecting title to real estate in Chatham County, Georgia, from time to time.

"**Rules**" means those rules established and amended by Declarant from time to time.

"**Subdivision Plat**" means a plat of survey prepared by a Georgia Registered Land Surveyor and recorded in the Public Records that identifies part of the Submitted Property as a Lot, Common Area, or Future Development Area.

"**Successor Declarant**" means a Person to whom one or more of the Declarant Rights have been assigned as stated in Section 10.2.

"**Super Majority Vote**" means the affirmative vote of Owners holding 67% or more of the votes entitled to vote on any matter, with each Lot having one vote.

"**Supplemental Declaration**" means an instrument recorded in the Public Records pursuant to Article 7 that subjects all or part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations or other matters stated in the instrument.

"**Work**" means the building, erecting, installing or maintaining of any building, structure or other Improvement, including tree removal, site clearing, grading, filling, softscaping, hardscaping, and landscaping, or the making of any addition or exterior change to any building, structure or other Improvement, on any part of the Submitted Property, including razing or demolishing any building, structure or other Improvement, but excluding reasonable and routine maintenance of existing and approved Improvements.

Article 3. Submitted Property and Possible Expansion Property

Section 3.1 Submitted Property. The Submitted Property now includes, or may in the future include, Lots, Common Area, or Future Development Area.

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A. Lots may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Lots or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the written consent of the Owner of the Lot if the Owner is not Declarant. A list of Lots is stated on the attached Lot and Common Area Schedule.

B. Common Area may be shown on the Subdivision Plat referenced in the legal description for the Submitted Property as Common Area or as designated by Declarant in its discretion from time to time in a Supplemental Declaration, with the consent of the owner of the Common Area if the owner is not Declarant. A list of Common Area is stated on the attached Lot and Common Area Schedule.

C. Future Development Area may be shown on a Subdivision Plat referenced in the legal description for the Submitted Property as Future Development Area. In addition, any part of the Submitted Property not designated by Declarant as a Lot or Common Area on a Subdivision Plat or in a Supplemental Declaration is and will remain Future Development Area until Declarant identifies it as a Lot or Common Area on a Subdivision Plat, or in an Amendment, Declaration of Annexation, or Supplemental Declaration, or withdraws it, or any portion of it, from this Declaration pursuant to a Declaration of Withdrawal.

Section 3.2 Possible Expansion Property. The Possible Expansion Property is not subject to this Declaration. All or any part of the Possible Expansion Property may in the future be made subject to this Declaration as stated in Article 7.

Article 4. Use Restrictions

Section 4.1 General. The Submitted Property is subject to the restrictive covenants stated in this Article, and any Rules established by Declarant from time to time, as all may be amended as stated in this Declaration. Any Person on or within the Submitted Property shall comply with these restrictive covenants and the Rules.

Section 4.2 Restricted Use and Development Activities. Without the prior written consent of Declarant, which consent Declarant may grant, condition, or deny in its discretion:

A. No Owner may apply for, join, or pursue a rezoning or amendment of the zoning of, or a variance for, a Lot or any part of the Submitted Property.

B. No Owner may subdivide or combine any Lot or any part of the Submitted Property, nor reconfigure or alter any boundary lines of a Lot in any manner.

C. No Lot or any part of the Submitted Property, including Common Area, may be partitioned.

D. No Person may subject any Lot or part of the Submitted Property to a condominium, interval, fractional, or time-share form of ownership, or other form of ownership or use program where the right to exclusive use of a Lot or any part of the Submitted Property rotates among members of the program on a fixed or floating time schedule for a period of years (or which

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may allocate time in days, weeks, months or years for such program) as those terms may be used in their broadest sense.

E. No Person may obstruct or interfere with any Infrastructure, including placing or permitting to remain any obstructions or debris in any drainage Infrastructure.

F. No Person may conduct or perform well drilling, oil drilling, mining, or other excavations, or withdraw or remove any water, oil, or minerals from the Submitted Property.

G. No Person may perform any Work or construct any Improvements, including site clearance and landscaping, on a Lot or any part of the Submitted Property without the approval of the plans for such Work or Improvements by Declarant, which approval Declarant may condition on the plans conforming to architectural and design guidelines established by Declarant from time to time, and if Declarant has approved the plans for the Work and Improvements, no Person may perform any Work or construct any Improvements not in conformance with the approved plans.

H. No Person may use or engage in any activity on any Lot or other part of the Submitted Property in violation of any of the Rules.

I. No Person may keep or bring onto the Submitted Property more than a reasonable number of vehicles, as determined from time to time by Declarant, and no Person may park on yard areas, along the streets, or on the Common Areas, unless such parking is in accordance with any Rules that Declarant may establish from time to time relating to limited, short term parking in such areas for special events. All vehicles of an Owner, occupant, or invitee must be parked within a garage or on a driveway located on a Lot.

J. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted within the Submitted Property, except, in Declarant's discretion, a reasonable number of generally recognized household pets. No Owner, occupant or invitee may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet, such as dog houses and dog runs, may be constructed or maintained on any part of the Submitted Property. Notwithstanding the foregoing, pets may be kept in areas where the pet is restricted by an electronic fence. Pets must be kept on a leash at all times when within the Common Area or on a Lot of another Owner. When on the Common Area or a Lot of another Owner, pets must be under the physical control of a responsible Person at all times. Feces left by pets upon any portion of the Submitted Property, including the Common Area and Lots, must be removed by the Owner of the Lot of the pet or the Person responsible for the pet.

K. No boats, trailers, panel trucks, buses, trucks with load capacity of one ton or more, vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RVs and motor homes), or disabled or stored vehicles may be parked within the Submitted Property, except in closed garages. A vehicle will be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle will be considered "stored" if it remains within the Submitted Property for 14 consecutive days or longer without use.

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L. No Person may use or permit any Lot to be used for any commercial, industrial, or mixed-use purpose, or trade or business; provided, this provision will not prohibit the use of the Lots as a part of a multifamily or single family residential rental community, or the use of a home office within a residence on the Lot so long as such use does not alter or change the character or exterior appearance of the Lot from that of a residential dwelling nor create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with a residential dwelling, or any unhealthy or unsightly condition.

Notwithstanding this subsection, the use of any portion of Submitted Property by Declarant or any designee of Declarant, including a builder or rental manager, for sales, development or management activity for the sale or rental of Lots or residences constructed on Lots, including a model home, model unit, or sales or rental office will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration, and the rental of any Lot, or residence on a Lot, as a part of single family residential rental community or a multifamily community, will not be considered a trade or business within the meaning of this provision, and is not prohibited under this Declaration.

M. No portion of a Lot may be used directly or indirectly, for:

(i) Any activity which violates any Applicable Law, including any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any Governmental Authority;

(ii) Any use which creates an explosion or other hazard, or constitutes a public or private nuisance;

(iii) Any use that creates disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, vehicle or pedestrian traffic beyond that normally associated with single family residential use, or any unhealthy or unsightly condition;

(iv) The dumping, disposing, incinerating, or storing of rubbish, garbage, trash, or other waste, other than garbage associated with single family residential use that is stored for reasonable amounts of time in sanitary, covered garbage bins or containers;

(v) Outdoor storage of scrap, salvage or construction materials, and damaged or derelict vehicles;

(vi) Clotheslines or other devices for clothes-drying purposes;

(vii) Antennas, exterior poles, towers, satellite dish exceeding 20 inches, or other similar devices;

(viii) Signage or advertising banners or materials, subject to Applicable Law;

(ix) The use, storage, transportation, handling, dispensing, manufacture of toxic or corrosive materials or other hazardous substances; or

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(x) The emission of microwave, radio wave or other similar electronic, light or noise at levels which are dangerous to human health, in violation of law, or create unreasonable interference with the enjoyment of other properties.

Article 5. Maintenance

Owners shall maintain their Lots and the Improvements on their Lots in good working order and condition, consistent with the standard of maintenance throughout the Submitted Property, in the determination of Declarant, or such higher standard Declarant may establish from time to time. Without limiting any remedies stated in Article 12, if an Owner violates this Article 5, and does not cure the violation within 14 days of notice by Declarant, Declarant may perform the maintenance to the Owner's Lot and Improvements, or cause the maintenance to be performed, and the Owner shall reimburse Declarant for all costs and expenses associated with the maintenance within 10 days of billing, and which, if not paid by that date, will thereafter accrue interest at the statutory default rate until paid.

Article 6. Easements

Section 6.1 Owner Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Owner the following perpetual, nonexclusive easements:

A. An access easement over and across any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and egress to and from the Lots and a public road and to and from the Lots and any Common Area; and

B. An access and recreational use easement over and across the Common Area to access and use the Common Area, subject to the Rules, for authorized purposes.

Section 6.2 Declarant Easements. Subject to the terms and conditions in Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, the following perpetual, nonexclusive easements:

A. An access easement over, across, and under any Common Area constituting streets to the extent reasonably necessary for pedestrian and vehicular ingress and, egress to and from Lots, Common Area, Future Development Area, Possible Expansion Area, and a public road; and

B. An access easement over, across, and under the Submitted Property, to the extent reasonably necessary for:

(i) Inspecting activities on any part of the Submitted Property, provided entry within any Improvements within the Submitted Property will be subject to reasonable advance notice to the Owner of the Improvements;

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(ii) Abating, curing, removing, or stopping any activities on any part of the Submitted Property that is hazardous, unsafe or in violation of the Governing Documents;

(iii) As may be reasonably required to undertake or perform any of its rights or responsibilities in the Governing Documents or any agreement with a Governmental Authority, or under any permit;

(iv) Connecting to utility Infrastructure and drainage Infrastructure for the development and use of any part of the Submitted Property or any part of the Possible Expansion Property; and

(v) Providing or permitting or causing other Persons to provide community services to any part of the Submitted Property, including to inspect or service mailboxes, utility or similar meters, and trash and debris receptacles.

C. An access easement over, across, and under the Submitted Property, other than Lots, to the extent reasonably necessary for:

(i) Constructing and maintaining streets, Infrastructure, including utility Infrastructure, drainage Infrastructure, Improvements on Common Area, and other similar Improvements; or

(ii) Constructing Improvements which Declarant is permitted or required to construct under the Governing Documents and maintaining any part of the Submitted Property which Declarant is permitted or required to maintain under the Governing Documents.

Section 6.3 Governmental Authority and Declarant Easements. Subject to the terms and conditions of Section 6.4, Declarant excepts and reserves to itself, its successors and assigns, and grants to each Governmental Authority having jurisdiction over the Submitted Property a perpetual, nonexclusive access easement over and across any private street within the Common Area for pedestrian and vehicular ingress and egress to and from any part of the Submitted Property and a public road to the extent reasonably necessary for the provision of the services in the performance of official duties including law enforcement, fire-fighting, paramedic, rescue and other emergency services; school busing services; postal delivery services; private delivery or courier services, and garbage collection services, but excluding access for the general public. The easements in favor of a Governmental Authority may be exercised only by the Governmental Authority to which the easement is granted and for the purposes for which it is granted, and do not grant, convey or dedicate any easement or interest to the public, or provide any member of the public a right to exercise or enforce any easement.

Section 6.4 General Terms and Conditions of Easements. The easements described in this Article 5 are subject to the following terms and conditions:

A. Implied Rights. The easements reserved to Declarant under this Declaration include the right to perform Work and to maintain Improvements related to or necessary for exercise

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of the easements with or without approval of any Person, provided that no Improvements may be installed, constructed, or maintained on, over, or under Improvements located on an Lot without the prior written consent of the Owner of the Lot, if other than Declarant, which consent may not be unreasonably withheld, conditioned, or delayed. Except as expressly stated in this Declaration, the easements granted pursuant to a right reserved in this Declaration, or under this Declaration to an Owner, or any other Person, exclude the right to perform Work or install, construct, or maintain Improvements without Declarant's consent, and no Person may perform Work or install, construct, or maintain Improvements in the exercise of an easement without Declarant's consent.

B. Right of Location or Relocation. Without limiting the generality of any easement reserved or granted under this Declaration or granted pursuant to a right reserved in this Declaration, Declarant may from time to time specifically locate or relocate any easement reserved or granted under this Declaration by recording a plat of survey showing the location or relocation of the easement in the Public Records, provided that if the relocated easement burdens a Lot owned by an Owner other than Declarant, the location or relocation of the easement will be subject to the written approval of the Owner of the Lot, which approval will not be unreasonably withheld, conditioned, or delayed if the easement is proposed within setback areas and if Declarant agrees to reimburse the Owner for all costs and expenses associated with the easement, including any costs to restore the easement area to its condition prior to the exercise of the easement. Recording a plat of survey showing the location or relocation of an easement will not limit or release Declarant's right to exercise a reserved easement in any other location permitted under the Declaration unless Declarant records a written release in the Public Records.

C. Persons Authorized to Exercise. The easements granted to Owners may be exercised concurrently by the Owners, occupants, and a reasonable number of their invitees, subject to the Rules, provided that an Owner will be responsible for the compliance or noncompliance of any of Owner's occupants, invitees, or invitees of any occupant with the Governing Documents, including the Rules, in the exercise of any easement. The easements granted to any Governmental Authority may be exercised by the Governmental Authority, and its authorized, agents, employees, representatives, nominees, and designees, but only to the extent necessary for the performance of official duties of the Governmental Authority. The easements reserved to Declarant may be exercised by Declarant and its agents, employees, representatives, nominees, and designees.

D. Non-Merger of Easements. Notwithstanding that Declarant is the current owner of the Submitted Property, it is the express intention of Declarant that the easements established in this Declaration for the benefit of the Submitted Property and Owners will not merge into the fee simple estate of Lots conveyed by Declarant or its successors-in-title, but that the estates of Declarant and Owners of the Lots will remain as separate and distinct estates. The grants and reservations of easements in this Declaration are independent of any covenants and contractual agreements undertaken by any Person, and a breach of any covenants or contractual agreements will not cause or result in a forfeiture or reversion of the easements granted or reserved in this Declaration.

E. Termination. The easements will remain in full force and effect unless terminated pursuant to Article 8 or as required by a court order applying Applicable Law. The

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reservations and grants of easements in or pursuant to a power reserved in this Declaration are easements and are not covenants restricting land to certain uses for purposes of O.C.G.A. Section 44-5-60, or any other similar law, and the easements will survive the termination of any covenants pursuant to that statute or any other similar law. The rights and easements created in this Article 5 will survive termination of this Declaration.

Article 7. Annexation; Withdrawal and Supplemental Declarations

Section 7.1 Annexation. Declarant may unilaterally annex and subject to this Declaration any part of the Possible Expansion Property during the Declarant Control Period by recording a Declaration of Annexation in the Public Records. A Declaration of Annexation recorded by Declarant during the Declarant Control Period will not require the consent of Owners but will require the written consent of the owner of the property being annexed, if the owner is not Declarant.

Section 7.2 The Owners may annex and subject to this Declaration any part of the Possible Expansion Property at any time following a vote of the Owners representing a Majority Vote of the Lots in favor of the annexation, the written consent of the owner of the property being annexed, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Annexation in the Public Records.

Section 7.3 Withdrawal. Any property withdrawn from this Declaration will automatically become part of the Possible Expansion Property, eligible for annexation as stated in Section 7.1.

A. Declarant may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration with the written consent of the owner of the property to be withdrawn, if the owner is not Declarant, by recording a Declaration of Withdrawal in the Public Records.

B. The Owners may withdraw any portion of the Submitted Property from this Declaration and release the property from the effect of the covenants, conditions, restrictions, easements, reservations and other matters stated in this Declaration at any time following vote of Owners representing a Majority Vote of the Lots in favor of the withdrawal, the written consent of the owner of the property being withdrawn, and, if during the Declarant Control Period, the written consent of Declarant, by recording a Declaration of Withdrawal in the Public Records.

Section 7.4 Supplemental Declaration. Declarant may subject a Lot or any part of the Submitted Property to additional covenants, conditions, restrictions, easements, reservations and other matters stated in a Supplemental Declaration with the written consent of the Owner of the Lot or owner of part of the Submitted Property, if the Owner or owner is not Declarant, by recording a Supplemental Declaration in the Public Records. Declarant may amend any Supplemental Declaration in the same manner as it may amend this Declaration, and may withdraw any property from a Supplemental Declaration, in the same manner as it may withdraw property from this Declaration, except to the extent limited in the Supplemental Declaration.

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Article 8. Term

Section 8.1 Duration.

A. Unless terminated as provided in Section 8.1(B), this Declaration will run with the land, bind the Submitted Property and remain in effect perpetually to the extent permitted by Applicable Law; provided, however, if Applicable Law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected by that limitation will run with and bind the land for so long as permitted by Applicable Law, including any permitted extensions.

B. To the extent that Applicable Law limits the period during which covenants restricting lands to certain uses may run with the land, then to the extent consistent with Applicable Law, the covenants restricting lands to certain uses in this Declaration will automatically be extended at the expiration of such period for an unlimited number of successive periods of 20 years each.

C. Notwithstanding Section 8.1(A) and Section 8.1(B), if any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration are determined by a court having jurisdiction to be unlawful, void, or voidable for violation of the rule against perpetuities, then those provisions will continue only until 21 years after the death of the last survivor of the now living descendants of Charles III, King of the United Kingdom.

Section 8.2 Termination. Unless terminated as required by Applicable Law, this Declaration may not be terminated except as follows:

A. To the extent then authorized by Applicable Law, including O.C.G.A. Section 44-5-60, any covenants restricting lands to certain uses in this Declaration may be terminated by an instrument expressly stating their termination, signed by the Owners owning and holding at least 51 percent of the Lots, containing a legal description of the Submitted Property, a list of the names of all record Owners, and a description of this Declaration, recorded in the Public Records no sooner than but within two years prior to the expiration of the initial 20 year period of this Declaration or any subsequent 20 year extension period of this Declaration; or

B. This Declaration may be terminated by an affirmative vote for termination by Owners representing a Super Majority Vote of the Lots and, during the Declarant Control Period, the affirmative vote of Declarant, and the recording in the Public Records of an instrument memorializing the vote for termination signed by the Owners representing a Super Majority Vote of the Lots, and during the Declarant Control Period, Declarant, provided, however, no termination of this Declaration will terminate any interest, right or easement reserved to Declarant or granted to another Person pursuant to a right reserved to Declarant, without the express release of the interest, right, or easement, signed by the Person holding the interest, right, or easement and recorded in the Public Records.

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Article 9. Amendment

Section 9.1 By Declarant. During the Declarant Control Period, Declarant may unilaterally amend this Declaration for any purpose. Without limiting the foregoing sentence, for that period and at all times thereafter, Declarant may also unilaterally amend this Declaration:

A. To bring any provision into compliance with Applicable Law or the order of any Governmental Authority;

B. To enable a title insurance company to issue title insurance coverage with respect to any Lot, the Common Area, or any portion of the Submitted Property or the Possible Expansion Property;

C. To exercise the rights stated in Article 11, including to establish a common law community association or to submit the Submitted Property to the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, et seq. (the "**Act**"), and conform the Governing Documents, including this Declaration, to any mandatory provisions of the Act;

D. To correct scrivener's errors and other mistakes of fact that, when corrected, have no material adverse effect on the rights of the Owners; and

E. To enable any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans, including, for example, the U. S. Department of Veterans Affairs, the U. S. Department of Housing and Urban Development, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee mortgage loans on any Lot;

F. For the purposes of bringing any provision in this Declaration into compliance with the Fair Housing Amendments Act of 1988, as amended, or any similar Applicable Law.

However, no Amendment made by Declarant under this Section 9.1 may adversely affect the title, use, development, access, easements or other material rights or duties to, benefiting or burdening any Lot unless the Owner of the Lot consents to the Amendment in writing. The failure of an Amendment to apply uniformly to all Lots will not constitute a material adverse effect upon the rights of any Owner.

Section 9.2 By Owners. Except for Amendment by Declarant as stated in Section 9.1, this Declaration may be amended only by the affirmative vote of Owners representing a Majority Vote of the Lots, and, during the Declarant Control Period, the written consent of Declarant, and the recording in the Public Records of an instrument memorializing the vote signed by the Owners representing a Majority Vote of the Lots for the amendment, and, during the Declarant Control Period, Declarant.

Section 9.3 Limitations on Amendments. Notwithstanding anything to the contrary in this Declaration:

A. The percentage of votes necessary to amend a specific provision of this Declaration must be equal to or greater than the percentage of votes required for action to be taken under that provision, if the Amendment is by the vote of the Owners;

B. None of the easements, interests, rights or responsibilities granted, excepted, reserved or assigned to Declarant, including any of the Declarant Rights, may be amended without Declarant's prior written consent, which consent may be granted or denied in its discretion;

C. This Declaration may not be amended if the Amendment is contrary to or violates the zoning ordinances for the Submitted Property, or any other agreement or any covenant recorded in the Public Records, without Declarant's prior written consent, which consent may be granted or denied in its discretion.

Section 9.4 Validity and Effective Date of Amendments. Amendments to this Declaration are effective upon recording in the Public Records unless a later effective date is specified in the Amendment. Any procedural challenge to an Amendment made pursuant to this Article 9 must be made within 90 days of the later of its recording or the date written notice of the Amendment is delivered to Owners or the Amendment will be presumed validly adopted. In no event will a change of conditions or circumstances operate to amend any provisions of this Declaration. If an Owner votes for or against or provides a written consent or objection to any Amendment to this Declaration, it will be conclusively presumed that the Owner has the authority to so act, and no contrary provision in any security deed or contract between the Owner and a third party will affect the validity of the Amendment. No Amendment may directly or indirectly remove, revoke, or modify any right or privilege, nor impose any obligation upon, Declarant without the written consent of the Declarant holding the right or privilege, or upon whom the obligation is to be imposed.

Article 10. Declarant Rights

Section 10.1 General. Declarant excepts and reserves certain rights, interests, and easements in the Submitted Property as stated in this Declaration. Declarant is not obligated to exercise any Declarant Right, and any Declarant Right may be exercised in the manner, or under any terms and conditions, considered appropriate in the discretion of Declarant from time to time.

Section 10.2 Assignment.

A. Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records. Subject to any limitations in an Assignment of Declarant Rights assigning rights to a Successor Declarant, a Successor Declarant may permanently or temporarily assign, under terms and conditions it deems appropriate, in its discretion, one or more of the Declarant Rights assigned to it to one or more Successor Declarants by recording an Assignment of Declarant Rights in the Public Records.

B. A Declarant, including Original Declarant, will hold and retain the status of Declarant under this Declaration, until it expressly assigns the status of Declarant to a Successor

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Declarant in an Assignment of Declarant Rights in the Public Records. Without limiting the foregoing, if a Declarant permanently or temporarily assigns less than all of the Declarant Rights in an Assignment of Declarant Rights, the assigning Declarant will be considered to have reserved and retained the status of Declarant for all purposes under this Declaration, except for those Declarant Rights expressly assigned to the Successor Declarant in the Assignment of Declarant Rights.

Article 11. Conditional Provisions Relating to the Establishment of a Community Association

Section 11.1 General. If any Lot or Common Area is in the future conveyed to a Person who does not also own the remainder of the part of the Submitted Property constituting Lots and Common Area, without limiting any other right under this Declaration, Declarant may, without obligation, amend this Declaration to establish a community association to govern the Submitted Property, including without limitation by establishing a common law association under the terms and conditions determined by Declarant or by establishing a statutory association and subjecting this Declaration to the Act. For clarity, the remaining sections of this Article 11 will not be effective unless and until Declarant records an Amendment that expressly establishes a community association as stated in this Article 11.

Section 11.2 Terms. If a community association is established by Declarant as stated in this Article 11, by an Amendment that expressly establishes a community association, the following terms will apply, unless otherwise stated by Declarant in the Amendment establishing the community association:

A. Incorporation. Declarant will incorporate the community association as a non-profit corporation under Applicable Law, by filing articles of incorporation and adopting bylaws, and evidence the name of the community association by an Amendment stating the name of the community association.

B. Membership. Each Owner will automatically be a member of the community association. Membership in the community association will be automatically transferred with the ownership of a Lot and membership will be appurtenant to and may not be separated from the ownership of any Lot. Ownership of a Lot will be the sole qualification for membership in the community association.

C. Classes of Membership. The community association will initially have two classes of membership, Class "A" and Class "B". "**Class "A" Members**" will be all Owners, including Declarant as to any Lot which Declarant owns. The sole "**Class "B" Member**" will be Declarant. The Class "B" membership will commence upon the recording of the Amendment expressly establishing the community association and will continue until the earlier of: (i) 40 years after the recording of the Amendment expressly establishing the community association; or (ii) such earlier date as the Class "B" Member, in its sole discretion, executes and records a written notice voluntarily terminating the Class "B" membership in the Public Records (with the period from the recording of the Amendment expressly establishing the community association to the earlier of (i) or (ii) being the "**Class "B" Control Period**"). Upon termination of the Class "B" Control Period, Declarant will continue to hold a Class "A" membership for each Lot that Declarant owns.

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D. Voting. The voting rights of each class of membership will be as follows:

(i) Class "A". Class A Owners will have a nonvoting membership during the Class "B" Control Period. After the Class "B" Control Period, each Lot owned by a Class "A" Member will have one vote in the community association per Lot, with each vote being allocated equal weight.

(ii) Class "B". During the Class "B" Control Period, the Class "B" Member will have the sole vote of the community association, the sole authority to appoint and remove directors from the board of directors of the community association (the "**Board**") from time to time in its discretion, and such other rights as may be stated in the articles of incorporation and bylaws of the community association.

E. Board. The community association will be governed by the Board. The Board will consist of three directors. Directors are not required to be Owners.

F. Community Association Powers. The community association will have the power to exercise any right or privilege given to it expressly by its governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant Rights, or reasonably implied from or reasonably necessary to effectuate any such right or privilege, and any right or privilege generally applicable to non-profit corporations or community associations. All rights and powers of the community association may be exercised by the Board without a vote of the membership except to the extent that the governing documents of the community association or this Declaration expressly require a vote of the membership.

G. Compliance with Governing Documents. Owners and every occupant of a Lot, and every Owner's or occupant's invitees, shall comply with the governing documents of the community association. The Board, on behalf of the community association, will have the power to enforce the governing documents of the community association, including this Declaration, to the extent Declarant assigns the right to enforce this Declaration to the community association in an Assignment of Declarants Rights.

H. Association and Common Area Rights. The community association, through action of the Board, will have the power to acquire, hold, lease as lessor or lessee, operate and dispose of tangible and intangible personal property and real property for the benefit of Owners, as Common Area, subject to the provisions of this Declaration. Declarant or its designees may convey to the community association, and if conveyed the community association must accept, as Common Area, real and personal property, whether by fee or leasehold or other estate.

I. Common Area Management. The community association will be responsible for the management, operation and control of any Common Area, subject to any covenants and restrictions stated in the deed or other instrument transferring such property to the community association. The Board will have the power to adopt such reasonable rules and regulations regulating use of any Common Area it deems appropriate from time to time. The right of Owners to use

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Common Area will be subject to compliance with this Declaration, the Rules, and any rules and regulations established by the community association from time to time.

J. Association Services and Facilities; Contracts. The community association will have the power to provide, or provide for, services and facilities for the Lots or Owners and will be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The community association will have the power to charge an Owner use or service fees for any such services and facilities provided at the option of Owner, or may include the costs of such services or facilities in the community association's budget as a common expense and assess it against all Owners as part of the general assessment if such service or facility is made available to or provided to all Lots or all Owners, or against less than all Owners as a part of a specific assessment if such service or facility is made available to or provided to less than all Lots or all Owners. By way of example, such services and facilities might include trash collection; landscape maintenance; lawn care; pest control service; cable, digital, satellite or similar television service; telecommunication and internet connection services; security monitoring; utilities; security gate and gate maintenance; and other services and facilities. Provided, this subsection is not a representation by Declarant or any community association, if established, as to what, if any, services will be provided, and there is no obligation to provide any service. In addition, the community association will have the power to modify or cancel existing or future contracts for services without the approval of Owners, unless the provision of such services is otherwise required by the governing documents of the community association. Non-use of services made available to or provided to all Lots or Owners as a common expense will not exempt any Owner from the obligation to pay assessments for such services.

K. Legal Proceedings. The Board of the community association will have the power to institute, defend, settle, or intervene on behalf of the community association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to any Common Area, enforcement of the governing documents of the community association, this Declaration, or any other civil claim or action. However, the community association will not have any independent legal duty to institute litigation on behalf of or in the name of the community association or Owners. Further, neither the Board nor the community association will have the power to initiate any judicial or administrative proceeding unless first approved by a vote of Owners representing a Super Majority Vote of the Class "A" votes in the community association, except for actions or proceedings: (i) initiated during the Class "B" Control Period; (ii) initiated to enforce the provisions of the governing documents or this Declaration, including collection of assessments and foreclosure of liens; (iii) initiated to challenge ad valorem taxation or condemnation proceedings; (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or (v) to defend claims filed against the community association or to assert counterclaims in proceedings instituted against it.

L. Indemnification. The community association will indemnify every officer, director, and committee member, including the members of the Board and any committee of the community association, against all damages and expenses, including attorneys' fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board at the time of such settlement) to which he, she, or it may be a

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party by reason of being or having been an officer, director, or committee member, including as a member of Board or any committee of the community association, except as such indemnity may be limited under Applicable Law.

M. Power to Levy Assessments. The community association will have the power to levy assessments for expenses incurred or anticipated to be incurred by the community association in performing its responsibilities and exercising its rights and powers under the governing documents, this Declaration, including any Declarant Rights assigned to it in an Assignment of Declarant's Rights, and any other responsibility, right, or power reasonably deemed appropriate by the Board from time to time, including for the establishment of reserves. The obligation to pay assessments will commence as to each Lot on the first day of the month following: (i) the month in which the Amendment expressly establishing a community association is recorded, or (ii) the month in which the Lot is conveyed from Declarant to an unrelated Person, whichever is later. Each Owner, by accepting a deed or entering into a recorded contract of purchase of a Lot within the Submitted Property, will be deemed to covenant and agree to pay all assessments authorized in this Declaration.

N. Allocation. The Board, in its sole and unfettered discretion, may levy assessments on behalf of the community association from time to time and allocate the assessments equally among the Lots, or may levy assessments equitably among the Lots as follows:

(i) any common expenses benefiting less than all of the Lots may be specially assessed equitably among all of the Lots so benefited, as determined by the Board;

(ii) any common expenses occasioned by the conduct of less than all those entitled to occupy all of the Lots or by the licensees or invitees of any such Lot or Lots may be specially assessed against the Lot or Lots, the conduct of any occupant, licensee, or invitee of which occasioned any such common expenses; or

(iii) any common expenses significantly disproportionately benefiting all of the Lots may be assessed equitably among all of the Lots within the Submitted Property as determined by the Board.

O. Personal Obligation and Lien. All sums assessed by the Board on behalf of the community association against any Lot or Owner will from the time the sums become due and payable, be the personal obligation of the Owner and constitute a lien in favor of the community association on the Lot prior and superior to all other liens whatsoever except: (i) liens for ad valorem taxes on the Lot; (ii) the lien of any first priority mortgage covering the Lot and the lien of any mortgage recorded prior to the recording of the Declaration; or (iii) the lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee on the mortgage is the seller of the Lot at foreclosure.

P. Collection. The personal obligation of an Owner and the lien for assessments, at the discretion of the Board, may also include: (i) a late or delinquency charge not in excess of the greater of $10.00 or 10% of the amount of each assessment or installment not paid when due (or such higher amount as may be established by the Board from time to time, subject to Applicable Law);

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(ii) interest at a rate not in excess of 10% per annum on each assessment or installment and any late or delinquency charge from the date the same was first due and payable; (iii) the costs of collection, including court costs, self-help expenses, and reasonable attorneys' fees actually incurred; and (iv) the fair rental value of the Lot from the time of the institution of an action until the sale of the Lot at foreclosure or until judgment rendered in the action is satisfied.

Q. Notice of Lien. Any assessment chargeable to a Lot will constitute a lien on the Lot, effective on the due date of the assessment. The recording of the Amendment establishing the community association will constitute record notice of the existence of the lien, and no further recordation of any claim of lien for assessments will be required. Nevertheless, the community association, acting through the Board, may, without obligation, prepare a written lien statement with respect to the Lot, stating the name of the Owner, the legal description of the Lot, the name of the community association, and the delinquent assessment amount then owing together with authorized late charges and interest accrued. Any lien statement will be signed and acknowledged by an officer of the community association or the community association's attorney and, either before or after recording, will be served on the Owner by certified mail, return receipt requested or by overnight delivery, to the address of the Lot and to any other address or addresses which Owner may have designated to the community association in writing. The community association may also record the written lien statement in the Public Records.

R. Foreclosure. At any time 30 days after notice is sent by certified mail or statutory overnight delivery, return receipt requested, to the Owner both at the address of the Lot and at any other address or addresses which the Owner may have designated to the community association in writing, the lien may be foreclosed by the community association by an action, judgment and court order for foreclosure in the same manner as other liens for the improvement of real property, subject to superior liens or encumbrances, but any such court order for judicial foreclosure will not affect the rights of holders of superior liens or encumbrances to exercise any rights or powers afforded to them under their security instruments. The notice will specify the amount of the assessments then due and payable together with authorized late charges and the rate of interest accruing. The community association will have the power to bid on the Lot at any foreclosure sale and to acquire, and thereafter hold, lease, encumber and convey the Lot.

S. Budget. The Board will prepare a budget of the estimated common expenses for each year. Failure of the Board to prepare a budget or fix assessment amounts or rates or to deliver or mail each Owner a budget or an assessment notice will not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner will have an obligation to continue to pay assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the community association may retroactively assess any shortfall. Further, no Owner will be exempt from assessments by non-use of any Common Area or by abandonment of a Lot. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off may be claimed or will be allowed for any alleged failure of the community association to take some action or perform any required action.

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T. Due Dates. Assessments will be due in the manner and on the dates as the Board may establish from time to time, and may include recurring annual or periodic assessments, specific assessments due from one or more but less than all Owners, or special assessments due from all Owners. The Board may require advance payment of assessments at closing of the transfer of title to a Lot and impose special requirements for Owners with a history of delinquent payment. If an Owner is delinquent in paying any assessments or other charges, the Board may require the outstanding balance on all assessments for such Lot or Lots to be paid in full immediately or it may, in its discretion, permit payment of the outstanding balance in installments. The Board may add reasonable administrative fees and costs for accepting and processing installments to the outstanding balance and include them in the installment payment schedule.

U. Statement. Any Owner, mortgagee of a Lot, Person having executed a contract for the purchase of a Lot, or lender considering the loan of funds to be secured by a Lot will be entitled upon request and payment of processing fee established by the Board from time to time, subject to Applicable Law, to a statement from the community association stating the amount of assessments past due and unpaid, together with applicable late charges and interest against the Lot. The request must be in writing, delivered to the registered office of the community association and to any management company managing the community association, and state an address to which the statement may be returned. To the extent required by Applicable Law, failure on the part of the community association, within five business days from the receipt of the request and fee (or such longer period as may be established by the Board from time to time, subject to Applicable Law), to mail or furnish the statement regarding amounts due and payable at the expiration of the five day period (or such longer period as may be established by the Board from time to time, subject to Applicable law) with respect to the Lot to the address stated in the written request will cause the lien for assessments to be extinguished and of no further force or effect as to the title or interest acquired by the purchaser or lender, if any, as the case may be, and their respective successors and assigns, in the transaction contemplated in connection with the request. The information stated in the statement will be binding on the community association and every Owner.

V. No Exemption. No Owner other than Declarant and the community association will be exempt from any liability for any assessment for any reason whatsoever, including, without limitation, abandonment, nonuse, or waiver of the use or enjoyment of a Lot or any part of the Common Area. Except as stated below, the grantee in a conveyance of a Lot will be jointly and severally liable with the grantor of the Lot for all unpaid assessments against the latter up to the time of the conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee; provided, however, that if the grantor or grantee requests a statement from the community association as stated in Section 11.2(U), the grantee and the grantee's successors, successors-in-title, and assigns will not be liable for nor will the Lot conveyed be subject to a lien for any unpaid assessments against the grantor in excess of any amount stated in the statement.

W. Successor Liability. In the event that the holder of a first priority mortgage or secondary purchase money mortgage of record acquires title, provided that neither the grantee nor any successor grantee on the secondary purchase money mortgage is the seller or grantor of the Lot in the acquisition conveyance, or in the event that any other Person acquires title to any Lot as a result of foreclosure of any such mortgage, such holder or other Person and the Person's successors,

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successors-in-title, and assigns will not liable for nor will the Lot be subject to any lien for assessments under this Declaration chargeable to the Lot on account of any period prior to the acquisition of title; provided, however, that the unpaid share of an assessment or assessments, will be deemed to be a common expense collectible from all Owners, including the holder or other Person and the holder or other Person's successors, successors-in-title, and assigns.

X. Insurance. The community association will use commercially reasonable efforts to obtain and continue in effect any insurance required by Applicable Law and the following policies of insurance:

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis on all insurable improvements on the Common Area in the event of a casualty, in an amount equal to the full replacement costs or a commercially reasonable amount approved by the Board if full replacement cost is not available at a reasonable expense;

(ii) Commercial general liability insurance, insuring the community association and its members for damage or injury caused by the negligence of the community association or any of its members, employees, agents, or contractors while acting on its behalf, with limits of at least a $1,000,000 per occurrence and at least $2,000,000 in the aggregate or such greater amounts as the Board determines appropriate from time to time;

(iii) Workers compensation insurance and employer's liability insurance;

(iv) Director's and officer's liability coverage;

(v) Fidelity insurance covering Persons responsible for handling community association funds in an amount and with waivers or endorsements the Board deems appropriate from time to time

(vi) Flood insurance, including a blanket policy of flood insurance in the amount of one hundred percent (100%) of current replacement cost of all effected Improvements and other insurable property or the maximum limit of coverage available, whichever is less; and

(vii) Any additional insurance as the Board deems appropriate from time to time.

Provided, the community association, and the Board, will be released from the obligation to obtain and continue in effect any insurance if the Owners, by a Majority Vote, determine that such insurance is not available on a commercially reasonable basis. Premiums for any insurance acquired by the community association will constitute common expenses, and in the event of an insured loss, any deductible may be considered as a common expense. However, if the Board reasonably determines in its discretion, after reasonable notice and an opportunity to be heard by an Owner that an insured loss results from the negligence or willful misconduct of the Owner or occupant or invitee of the Owner, the deductible for the insured loss may be levied as a specific assessment against the Lot and the Owner of the Lot associated with the responsible party, under Section 11.2(N).

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Y. Maintenance and Repair. The community association will use good faith efforts to maintain the Common Area, and any Improvements within the Common Area, in good working order and condition. Following any damage to any Common Area, and any Improvements within the Common Area, the community association will use good faith efforts to repair the damage, to the extent funds, including insurance funds and reserves, are reasonably available to fund the repair. If the damage is not repaired, the community association will use good faith efforts to raze any damaged Improvements and restore the Common Area to a natural condition.

Article 12. Enforcement

Section 12.1 General. Declarant may enforce the Governing Documents in any manner it determines in its discretion to be appropriate from time to time. In addition to any other right, remedy or power stated in this Declaration or available under Applicable Law, Declarant may in its discretion:

A. Impose monetary fines;

B. Suspend any Person's right to use the Common Area (provided however, Declarant may not limit ingress or egress to or from a Lot by an Owner or occupant);

C. Exercise self-help to address violations of the Governing Documents and may charge the costs and expenses of exercising the self-help remedy against the Lot and Owner, which will be a lien against the Lot and which Owner shall pay within 10 days of billing, with interest accruing at the statutory amount; and

D. Commence any suit or action at law or in equity, including to enforce the Governing Documents, enjoin any violation of the Governing Documents or Applicable Law, or to recover monetary damages.

Section 12.2 Attorney Fees. In any action or remedy taken by Declarant to enforce the Governing Documents, if Declarant prevails, it may recover all costs, including, without limitation, reasonable attorney's fees and court costs, incurred in the action.

Article 13. General Provisions

Section 13.1 Runs with Land. This Declaration runs with the title to the Submitted Property. It burdens the Submitted Property, Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, and benefits Declarant, the Owners, and their respective successors and assigns in title to any part of the Submitted Property, as stated in this Declaration.

Section 13.2 Applicability to Owners and Other Persons. All Owners, occupants, invitees, and other persons using or present on the Submitted Property shall comply with the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration.

Section 13.3 No Association; No Statutory Association, Condominium, or Time-Share. No homeowners association or tenant association is created by this Declaration. This Declaration is

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expressly not made subject to the Georgia Property Owner's Association Act, O.C.G.A. Section 44-3-220 et seq., the Georgia Condominium Act, O.C.G.A. Section 44-3-70 et seq., or the Georgia Time-Share Act, O.C.G.A. Section 44-3-160 et seq.

Section 13.4 Voting. Each Lot will have one vote for all matters under this Declaration, provided, if a community association is established by Declarant as stated in Article 11 by an Amendment that expressly establishes a community association, the votes in any community association governing the Lot will be as stated in Section 11.2(D). For any votes under this Declaration:

A. Multiple Owners. Since an Owner may be more than one Person, if only one of those Persons is present at a meeting of Owners or at a meeting of members of a community association established by Declarant as stated in Article 11, or is voting by proxy, ballot, or written consent, that Person will be entitled to cast the votes pertaining to the Lot owned by the Owner. However, if more than one of those Persons is present, or executes a proxy, ballot or written consent, the vote pertaining to that Lot will be cast only in accordance with the unanimous agreement of the Persons constituting the Owner unless the instrument expressly provides otherwise; and such consent will be conclusively presumed if any one of them purports to cast the votes pertaining to that Lot without protest being made immediately by any of the others to the Person presiding over the meeting or vote.

B. Other than Natural Persons. The vote pertaining to any Lot may, and in the case of any Owner that is not a natural Person or Persons must be cast pursuant to a proxy or proxies duly executed by or on behalf of the Owner or, in cases where the Owner is more than one Person, by or on behalf of the joint owners of the Lot, to be effective. No such proxy may be revocable before its expiration except by written notice delivered to Declarant at a meeting of the Owners or to the community association at a meeting of the members of the community association, by the Owner or any of the Persons having an interest in the Lot. Any proxy will be void if it is not dated, or if it purports to be revocable without such notice.

Section 13.5 Interpretation; Headings. The use of the words "include," "including" or similar words in this Declaration are by way of example rather than by limitation. This Declaration will be construed without reference to any rule of law which provides that ambiguities in a contract are to be resolved against the drafter. The captions of each article, section, and subsection of this Declaration are added as a matter of reference only and have no effect in the construction of any provision of this Declaration.

Section 13.6 Applicable Law; Jurisdiction; Venue. This Declaration will be interpreted under Georgia law. Each Owner, by accepting title to a Lot, and each occupant and invitee, by such Person's presence on any part of the Submitted Property, submits to personal jurisdiction of the state and district courts of Chatham County, Georgia and the federal courts of the Southern District of Georgia. Venue will lie exclusively in the state and district courts of Chatham County, Georgia, or the federal courts of the Southern District of Georgia, for any matter arising under this Declaration.

Section 13.7 No Dedication. Nothing contained in this Declaration constitutes the dedication of any interest, right or easement for the benefit of the public generally or the grant to any

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member of the general public any right to enforce any of the covenants, conditions, restrictions, easements, reservations, or other matters stated in this Declaration.

Section 13.8 Time of Essence. Time is of the essence in this Declaration, and no accommodation, dispensation or agreement by any Person in one transaction or circumstance with respect to any period stated in this Declaration will waive, amend or alter this provision in any other transaction or circumstance.

Section 13.9 Severability. Invalidation of any provision or sentence of this Declaration, or the application of any provision of this Declaration, in whole or in part, by judgment or court order will in no way affect the other provisions, sentences or applications, and the operation of any Applicable Law. O.C.G.A. Section 44-5-60, limiting the period of effectiveness of restrictive covenants or covenants restricting uses of land, to the extent it may apply to this Declaration, will not operate to invalidate or release any affirmative covenants, easements, conditions, agreements or other provisions of this Declaration not constituting restrictive covenants or covenants restricting uses of land.

Section 13.10 Custom or Practice; No Waiver. No failure of Declarant to exercise any power or right granted by this Declaration, or to insist upon strict compliance with any obligation stated in and no custom or practice at variance with the terms of this Declaration will constitute a waiver of such right or power or a waiver of the right of Declarant to demand exact compliance with the terms of this Declaration on other occasions.

Section 13.11 Future Conveyances. Future conveyances of any interest or rights in any part of the Submitted Property are subject to the covenants, conditions, restrictions, easements, reservations, and other matters stated in this Declaration even if the conveyance instrument does not reference this Declaration.

Section 13.12 Schedules and Exhibits. The following Schedules are attached to this Declaration and incorporated by this reference:

A. Submitted Property Schedule

B. Lots and Common Area Schedule

[Signature Page Follows]

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Declarant has signed, sealed, and delivered this Declaration as of the Declaration Date.

Port Wentworth SFR, LLC

By: _____
Name: _____
Its: Authorized Signatory

(SEAL)

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:

(NOTARIAL SEAL)

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Submitted Property Schedule

Legal Description of the Submitted Property

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Dec of Cov (2847 : Site Plan Review Application (Specific) Wentworth Grove

Lots and Common Area Schedule

Designation	
Lots	
Common Area	Entry Road Access Easement

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Dec of Cov (2847 : Site Plan Review Application (Specific) Wentworth Grove

Novare Single Family - Port Wentworth, GA
Novare Group
Thomas & Hutton
Wastewater Design Considerations

Job: 28595.0004
Date: 5/26/22
Revised: 5/5/2023
By: SGJ/SKM

PROJECT NARRATIVE

Wentworth Grove (fka Novare SFR) is a 22.6 -acre residential development consisting of 106 single family rental units that will contribute to the Pine Forest PS. This project is located on Highway 21 N in Port Wentworth, Georgia. Wastewater from the project will be collected by new 8 inch gravity sewer lines and transported to the existing Novare Multifamily gravity sewer system. From there, wasterwater will be tranported to the Pine Forest Pump Station. Sewage collected at the Pine Forest pump station will be pumped through a 4" force main to a City maintained gravity sewer system.

DESIGN FLOW

Description	Units		UCL			Average Day Flow	
Clubhouse Amenity =	15	members @	20	gpd/each	=	300	gpd
SFR 1BR	12	each @	150	gpd/each	=	1,800	gpd
SFR 2BR	51	each @	200	gpd/each	=	10,200	gpd
SFR 3BR	43	each @	300	gpd/each	=	12,900	gpd
* *UCL is Unit Contributory Loading*				**TOTAL**	=	**25,200**	**gpd**

AVERAGE DAY FLOW

24 hours per day of flow = 1440 min/day

25,200 gpd / 1440 min/day = **18 gpm**

PEAK FACTOR

A peaking factor of 2.5 will be used

Peak = 2.5

Average daily flows will vary continuously throughout each day with peak flows occurring at some point. The peak factor, which is applied to the average day flow to obtain the peak day flow, is derived from *10-State Standards.*

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Proj Narrative (2847 : Site Plan Review Application (Specific) Wentworth Grove

Use Peak Factor of **2.5**

PEAK DAY FLOW

18 gpm x **2.5** = **44 gpm**

CHECK CAPACITY OF NEW GRAVITY SEWER LINE ON-SITE

Use Mannings Equation to Calculate Maximum Allowable Flow

Qm=(1.49/n)x A x R^.67 x S^.5

where: Qm = Maximum Flowrate (cfs)
n = Mannings Roughness Coefficient
A = Cross Sectional Area (sf)
R = Hydraulic Radius (ft)
S = Slope (ft/ft)

Calculate Cross Sectional Area of Pipe

Dia (in) = **8**

A (sf) = PI x d^2 / 4

A (sf) = (**0.35**

Calculate Hydraulic Radius

R(ft) = Area / Wetted Perimeter (Pw)

where Pw = inside circumference of pipe (assuming full flow condition)

Pw = 2.0944

R(ft) = **0.17**

Select Variables

n= **0.014** Roughness Coefficient

S (ft/ft) = **0.004** Slope

Q_m (cfs) = 0.71 Maximum number of units on **8** inch gravity = **600 REUs**

Q_m (gpm) = 317 **Gravity line is adequate in size**

Qr (gpm) = 44 (Qr is peak flow)

Note: 600 REU's is derived from 300 gpd per REU with a peak factor of 2.5 and flow occuring over a 24-hour period. 600 REU's equal 450,000 gpd peak flow.

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Proj Narrative (2847 : Site Plan Review Application (Specific) Wentworth Grove

Z:\28595\28595.0004\ENGINEERING\28595.0004 ENGINEERING CONSTRUCTION PLANS\28595.0004 - CCDM - May 26, 2023 - 10:28 AM

SITE DEVELOPMENT PLANS

FOR

SINGLE FAMILY RENTAL - PARCEL 4

106 UNITS

PORT WENTWORTH, GEORGIA

PREPARED FOR:

NOVARE GROUP - PORT WENTWORTH SFR, LLC

1545 PEACHTREE STREET

ATLANTA, GA 30309

TM# 7-0906-04-024

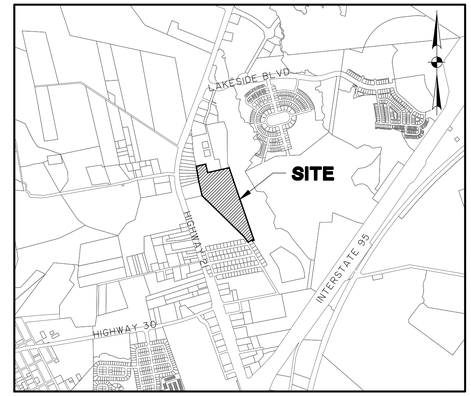
JULY 5, 2022

LATEST REVISION: MAY 30, 2023

J-28595.0004

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP

SCALE: 1" = 2000'

J-28595.0004
5/30/2023

SINGLE FAMILY RENTAL - PARCEL 4
106 UNITS

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EX1.2	EXISITNG CONDITIONS & DEMO PLAN
EX1.3	EXISTING CONDITIONS & DEMO PLAN
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C1.2	SITE LAYOUT & SIGNAGE PLAN
C1.3	ADA ACCESSIBILITY PLAN
C2.1	WATER & SEWER PLAN
C2.2	WATER & SEWER PLAN
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C2.4	SEWER PROFILES
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C3.7	DRAINAGE PROFILES
C3.8	DRAINAGE PROFILES
C3.9	PAVING, GRADING & DRAINAGE DETAILS
C3.10	PAVING, GRADING & DRAINAGE DETAILS
C3.11	PAVING, GRADING & DRAINAGE DETAILS
C3.12	PAVING, GRADING & DRAINAGE DETAILS
EC0.1	ESPC NOTES
EC0.2	ESPC NOTES
EC0.3	ESPC NOTES
EC1.1	ESPC PLAN - INITIAL
EC2.1	ESPC PLAN - INTERMEDIATE
EC3.1	ESPC PLAN - FINAL
EC4.1	ESPC DETAILS
EC4.2	ESPC DETAILS

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 5/31/2023

PERMIT SET - FOR REVIEW PURPOSES ONLY

REVISION HISTORY			
6	AS NOTED	JBJ	5/30/23
5	AS NOTED	JBJ	5/5/23
4	AS NOTED	JBJ	4/10/23
3	PER T.R. LONG REVIEW COMMENTS DATED 10/04/22	SGJ	10/05/22
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22
1	REVISED PER EPD COMMENTS	SGJ	8/22/22
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
SUBMITTED TO	DATE

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

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

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595\28595-0004\ENGINEERING\GRADING\CONSTRUCTION PLANS\28595-0004 - PH PL.DWG - May 31, 2023 - 7:51 AM

BLACK CREEK CANAL 60' R/W

N/F PINE FOREST UTILITIES CORP. 13.17 ACRES

RICHMOND RD.

BLACK CREEK RD

GA HWY 21 R/W VARIES

TREADWAY ST.

C1.2, C2.2

EX1.3, C3.3, C3.6

EX1.2, C3.2, C3.5

C1.1, C2.1

EX1.3, C3.1, C3.4

PHASE 1

PHASE 2

PHASE 3

N/F BEP RH TRACT 2, LLC 70906 04024

N/F RICE HOPE – CJ, LLC D.B. 1520 PG. 268 70906 04065

N/F RICE HOPE – CJ, LLC D.B. 1520 PG. 268 70906 04037

N/F FIELDSTONE GROUP, LLC D.B. 327-H PG. 294 70975 02015

N/F THOMAS L EXLEY JR. D.B. 1795 PG. 6 70975 02015

PINE FOREST SUBDIVISION

PROVIDENCE DR

PHASE 1:	**43 LOTS**
PHASE 2:	**27 LOTS**
PHASE 3:	**36 LOTS**
	106 LOTS

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOSSER 9/21/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS	JBJ	5/30/23

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

SHEET INDEX

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 200'

G0.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595\28595-0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595-0004 - GN-NF2.DWG - May 31, 2023 - 10:28 AM

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG \ CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

6

1. DEVELOPER ACKNOWLEDGES THAT THE CITY OF PORT WENTWORTH WILL REQUIRE THAT A PAYMENT AND PERFORMANCE BOND BE PROVIDED AT THE TIME VERTICAL HOME CONSTRUCTION STARTS TO ENSURE COMPLETION OF THE IMPROVEMENTS REFLECTED IN THESE PLANS. THE AMOUNT OF THE PAYMENT AND PERFORMANCE BOND WILL BE SUFFICIENT TO ENSURE COMPLETION OF ANY SCOPE OF WORK THAT HAS NOT BEEN INSTALLED AT THE TIME VERTICAL CONSTRUCTION BEGINS. PAYMENT OF THE PAYMENT AND PERFORMANCE BOND WILL PERMIT THE RECORDING OF THE FINAL PLAT OF THE SUBDIVISION PRIOR TO THE COMPLETION OF THE IMPROVEMENTS AND THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION ON THE SUBDIVIDED LOTS, BUT CERTIFICATES OF OCCUPANCY FOR IMPROVEMENTS CONSTRUCTED ON THE SUBDIVIDED LOTS WILL NOT BE ISSUED UNTIL THE COMPLETION OF THE IMPROVEMENTS.
2. ALL TOPOGRAPHIC INFORMATION IS BASED ON SURVEY FIELD DATA PROVIDED BY THOMAS AND HUTTON. ELEVATIONS ARE BASED UPON NAVD 88 VERTICAL DATUM. ELEVATIONS WERE ESTABLISHED USING 5" TOTAL STATION. THE HORIZONTAL DATUM USED IS GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83. SEE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION. CONTACT ENGINEER IMMEDIATELY IF FIELD ELEVATIONS VARY FROM EXISTING GROUND ELEVATIONS DISPLAYED. VERIFY CHANGES IN ELEVATIONS RESULTING FROM CONTRACTOR CLEARING AND STRIPPING.
3. HORIZONTAL AND VERTICAL CONTROL SHOWN IN THESE PLANS ARE TO BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND CONTACT THOMAS AND HUTTON BEFORE PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
4. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES, IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION , THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
6. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
7. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
8. CONTRACTOR SHALL MAINTAIN MIN. COVER OVER THE WATER PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.
9. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
10. ALL UTILITY POLES ADJACENT TO PROPOSED CONSTRUCTION MUST BE SECURED PRIOR TO ANY ADJACENT DISTURBANCE AND THE CONSTRUCTION PROCEDURE MUST BE ACCEPTABLE TO THE UTILITY COMPANY.
11. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES BEFORE WORK COMMENCES, EVEN IF UTILITY IS NOT SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY UTILITY WITHIN THE PROJECT LIMITS AND NOTIFY THE ENGINEER OF CONFLICTS OR VARIANCES TO THE PLANS PRIOR TO BEGINNING WORK OR PURCHASE OF MATERIALS.
12. ALL WATER AND SEWER MATERIAL, PROCEDURE AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF PORT WENTWORTH DEVELOPMENT POLICY AND PROCEDURE MANUAL, TECHNICAL SPECIFICATION AND DETAILS, LATEST VERSIONS, CITY OF PORT WENTWORTH DOCUMENTS SHALL TAKE PRECEDENCE OVER THOMAS AND HUTTON DOCUMENTS FOR ANY DISCREPANCIES FOUND.
13. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO THE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
14. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
15. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT AT NO ADDITIONAL COST TO THE OWNER.
16. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
17. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
18. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
19. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL COMMUNICATE WITH OWNER PRIOR TO DISPOSAL OF DEMOLITION MATERIALS AND STORE ITEMS IN LOCATION SPECIFIED BY THE OWNER OR REMOVE ITEMS FROM SITE REQUESTED BY OWNER.
21. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORT WENTWORTH PRIOR WATER AND SEWER MAIN CONNECTIONS.
22. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS.
23. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
24. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF CITY OF PORT WENTHWORTH AND THE PROJECT ENGINEER.
25. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
26. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
21. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND EVALUATION, DATED XXXXXXXXX, PREPARED BY TERRACON CONSULTANTS, INC. FOR GUIDANCE THROUGHOUT CONSTRUCTION. CONTACT ENGINEER TO OBTAIN A COPY OF THIS EVALUATION PRIOR TO PROVIDING A BID OR BEGINNING WORK.
22. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE THEIR OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED, WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
23. CONTRACTOR WILL BE REQUIRED TO ADJUST ALL MANHOLE FRAMES AND UTILITY APPURTENANCES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
24. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
25. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
26. CONTROL OF THE WATER FLOWING THROUGH THE EXISTING DRAINAGE PATTERNS DURING THE CONSTRUCTION PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING DRAINAGE CONVEYANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PENALTIES, CLAIMS AND FEES IMPOSED ON OWNER AS A RESULT OF DAMAGES CAUSED BY ACTIONS OF THE CONTRACTOR, IT'S EMPLOYEES OR SUBCONTRACTORS SHALL BE BORNE IN FULL BY THE CONTRACTOR.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF CONSTRUCTION AND THE COORDINATION,SEQUENCING AND SUPERVISION OF CONSTRUCTION ACTIVITIES. ANY AND ALL COST ASSOCIATED WITH PROJECT PHASING WILL BE BORNE IN FULL BY THE CONTRACTOR.
28. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION.
29. ACCESS TO THE PROJECT IS LIMITED TO THOSE LOCATIONS WHERE STABILIZED CONSTRUCTION ENTRANCES HAVE BEEN INDICATED IN THE PLANS.
30. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
31. EXISTING ROADWAYS WILL BE CLEANED UP AND RESTORED DAILY. COMPLETE ROAD CLOSURE IS NOT PERMITTED AT ANY TIME DURING THE CONSTRUCTION PERIOD. TRAFFIC SHALL BE REROUTED TO MAINTAIN FLOW DURING CONSTRUCTION OPERATIONS. COORDINATE WITH THE OWNER, ENGINEER AND GDOT IF ROADWAY ACCESS CANNOT BE MAINTAINED PRIOR TO PROCEEDING WITH BLOCKAGE.
32. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
33. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
34. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
35. CONTRACTOR SHALL CLEAN CLEAN STORM SEWER SYSTEM OF ALL DEBRIS AND REMOVE ALL EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL PAYMENT.
36. ANY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY OF PORT WENTWORTH FOR THE THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION
37. CONTRACTOR WILL BE REQUIRED TO DEWATER POND AS NECESSARY TO INSTALL DRAINAGE UTILITIES.

GENERAL INFORMATION

COUNTY	CHATHAM
TOWN	PORT WENTWORTH
ZONING	P-RIP

5

CLIENT:
NOVARE GROUP
dba PORT WENTWORTH SFR, LLC
1545 PEACHTREE STREET
SUITE 260
ATLANTA, GA 30309
(404) 961-9688

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

GEOTECHNICAL CONSULTANT:
TERRACON CONSULTANTS, INC.
2201 ROWLAND AVE.
SAVANNAH, GA 31404
(912) 629-4001

SURVEYOR:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

ELECTRIC:
GEORGIA POWER
3100 KILOWATT DRIVE
SAVANNAH, GA 31402
(912) 944-3572

WATER/SEWER:
CITY OF PORT WENTWORTH
CONTACT: BRIAN HARVEY
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA. 31407
(912) 210-2643

TELEPHONE & CABLE:
COMCAST OF GEORGIA/SOUTH CAROLINA, INC.
145 PARK OF COMMERCE DR.
SAVANNAH, GA 31405
(912) 253-7117

GAS COMPANY:
ATLANTA GAS LIGHT COMPANY
CONTACT: JOSEPH WHITE
1668 CHATHAM PARKWAY
SAVANNAH, GA. 31405
(912) 239-6508

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K MOSS 5/31/2023

NO.	REVISIONS	BY	DATE
6	REMOVED INDEX MAP	JBJ	5/30/23
5	UPDATED CLIENT INFORMATION AND GENERAL NOTES	JBJ	5/5/23

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

GENERAL NOTES AND LEGEND

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	########

G0.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

LEGEND

- BENCHMARK
- CONC. MONUMENT FOUND
- CURB INLET MANHOLE (CIMH)
- FIRE HYDRANT
- GRATE INLET (GI)
- IRON PIPE FOUND
- IRON REBAR FOUND
- POWER POLE
- SANITARY MANHOLE (SSMH)
- WATER MANHOLE
- WATER VALVE
- CHECK VALVE
- WATER METER
- TELEPHONE BOX
- SL SEWER LATERAL
- WL WATER LATERAL

TREE LEGEND

GUM SWEET GUM
OAK MISC. OAK
PN PINE
RO RED OAK

LINE-TYPE LEGEND (UTILITIES)

OHP OVERHEAD POWER LINE
SS SANITARY SEWER LINE
SD STORM DRAINAGE LINE
W WATER DISTRIBUTION LINE

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,900 FEET, AN ANGULAR ERROR OF 0.4" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED. CONTOUR INTERVAL IS ONE FOOT.
4. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
5. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL, 0036G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
6. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. THE OWNER AND/OR DEVELOPER IS RESPONSIBLE FOR CONTACTING THESE AGENCIES FOR PERMITS AND APPROVAL FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON AND ANY OTHERS THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: BEP-PH TRACT 2, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 794, PAGE 549

LINE-TYPE LEGEND (BOUNDARIES)

- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS

HATCH PATTERN LEGEND

- WETLAND BUFFER
- FRESHWATER WETLAND
- CONCRETE PAVEMENT
- GRAVEL/EARTH DRIVE

MATCH LINE - SEE SHEET NO. EX1.2

MATCH LINE - SEE SHEET NO. EX1.3

DEMO EARTH ROAD

EARTH ROAD

PROPERTY BOUNDARY

N 12°38'48" W 404.11'

N 45°41'05" W

50' UNDISTURBED BUFFER

30' UTILITY EASEMENT

20' UTILITY EASEMENT

10' TEMPORARY CONSTRUCTION EASEMENT

20' UTILITY EASEMENT DB 295-R, PG. 325

BENCHMARK #5
BTS IN 17" WILLOW
ELEV: 20.50

BENCHMARK #4
BTS IN 17" POST OAK
ELEV: 16.44

N/F
FIELDSTONE GROUP, LLC
D.B. 327-H PG. 294
70975 02015

N/F
FIELDSTONE GROUP, LLC
D.B. 327H PG. 292
70975 02014

N/F
WILLIAM CHISHOLM

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA
SCOTT K. MONTGOMERY
3147
REGISTERED PROFESSIONAL LAND SURVEYOR
8/9/2023

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

EXISITNG CONDITIONS & DEMO PLAN

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

EX1.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

LEGEND

- BENCHMARK
- CONC. MONUMENT FOUND
- CURB INLET MANHOLE (CIMH)
- FIRE HYDRANT
- GRATE INLET (GI)
- IRON PIPE FOUND
- IRON REBAR FOUND
- POWER POLE
- SANITARY MANHOLE (SSMH)
- WATER MANHOLE
- WATER VALVE
- CHECK VALVE
- WATER METER
- TELEPHONE BOX
- SL SEWER LATERAL
- WL WATER LATERAL

TREE LEGEND

GUM	SWEET GUM
OAK	MISC. OAK
PI	PINE
RO	RED OAK

LINE-TYPE LEGEND (UTILITIES)

- OHP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAINAGE LINE
- W — WATER DISTRIBUTION LINE

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,900 FEET, AN ANGULAR ERROR OF 0.4" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. ELEVATIONS ARE BASE ON NAVD88, UNLESS OTHERWISE NOTED. CONTOUR INTERVAL IS ONE FOOT.
4. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
5. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL, 0036G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
6. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THESE AGENCIES BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON SHOULD BE VERIFIED. ANY UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: BEP PH TRACT 2, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 784, PAGE 549

LINE-TYPE LEGEND (BOUNDARIES)

- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS

HATCH PATTERN LEGEND

- WETLAND BUFFER
- FRESHWATER WETLAND
- CONCRETE PAVEMENT
- GRAVEL/EARTH DRIVE

N 77°21'12" E 618.76'

PROPERTY BOUNDARY

BLDG. TYPE 4
8 UNITS
(2 GARAGE AND 2 DRIVEWAY SPACE
FF: 17.00
FG: 16.50

EXISTING SSMH #2
RIM: 16.43
IE: 10.76 (W)
IE: 6.28 (S)
IE: 6.27 (N)

DEMO EXISTING 10" WATERMAIN TO PROPERTY BOUNDARY AND CAP

DEMO TURN-OUT. INSTALL CURB AND GUTTER ACROSS DRIVE

DEMO ALL SEWER TO PROPERTY BOUNDARY AND CAP

EXISTING WATER MAIN STUB UP

S 12°38'48" E 196.35'

EXISTING FM PLUGGED

EXISTING 10" WATER LINE, TO BE REPLACED

DEMO EXISTING FORCEMAIN TO PROPERTY BOUNDARY AND PLUG

DEMO ALL EXISTING WATER LATERAL SERVICE

N 77°21'12" E 219.45'

DEMO ALL EXISTING SEWER LATERAL SERVICE

DEMO EXISTING BUILDING PAD OVERGROWN

EXISTING SSMH #1
RIM:18.11
IE:11.69 (E)

EXISTING 16" WATER MAIN

20' UTILITY EASEMENT

50' UNDISTURBED BUFFER

POSSIBLE OVERLAP AREA WITHIN PARCEL 4
0.03 ACRES

EARTH ROAD

DEMO EARTH ROAD

DEMO EARTH ROAD

MATCH LINE - SEE SHEET NO. EX1.1

MATCH LINE - SEE SHEET NO. EX1.1

PROPERTY BOUNDARY

N 12°38'48" W 404.11'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 6/9/2023

NO.	REVISIONS	BY	DATE
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

EXISITNG CONDITIONS & DEMO PLAN

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

EX1.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

LEGEND

- BENCHMARK
- CONC. MONUMENT FOUND
- CURB INLET MANHOLE (CIMH)
- FIRE HYDRANT
- GRATE INLET (GI)
- IRON PIPE FOUND
- IRON REBAR FOUND
- POWER POLE
- SANITARY MANHOLE (SSMH)
- WATER MANHOLE
- WATER VALVE
- CHECK VALVE
- WATER METER
- TELEPHONE BOX
- SL SEWER LATERAL
- WL WATER LATERAL

TREE LEGEND

- CUM SWEET GUM
- OAK MISC. OAK
- PIN PINE
- RO RED OAK

LINE-TYPE LEGEND (UTILITIES)

- OHP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAINAGE LINE
- W — WATER DISTRIBUTION LINE

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
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5. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL, 0036G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X, X SHADED AND AE (BFE 12.8 & 13).
6. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. IT IS THE OWNER'S RESPONSIBILITY TO COMPLY WITH ALL STATE LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES, SURFACE MARKINGS AND RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON AND OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
8. TAX MAP NUMBER: 70906 04024
   PROPERTY OWNER: BEP-RH TRACT 3, LLC (PER TAX RECORDS)
   TITLE REFERENCE: DEED BOOK 784, PAGE 549

LINE-TYPE LEGEND (BOUNDARIES)

- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS

HATCH PATTERN LEGEND

- WETLAND BUFFER
- FRESHWATER WETLAND
- CONCRETE PAVEMENT
- GRAVEL/EARTH DRIVE

PROPERTY BOUNDARY

Cc

Oj

ZONE AE (EL 13)

ZONE X (SHADED)

ZONE X

DEMO CURB

PROPERTY BOUNDARY

MATCH LINE – SEE SHEET NO. EX1.2

MATCH LINE – SEE SHEET NO. EX1.1

N 45°41'05" W 1637.18'

BENCHMARK #4
BTS IN 17" POST OAK
ELEV: 16.44

BENCHMARK #5
BTS IN 15" HICKORY
ELEV: 14.50

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONTGOMERY 31722 REGISTERED PROFESSIONAL 5/9/2023

NO.	REVISIONS	BY	DATE

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NOVARE GROUP – PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL – PARCEL 4

EXISTING CONDITIONS & DEMO PLAN

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

EX1.3

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS	JBJ	5/30/23
5	ADDED 10' DRY UTILITY EASEMENT	JBJ	5/5/23
4	ROAD ALIGNMENT, PARKING AND LOTS	JBJ	4/10/23
3	PER T.R. LONG REVIEW COMMENTS DATED 10/04/22	SGJ	10/05/22
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

GEORGIA REGISTERED SCOTT K. MONSON 29412023 ENGINEER

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

SITE LAYOUT & SIGNAGE PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 50'

C1.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 60°03'14" E	311.93'
L2	S 12°41'57" E	715.59'
L3	S 29°56'46" E	146.68'
L4	S 45°41'05" E	769.57'
L5	S 24°49'46" E	238.92'
L6	S 44°18'55" W	6.98'
L7	N 77°18'03" E	34.01'
L8	S 29°56'46" E	330.01'
L9	S 29°56'46" E	324.08'
L10	S 44°18'55" W	32.79'
L11	N 60°03'14" E	109.25'
L12	N 60°03'14" E	172.06'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	150.00'	128.56'	124.66'	N 35°30'06" E	49°06'16"
C2	50.00'	15.05'	14.99'	S 21°19'21" E	17°14'49"
C3	50.00'	13.73'	13.69'	S 37°48'56" E	15°44'20"
C4	50.00'	18.20'	18.10'	S 35°15'25" E	20°51'20"
C5	50.00'	60.34'	56.74'	S 9°44'35" W	69°08'40"
C6	34.00'	43.17'	40.33'	S 66°19'21" E	72°45'11"
C7	528.43'	277.61'	274.43'	S 14°53'45" E	30°06'02"
C8	80.00'	61.66'	60.15'	S 22°14'05" W	44°09'39"

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS. UPDATE L & C TABLE	JBJ	5/30/23
5	ADDED 10' DRY UTILITY EASEMENT	JBJ	5/5/23
4	PARKING AND LOTS	JBJ	4/10/23
3	PER T.R. LONG REVIEW COMMENTS DATED 10/04/22	SGJ	10/05/22
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOORE 29722 CERTIFICATE OF AUTHORIZATION

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Savannah, GA 31405 • 912.234.5300
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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

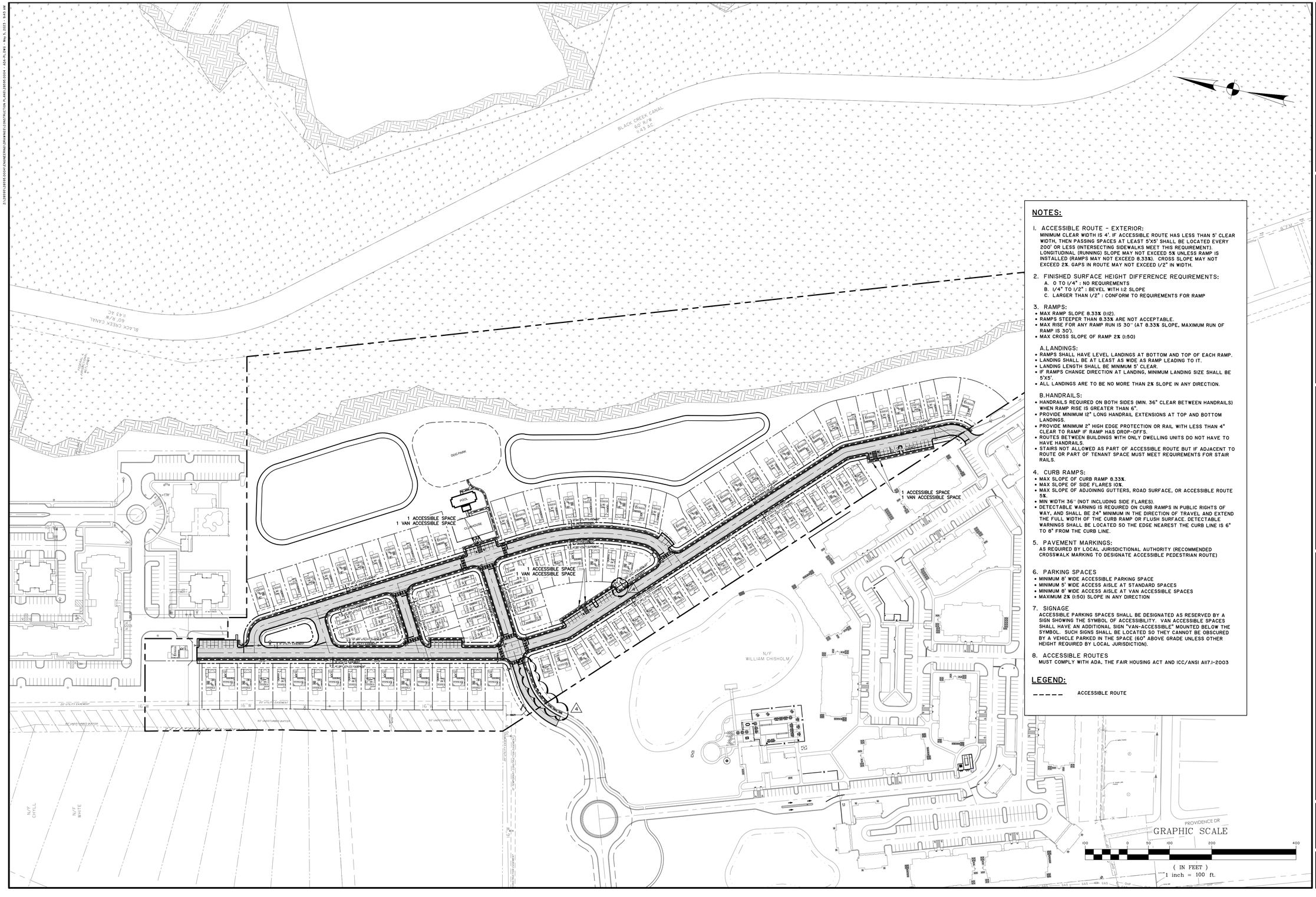
SINGLE FAMILY RENTAL - PARCEL 4

SITE LAYOUT & SIGNAGE PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 50'

C1.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 4'. 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.
- LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
- IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

B. HANDRAILS:
- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB RAMPS:
- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
- DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:
   AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES
- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
- MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
- MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

LEGEND:

_____ ACCESSIBLE ROUTE

GEORGIA REGISTERED PROFESSIONAL SCOTT K. MONROE 6/9/2023

NO.	REVISIONS	BY	DATE
4	ADJUST ACCESSIBLE ROUTE	JBJ	4/10/23

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ADA ACCESSIBILITY PLAN

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 100'

C1.3

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595.0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595-0004 • WTR_DWG • Jun 7, 2023 - 11:08 AM

MATCH LINE - SEE SHEET NO. C2.2

NOTES:
1. RESTRAINED JOINTS REQUIRED AT ALL FITTINGS.
2. MANHOLES IN SIDEWALK TO BE INSTALLED WITH CHAMFERED SIDE FACING STREET. SEE DETAIL ON SHEET C2.5.

DOG PARK
POOL
CLUBHOUSE
POND

N 77°21'12" E 618.76'

S 12°38'48" E 196.35'

N 77°21'12" E 219.45'

N 12°38'48" W 404.11'

PROPERTY LINE (TYP.)

3/4" IPF POB

1/2" IRF

WENTWORTH GROVE CT (50' PRIVATE R/W)
WENTWORTH GROVE WAY (50' PRIVATE R/W)
WENTWORTH DR (50' PRIVATE R/W)
WENTWORTH CIR (50' PRIVATE R/W)

MH #19
FR: 16.65
INV. IN: 11.82 (NW)
INV. OUT: 11.72 (SE)

122 LF 8" PVC - SDR 26 @ 0.40%

MH #20
FR: 16.30
INV. OUT: 12.31 (SE)

MH #18
FR: 15.96
INV. IN: 10.92 (NW)
INV. OUT: 10.82 (SE)

276 LF 8" PVC - SDR 26 @ 0.40%

201 LF 8" PVC - SDR 26 @ 0.40%

MH #17
FR: 16.08
INV. IN: 9.72 (NW)
INV. OUT: 9.62 (SE)

79 LF 8" PVC - SDR 26 @ 0.40%

MH #16
FR: 15.32
INV. IN: 9.30 (NW)
INV. OUT: 9.20 (S)

MH #15
FR: 14.67
INV. IN: 8.90 (N)
INV. OUT: 8.80 (S)

75 LF 8" PVC - SDR 26 @ 0.40%

MH #13
FR: 15.68
INV. IN: 8.09 (N)
INV. OUT: 7.99 (S)

80 LF 8" PVC - SDR 26 @ 0.40%

MH #12
FR: 15.94
INV. IN: 7.72 (N)
INV. OUT: 7.62 (SW)

66 LF 8" PVC - SDR 26 @ 0.40%

MH #14
FR: 15.18
INV. IN: 8.51 (N)
INV. OUT: 8.41 (S)

74 LF 8" PVC - SDR 26 @ 0.40%

MH #5
FR: 16.30
INV. IN: 7.19 (NW)
INV. IN: 7.39 (NE)
INV. OUT: 7.09 (SE)

58 LF 8" PVC - SDR 26 @ 0.40%

MH #21
FR: 18.39
INV. OUT: 9.97 (SW)

157 LF 8" PVC - SDR 26 @ 0.40%

MH #22
FR: 17.63
INV. OUT: 10.87 (SW)

108 LF 8" PVC - SDR 26 @ 0.40%

MH #6
FR: 18.49
INV. IN: 8.57 (NW)
INV. OUT: 8.47 (SE)

119 LF 8" PVC - SDR 26 @ 0.40%

MH #7
FR: 19.77
INV. IN: 9.14 (NW)
INV. IN: 9.34 (NE)
INV. OUT: 9.04 (SE)

60 LF 8" PVC - SDR 26 @ 0.40%

319 LF 8" PVC - SDR 26 @ 0.40%

MH #8
FR: 20.28
INV. IN: 9.48 (N)
INV. OUT: 9.38 (SE)

MH #9
FR: 19.07
INV. IN: 10.24 (N)
INV. IN: 10.44 (NE)
INV. OUT: 10.14 (S)

163 LF 8" PVC - SDR 26 @ 0.40%

MH #10
FR: 19.40
INV. IN: 11.31 (N)
INV. OUT: 11.21 (S)

244 LF 8" PVC - SDR 26 @ 0.40%

MH #11
FR: 18.32
INV. IN: 12.81 (W)
INV. OUT: 12.51 (S)

300 LF 8" PVC - SDR 26 @ 0.40%

MH #23
FR: 20.10
INV. IN: 13.60 (W)
INV. OUT: 13.50 (E)

5 LF 8" PVC - SDR 26 @ 0.40%

8" CAP

PHASE 1
PHASE 2
PHASE 3

WATER VALVES TO BE INSTALLED AT BACK OF TEE FLANGE AND WITHIN ASPHALT PAVEMENT

8" X 6" TEE
6" GV
FH

8" X 8" TEE
(3) 8" GV

8" X 4" TEE
(1) 8" GV
(1) 4" GV

4" SEWER LATERAL (TYP.)

1" WATER LATERAL (TYP.)

10" X 6" CROSS
(1) 10" GV
(1) 10" X 8" REDUCER
(3) 8" GV

6" GV
FH
8" X 6" TEE

10" 22.5° BEND
10" 45° BEND
8" 22.5° BEND
8" 45° BEND
8" X 8" TEE
8" X 2" REDUCER
2" GV

16" X 10" TAPPING SLEEVE
10" WATER METER SEE DETAIL ON SHEET C2.6
10" RPZ SEE DETAIL ON SHEET C3.7

BLDG. TYPE 4
8 UNITS
12 GARAGE
AND 2
DRIVEWAY SPACES)
FF. 17.00
FG. 16.50

X" IN CURB

EXISTING 10" WATERMAIN

50' UNDISTURBED BUFFER
30' UNDISTURBED BUFFER

20' UTILITY EASEMENT
15' UTILITY EASEMENT
10' DRY UTILITY EASEMENT
10' TEMPORARY CONSTRUCTION EASEMENT
30' UTILITY EASEMENT

POSSIBLE OVERLAP AREA WITHIN PARCEL 4 0.03 ACRES

ESTATE OF JOHN & ALICE GOLFIN (PB R PG. 101)

N/F FIELDSTONE GROUP, LLC D.B. 327-H PG. 294 70975 02015

C N/F BRENDA SUE CHRISTIAN D.B. 38IN PG. 72 70975 02008
D N/F ERIC C. SMITH D.B. 372J PG. 586 70975 02009
E N/F LULA GHYLL ROBERTS CHEATHEM D.B. 255G PG. 575 70975 02010
F N/F DAVID WILSON & EDWARD JOHNSON D.B. 1576 PG. 186
G N/F EDWARD JOHNSON 70975 02012
H N/F FIELDSTONE GROUP, LLC D.B. 344G PG. 242
I N/F FIELDSTONE GROUP, LLC D.B. 327H PG. 292

BENCHMARK #6
BTS IN IT' WILLOW
ELEV: 20.50

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONTGOMERY 6/30/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS	JBJ	5/30/23
5	ADD EASEMENTS AND ADJUST W&S MAINS	JBJ	5/5/23
4	WATER AND SEWER SERVICES TO LOTS	JBJ	4/10/23
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

WATER & SEWER PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 50'

C2.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595.0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595.0004 - W-S PL.DWG - Jan 7, 2023 - 9:08 AM

PROPERTY LINE (TYP.)

S 18°53'41" E 2099.75'

MATCH LINE - SEE SHEET NO. C2.1

PHASE 1
PHASE 2

MH #13
FR: 15.68
INV. IN: 8.09 (N)
INV. OUT: 7.99 (S)

80 LF 8" PVC - SDR 26 @ 0.40%

75 LF 8" PVC - SDR 26 @ 0.40%

MH #15
FR: 14.67
INV. IN: 8.90 (N)
INV. OUT: 8.80 (S)

66 LF 8" PVC - SDR 26 @ 0.40%

MH #12
FR: 15.94
INV. IN: 7.72 (N)
INV. OUT: 7.62 (SW)

WENTWORTH GROVE CT
(50' PRIVATE R/W)

74 LF 8" PVC - SDR 26 @ 0.40%

MH #14
FR: 15.18
INV. IN: 8.51 (N)
INV. OUT: 8.41 (S)

6" GV
FH
8" X 6" TEE

319 LF 8" PVC - SDR 26 @ 0.40%

WENTWORTH GROVE WY
(50' PRIVATE R/W)

58 LF 8" PVC - SDR 26 @ 0.40%

MH #5
FR: 16.30
INV. IN: 7.19 (NW)
INV. IN: 7.39 (NE)
INV. OUT: 7.09 (SE)

6" X 6" TEE
(3) 8" GV

WATER VALVES TO BE INSTALLED AT BACK OF TEE FLANGE AND WITHIN ASPHALT PAVEMENT

247 LF 8" PVC - SDR 26 @ 0.40%

MH #4
FR: 15.07
INV. IN: 6.10 (NW)
INV. OUT: 6.00 (SE)

218 LF 8" PVC - SDR 26 @ 0.40%

MH #3
FR: 15.97
INV. IN: 5.13 (NW)
INV. OUT: 5.03 (SE)

250 LF 8" PVC - SDR 26 @ 0.40%

MH #2
FR: 20.21
INV. IN: 4.03 (NW)
INV. OUT: 3.93 (SE)

135 LF 8" PVC - SDR 26 @ 0.40%

8" 45° BEND
8" X 6" TEE
6" GV

8" 22.5° BEND

4" SEWER LATERAL (TYP.)

1" WATER LATERAL (TYP.)

N 45°41'05" W 637.18'

BENCHMARK #4
BTS IN 17" POST OAK
ELEV= 16.44

BENCHMARK #5
BTS IN 15" HICKORY
ELEV= 14.50

8" x 2" REDUCER
8" PIV ASSEMBLY

MH #26
FR: 18.46
INV. IN: 4.50 (NW)
INV. IN: 3.39 (N)
INV. IN: 3.39 (NW)
INV. IN: 3.39 (N)
INV. OUT: 3.00 (SE)

MAINT. & DOG WASH

LOT 12
N/F
MACK EVON
D.B. 719 PG. 96
70907A 0300I

MELISS
D.B. 383
7090

N: 802,758.61
E: 956,783.93

BLACK CREEK DRIVE 60' R/W

POND

PINE FOREST SUBDIVISION

TREADWAY ST

CARRIAGE HOUSE TYPE 1

CARRIAGE HOUSE TYPE A

BLDG 11 TYPE B

BLDG 10 TYPE C-ALT

BLDG 9 TYPE A

BLDG 7 TYPE C-ALT

BLDG 8 TYPE A

BLDG 12 TYPE C-ALT

GARAGE TYPE A

PARK

DOG PARK

10' UTILITY EASEMENT

20' UTILITY EASEMENT

ACCESS EASEMENT

55' ACCESS

50' WOOD/WIRE/NATURAL BUFFER

4' CHAIN LINK FENCE

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

NOTES:
1. RESTRAINED JOINTS REQUIRED AT ALL FITTINGS.
2. MANHOLES IN SIDEWALK TO BE INSTALLED WITH CHAMFERED SIDE FACING STREET. SEE DETAIL ON SHEET C2.5.

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS	JBJ	5/30/23
5	ADD EASEMENTS AND ADJUST W&S MAINS	JBJ	5/5/23
4	WATER AND SEWER SERVICES TO LOTS	JBJ	4/10/23
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONROE 6/30/2023

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

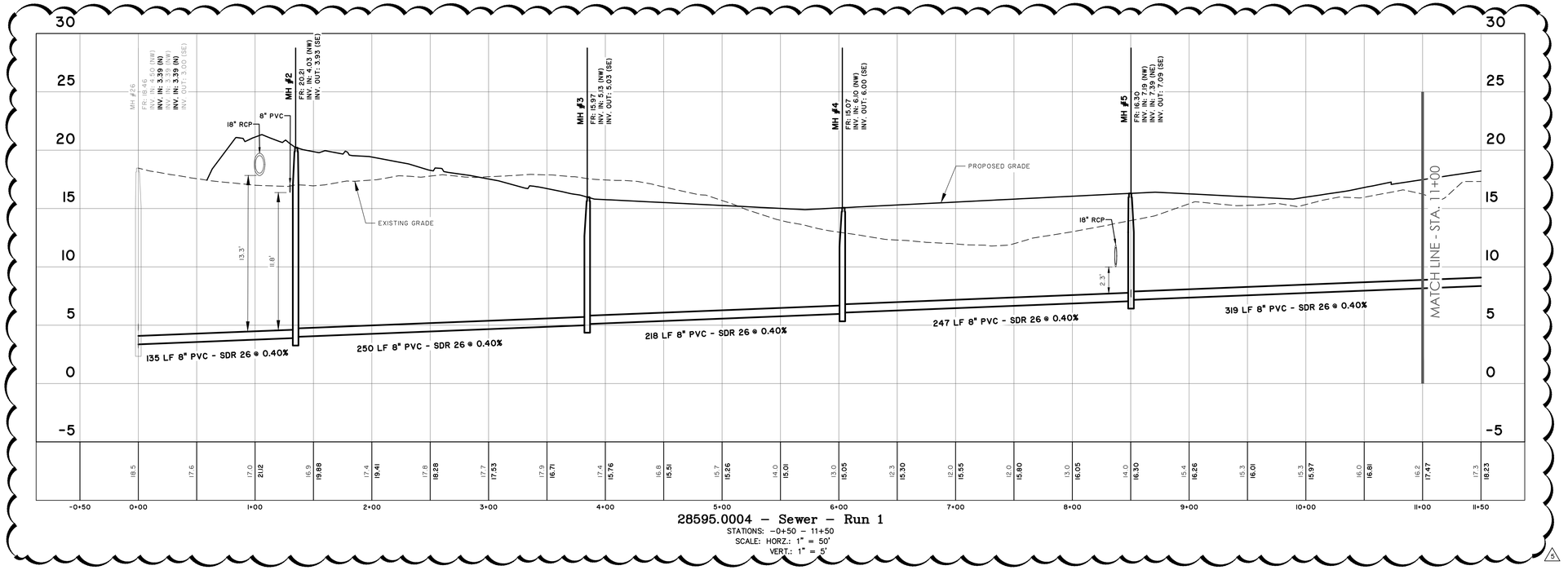
SINGLE FAMILY RENTAL - PARCEL 4

WATER & SEWER PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 50'

C2.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



28595.0004 – Sewer – Run 1

STATIONS: 10+00 – 21+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

5

28595.0004 – Sewer – Run 1

STATIONS: -0+50 – 11+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

5

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
SCOTT K. MOSNA
6972228
REGISTERED PROFESSIONAL
8/9/2023

NO.	REVISIONS	BY	DATE
5	ADJUST PROFILES AND CROSSINGS TO NEW ALIGNMENT	JBJ	5/5/23
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

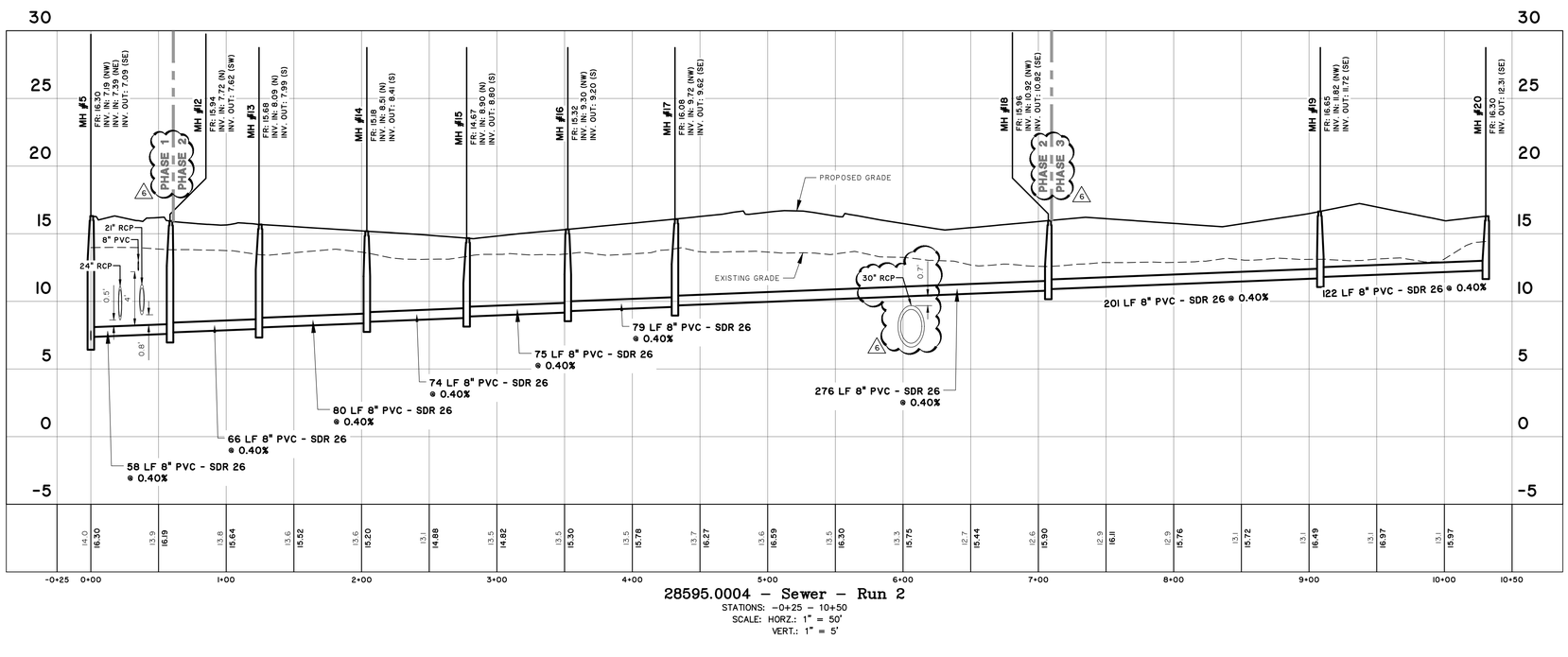
SEWER PROFILES

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	AS NOTED

C2.3

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

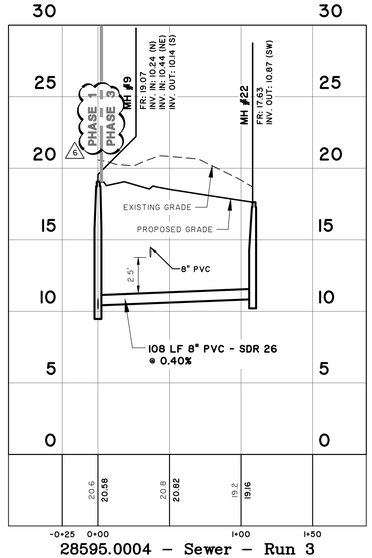
25-28595.0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595.0004 - SS-PROFILE - May 5, 2023 - 9:44 AM



28595.0004 – Sewer – Run 2

STATIONS: –0+25 – 10+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

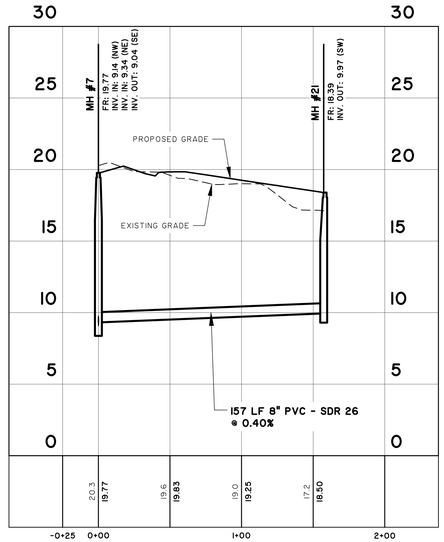
5



28595.0004 – Sewer – Run 3

STATIONS: –0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

5



28595.0004 – Sewer – Run 4

STATIONS: –0+25 – 2+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

5

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOORE 6/9/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS AND UPDATED PIPE XING	JBJ	5/30/23
5	ADJUST PROFILES AND CROSSINGS TO NEW ALIGNMENT	JBJ	5/5/23
2	PER T.R.: LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

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PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

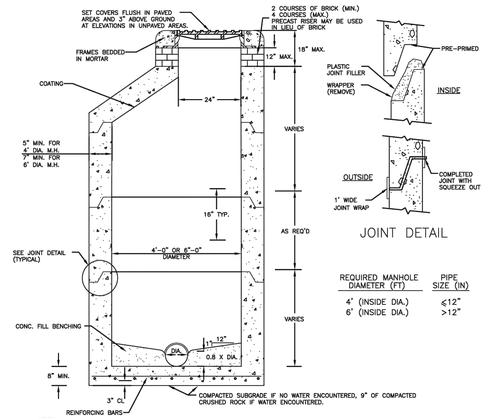
SEWER PROFILES

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 50'

C2.4

Z:\28595\28595.0004\ENGINEERING\28595.0004 SHEETS\CONSTRUCTION PLANS\28595.0004 - SS PHASE - Jun 5 2023 - 7:02 AM

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

NOTES:

1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS-55 DAMP-PROOF COATING OR EQUAL.
3. MANUFACTURER CERTIFICATION THAT MANHOLE MEETS ASTM SPECIFICATION SHALL BE SUBMITTED TO CITY OF PORT WENTWORTH.
4. SEE DETAIL SHEET FOR MANHOLE COVER & FRAME.
6. BUOYANCY MAY NEED TO BE CHECKED IF NECESSARY
7. ALL PIPE PENETRATIONS SHALL HAVE A BOOT CONNECTION. SEE DETAIL S-6.

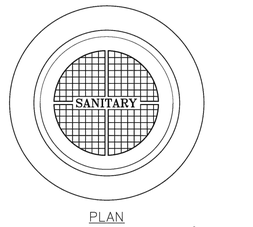
PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

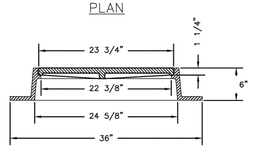
S-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN



SECTION

NOTE:

MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

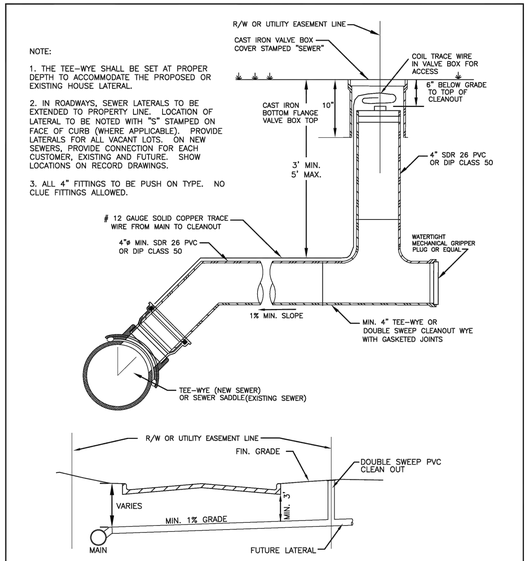
S-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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

NOTE:

1. THE TEE-WYE SHALL BE SET AT PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATION OF LATERAL TO BE NOTED WITH "S" STAMPED ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON NEW SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.
3. ALL 4" FITTINGS TO BE PUSH ON TYPE. NO CLUE FITTINGS ALLOWED.



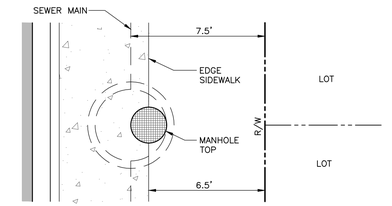
SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS

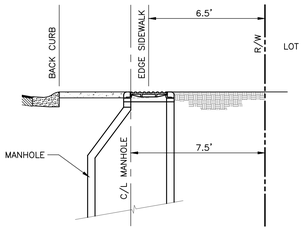
S-4

PREPARED BY SAUSSY ENGINEERING, LLC.

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



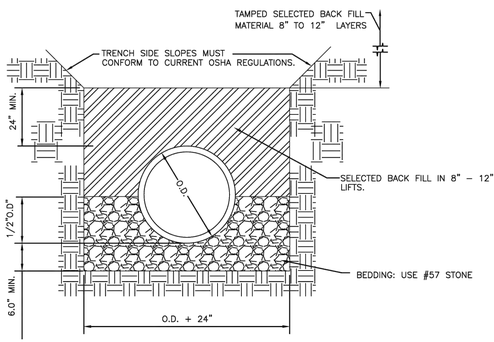
PLAN



SECTION

SEWER MANHOLE TYPICAL ORIENTATION IN SIDEWALK

NOT TO SCALE



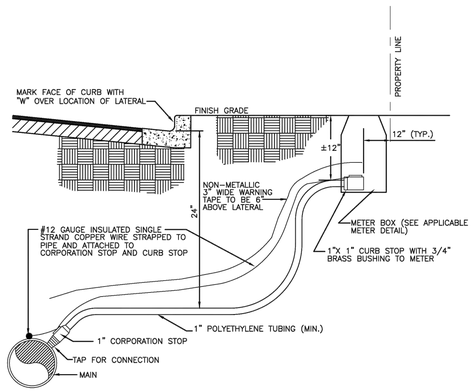
PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

S-8

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

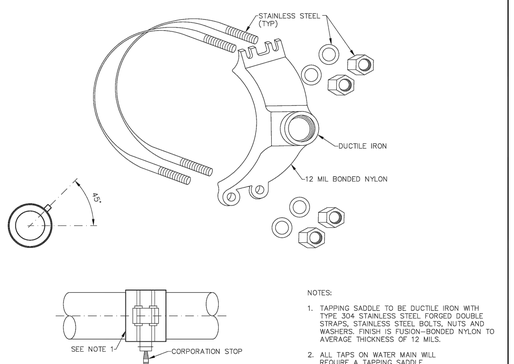
WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS

W-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

W-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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

NO.	REVISIONS	BY	DATE
5	ADDED SEWER MANHOLE IN SIDEWALK DETAIL	JBJ	5/5/23

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOORE 6/9/2023

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PORT WENTWORTH, GEORGIA

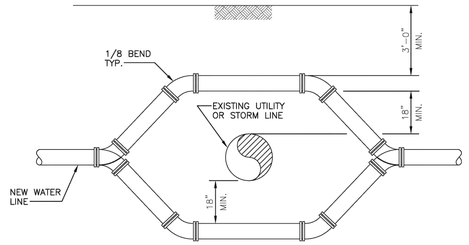
SINGLE FAMILY RENTAL - PARCEL 4

WATER & SEWER DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C2.5

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



NOTES:

1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

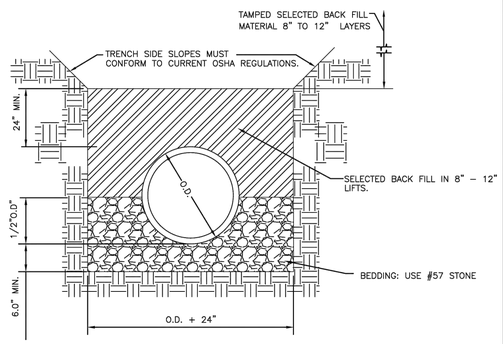
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



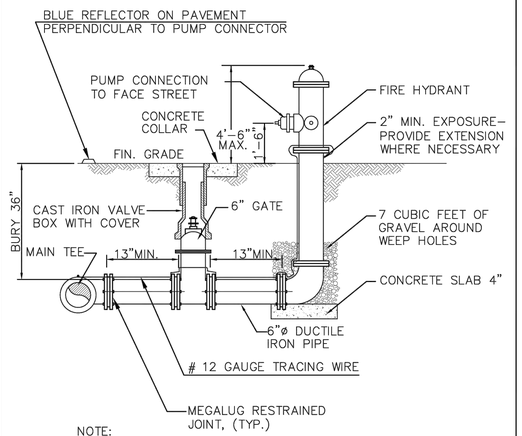
PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

W-8

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

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

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

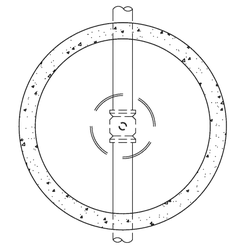
W-9

PREPARED BY SAUSSY ENGINEERING, LLC.

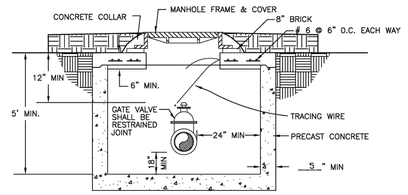
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO, CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



PLAN



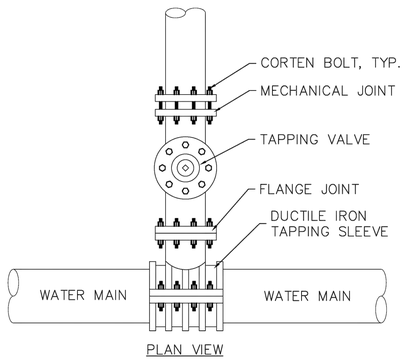
VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-14

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN VIEW

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

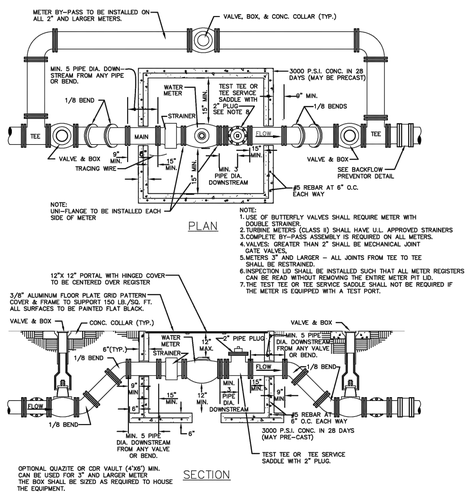
STANDARD TAPPING SLEEVE

City of Port Wentworth
TECHNICAL DETAILS

W-5

PREPARED BY SAUSSY ENGINEERING, LLC.

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



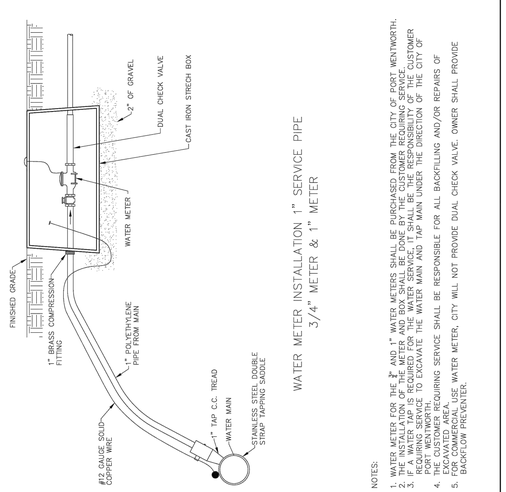
WATER METER INST. 3" AND LARGER

City of Port Wentworth
TECHNICAL DETAILS

W-15

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

1. WATER METER FOR THE 3" AND 1" WATER METERS SHALL BE PURCHASED FROM THE CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF THE CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
5. FOR COMMERCIAL USE WATER METER, CITY WILL NOT PROVIDE DUAL CHECK VALVE. OWNER SHALL PROVIDE BACKFLOW PROTECTION.

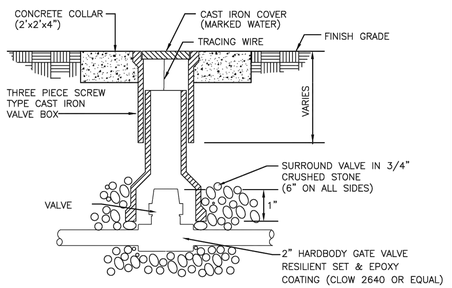
WATER METER

City of Port Wentworth
TECHNICAL DETAILS

W-17
ADDENDUM 01

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-18

PREPARED BY SAUSSY ENGINEERING, LLC.

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

GEORGIA REGISTERED ENGINEER SCOTT K. SAUSSY 6/9/2023 PROFESSIONAL

NO.	REVISIONS	BY	DATE

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

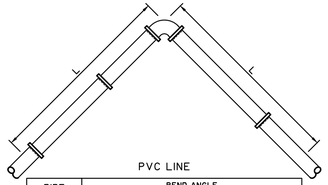
SINGLE FAMILY RENTAL - PARCEL 4

WATER & SEWER DETAILS

JOB NO:	J-28595 0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C2.6

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

MINIMUM RESTRAINED LENGTH (L)

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD HORIZONTAL BEND RESTRAINT

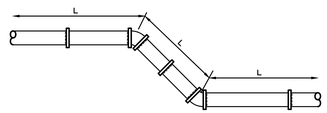
City of Port Wentworth

TECHNICAL DETAILS

W-27

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	5	10	22	52
6	7	15	30	74
8	9	19	40	96
10	11	23	48	115
12	13	27	56	136

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	28
6	4	8	17	40
8	4	10	22	52
10	5	12	26	62
12	6	15	30	73
16	7	19	39	94
20	11	23	47	114
24	13	26	55	132

MINIMUM RESTRAINED LENGTH (L)

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD VERTICAL BEND RESTRAINT

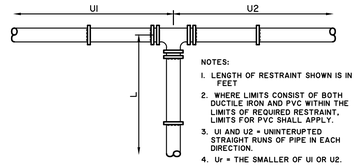
City of Port Wentworth

TECHNICAL DETAILS

W-28

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. UI AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF UI OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

TEE / Ur	5'-10"	11'-20"	21'-35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)

* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

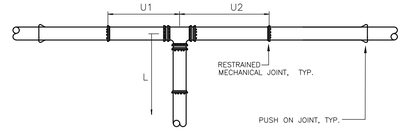
City of Port Wentworth

TECHNICAL DETAILS

W-29

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90°. HORIZONTAL BEND.

DUCTILE IRON LINE

Ur / Run	5'-10"	11'-20"	21'-35"	36'-50"	50'-75"	75'-100"
4X4	23	15	2	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	26	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	36	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X6	26	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

Ur / Run	5'-10"	11'-20"	21'-35"	36'-50"	50'-75"	75'-100"
16X10	54	41	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	38	*	*	*
20X6	22	*	*	*	*	*
20X8	38	18	*	*	*	*
20X10	51	35	8	*	*	*
20X12	64	51	28	*	*	*
20X16	87	77	60	35	10	*
20X20	108	100	87	67	48	*
24X6	18	*	*	*	*	*
24X8	35	10	*	*	*	*
24X10	49	29	*	*	*	*
24X12	62	45	17	*	*	*
24X16	86	73	53	22	*	*
24X20	107	97	81	57	33	*
24X24	127	119	106	86	66	33

MINIMUM RESTRAINED LENGTH (L)

*RESTRAIN AT TEE ONLY.

STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth

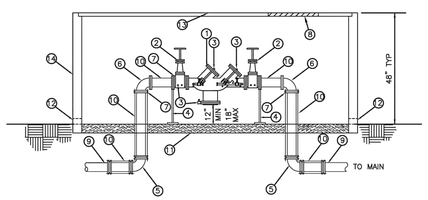
TECHNICAL DETAILS

W-30

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

2



ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	2	O.S. & Y RESILIENT GATE VALVES
3	4	TEST COCKS
4	2	2" SCH 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
5	2	MJ 45° OR 90° BENDS
6	2	FLANGED 45° OR 90° BENDS
7	2	FLANGE ADAPTERS
8		2" X 2" MIN. HATCH
9		DI OR PVC PIPE
10		DUCTILE IRON PIPE, CUT TO FIT
11		4" PEA GRAVEL IN BOTTOM OF PIT OR CONCRETE SLAB
12	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE
13		3/8 ALUMINUM TREAD PLATE / HATCH COVER W/ SUPPORTS AS NECESSARY
14		BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE, OTHER THAN BACKFLOW DEVICE TESTING.
3. ALL MECHANICAL JOINTS MUST BE RESTRAINED.
4. PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE INSIDE FACE OF THE ENCLOSURE AND THE PIPING AND VALVES.

TYPICAL OUTSIDE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

RPZ DEVICE FOR DOMESTIC SYSTEM

City of Port Wentworth

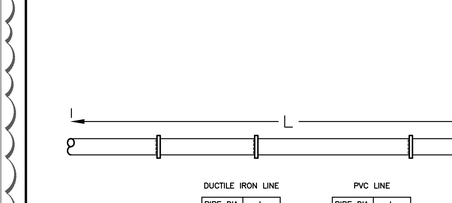
TECHNICAL DETAILS

W-23

ADDENDUM 01

PREPARED BY SAUSSY ENGINEERING, LLC.

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



DUCTILE IRON LINE

PIPE DIA.	L
4	28
6	40
8	52
10	62
12	73
16	94
20	114
24	132

PVC LINE

PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W39), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

STANDARD DEAD END RESTRAINT

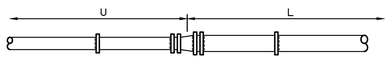
City of Port Wentworth

TECHNICAL DETAILS

W-31

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



DUCTILE IRON LINE

REDUCER	U	L
6x4	30	21
8x4	72	38
8x6	29	22
10x4	123	51
10x6	63	38
10x8	26	21
12x4	186	64
12x6	106	53
12x8	59	39
12X10	26	21
16x6	214	79
16x8	141	68
16x10	91	56
16x12	54	40
20x10	174	84
20x12	123	71
20x16	51	40
24x12	207	97
24x16	113	72
24x20	48	39

PVC LINE

REDUCER	U	L
6x4	56	38
8x4	134	69
8x6	53	40
10x4	227	94
10x6	117	71
10x8	49	39
12x4	343	118
12x6	196	99
12x8	109	72
12x10	48	40

U = MINIMUM UNINTERRUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.

L = MINIMUM RESTRAINED LENGTH.

* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTAINED FOR A MINIMUM OF "L" FEET.

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD REDUCER RESTRAINT

City of Port Wentworth

TECHNICAL DETAILS

W-32

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER 031223 8/9/2023 SCOTT K. MONTGOMERY

NO.	DESCRIPTION	BY	DATE
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

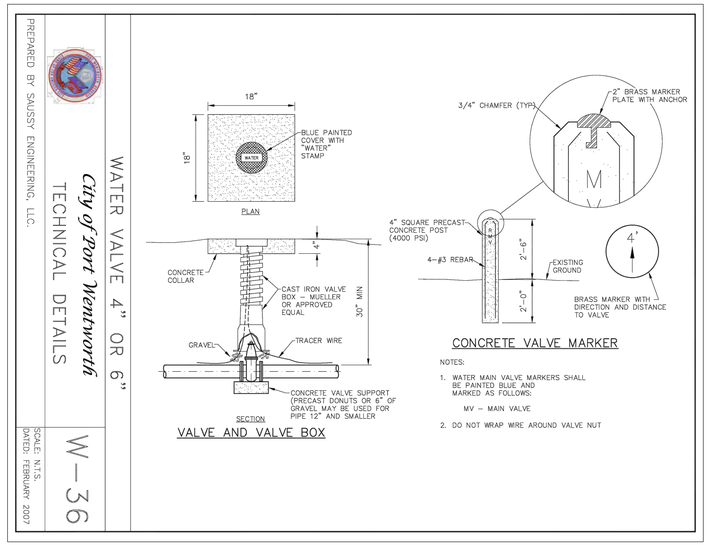
SINGLE FAMILY RENTAL - PARCEL 4

WATER & SEWER DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C2.7

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



WATER VALVE 4" OR 6"

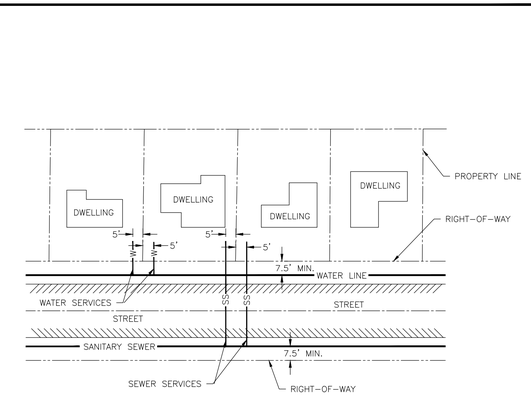
City of Port Wentworth

TECHNICAL DETAILS

W–36

PREPARED BY SAUSSY ENGINEERING, LLC.

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



TYP. WATER & SEWER PLANNING

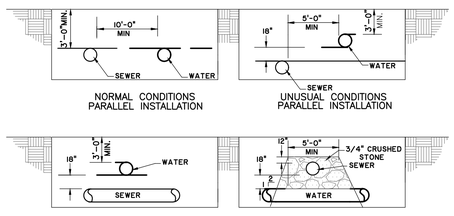
City of Port Wentworth

TECHNICAL DETAILS

U–2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE GEORGIA ENVIROMENTAL PROTECTION DIVISION MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS, WHICH ARE GENERALLY AS FOLLOWS:

A. PARALLEL INSTALLATION:

1. NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER LINE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.

2. UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, AND WHEN APPROVED BY THE ENGINEER, THE INSIDE EDGE OF A WATER MAIN MAY BE LAID A MINIMUM OF 5 FEET FROM THE INSIDE EDGE OF A SEWER PROVIDED THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER (SEE DETAIL), AND THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF.

B. CROSSINGS:

1. NORMAL CONDITIONS: WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.

2. UNUSUAL CONDITIONS: IF A WATER MAIN MUST CROSS UNDER A SEWER, THE TOP OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES LOWER THAN THE BOTTOM OF THE SEWER, THE WATER MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE SEWER AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE AS SHOWN IN THE DETAIL.

MINIMUM WATER & SEWER PIPE SEPARATION

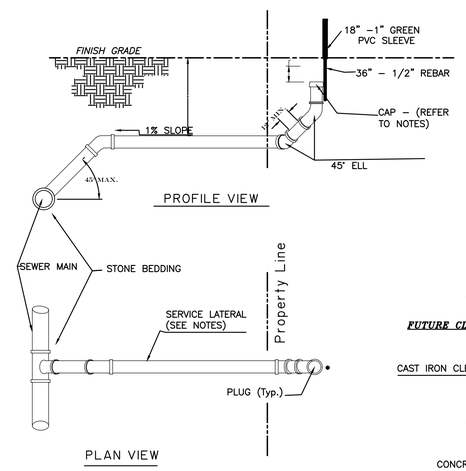
City of Port Wentworth

TECHNICAL DETAILS

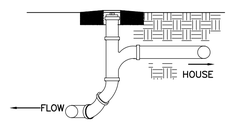
U–3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

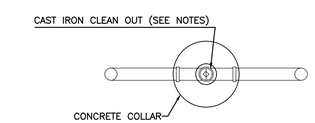
SCALE: N.T.S.
DATED: FEBRUARY 2007



NOTES:
1. SERVICE CLEAN OUT SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR SYSTEM PRESSURE TESTING. PLUMBER SHALL REMOVE RISER AS REQUIRED TO INSTALL SERVICE WYE AND FINAL CLEAN OUT ASSY PER DETAILS.
2. SERVICE LATERALS SHALL BE 6" FOR COMMERCIAL AND 4" FOR RESIDENTIAL SERVICES.
3. CLEAN OUT SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND SHALL CONSIST OF A CAST IRON PLUG SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. CLEAN OUT PLUG SHALL NOT PROTRUDE ABOVE COLLAR.
4. CLEAN OUTS IN PAVED AREAS SHALL CONSIST OF A CAST IRON HANDHOLD FRAME AND COVER SET TO FINAL GRADE WITH PVC PLUG INSIDE.
5. SERVICE PIPING SHALL BE GASKETED SDR 26 CLASS OR GLUED SCHEDULE 40 PVC PIPE. IF GLUED PIPE IS USED, CLEANER SHALL BE PURPLE AND GLUE GRAY.

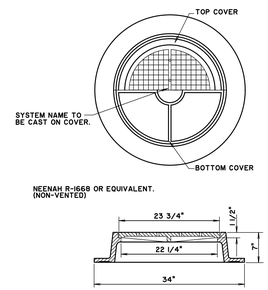


FUTURE CLEAN OUT INSTALLATION – PROFILE VIEW



FUTURE CLEAN OUT – PLAN VIEW

SINGLE SERVICE SEWER LATERAL
NOT TO SCALE



NOTE:
CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, PORODITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD.

MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA. MIL, AMS OR SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM A48, CLASS 35B, DUCTILE IRON-ASTM A536, CLASS 80-55-06.

ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN: COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC.

DEVIATIONS SHALL NOT EXCEED TOLERANCES PERMITTED BY ASTM STANDARDS

MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



NO.	REVISIONS	BY	DATE

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PORT WENTWORTH, GEORGIA

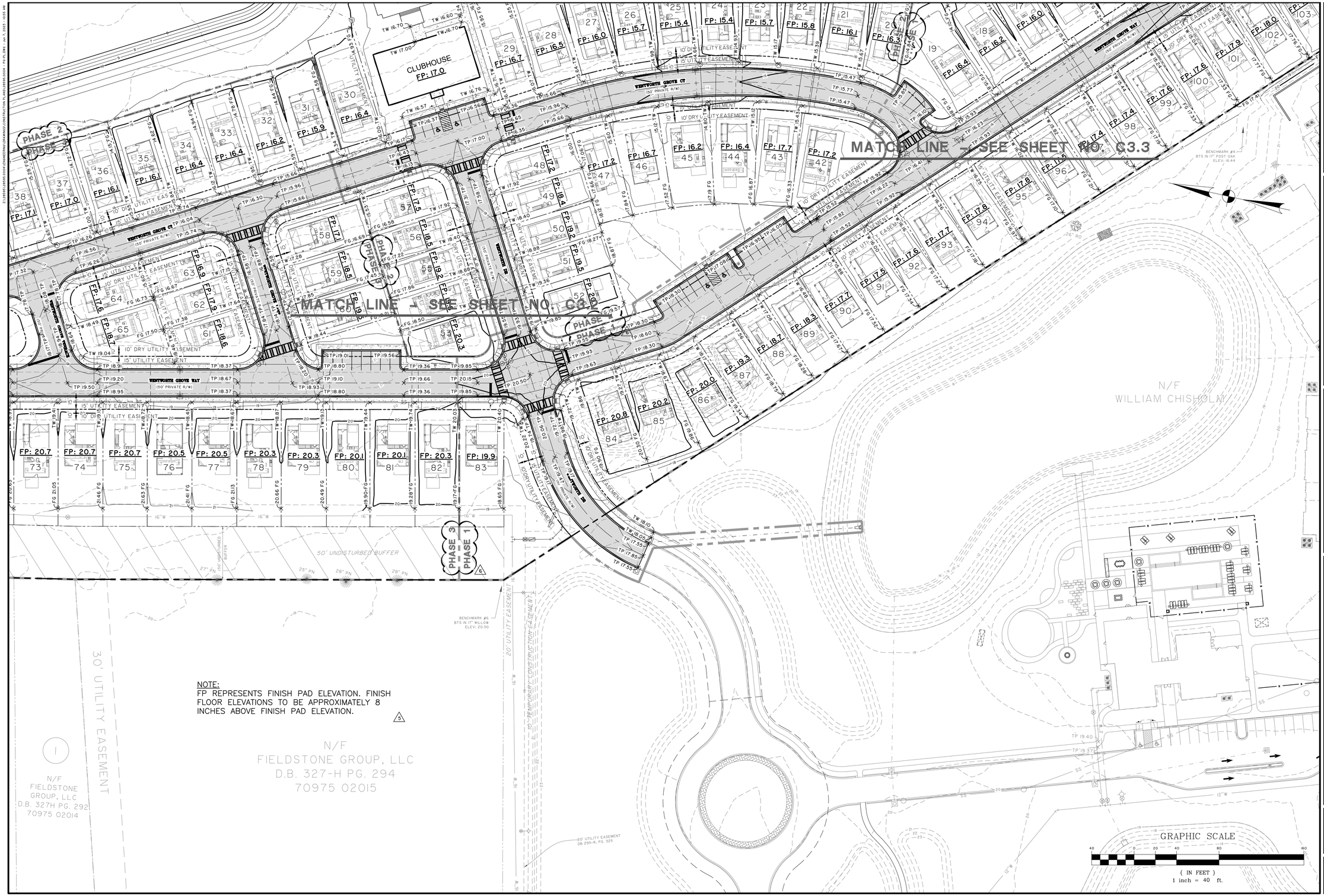
SINGLE FAMILY RENTAL – PARCEL 4

WATER & SEWER DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C2.8

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



GEORGIA
REGISTERED PROFESSIONAL ENGINEER
SCOTT K. MOSNICH
#34122
05/31/2023

NO.	REVISIONS	BY	DATE
6	ADDED PHASE LINES/-LABELS	JBJ	5/30/23
5	ADD NOTE	JBJ	5/5/23
4	REGRADE ALL LOTS	JBJ	4/10/23

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SINGLE FAMILY RENTAL - PARCEL 4

PAVING & GRADING PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

C3.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

DRY DETENTION POND I
25 YR: 8.6I
50 YR: 8.96

DOG PARK

POOL

CLUBHOUSE
FP: 17.0

NOTE:
FP REPRESENTS FINISH PAD ELEVATION. FINISH FLOOR ELEVATIONS TO BE APPROXIMATELY 8 INCHES ABOVE FINISH PAD ELEVATION.

MATCH LINE SEE SHEET NO. C3.3

MATCH LINE SEE SHEET NO. C3.4

WENTWORTH GROVE CT (50' PRIVATE R/W)

WENTWORTH GROVE WAY (50' PRIVATE R/W)

WENTWORTH DR (50' PRIVATE R/W)

COMMON AREA #3

50' UNDISTURBED BUFFER

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NO.	REVISIONS	BY	DATE
6	ADDED PHASE LINES/LABELS	JBJ	5/30/23
5	ADD NOTE	JBJ	5/3/23
4	REGRADE ALL LOTS	JBJ	4/10/23
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

GEORGIA
SCOTT K. MONSON
PROFESSIONAL ENGINEER
5/31/2023

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

PAVING & GRADING PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

C3.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

NOTE:
FP REPRESENTS FINISH PAD ELEVATION. FINISH FLOOR ELEVATIONS TO BE APPROXIMATELY 8 INCHES ABOVE FINISH PAD ELEVATION.

DRY DETENTION POND 2
25 YR: 8.91
50 YR: 8.86

MATCH LINE - SEE SHEET NO. C3.2

MATCH LINE - SEE SHEET NO. C3.1

PHASE 1

PHASE 2

KENTWORTH GROVE WAY
(50' PRIVATE R/W)

BENCHMARK #5
BTS IN 15" HICKORY
ELEV: 14.50

BENCHMARK #4
BTS IN 17" POST OAK
ELEV: 16.44

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NO.	REVISIONS	BY	DATE
6	ADDED PHASE LINES/LABELS	JBJ	5/30/23
5	ADD NOTE	JBJ	5/5/23
4	REGRADE ALL LOTS	JBJ	4/10/23
2	PER T.R. LONG REVIEW COMMENTS DATED 8/11/22	SGJ	9/02/22

GEORGIA
REGISTERED
SCOTT K. MASON
PROFESSIONAL ENGINEER
9/21/2023

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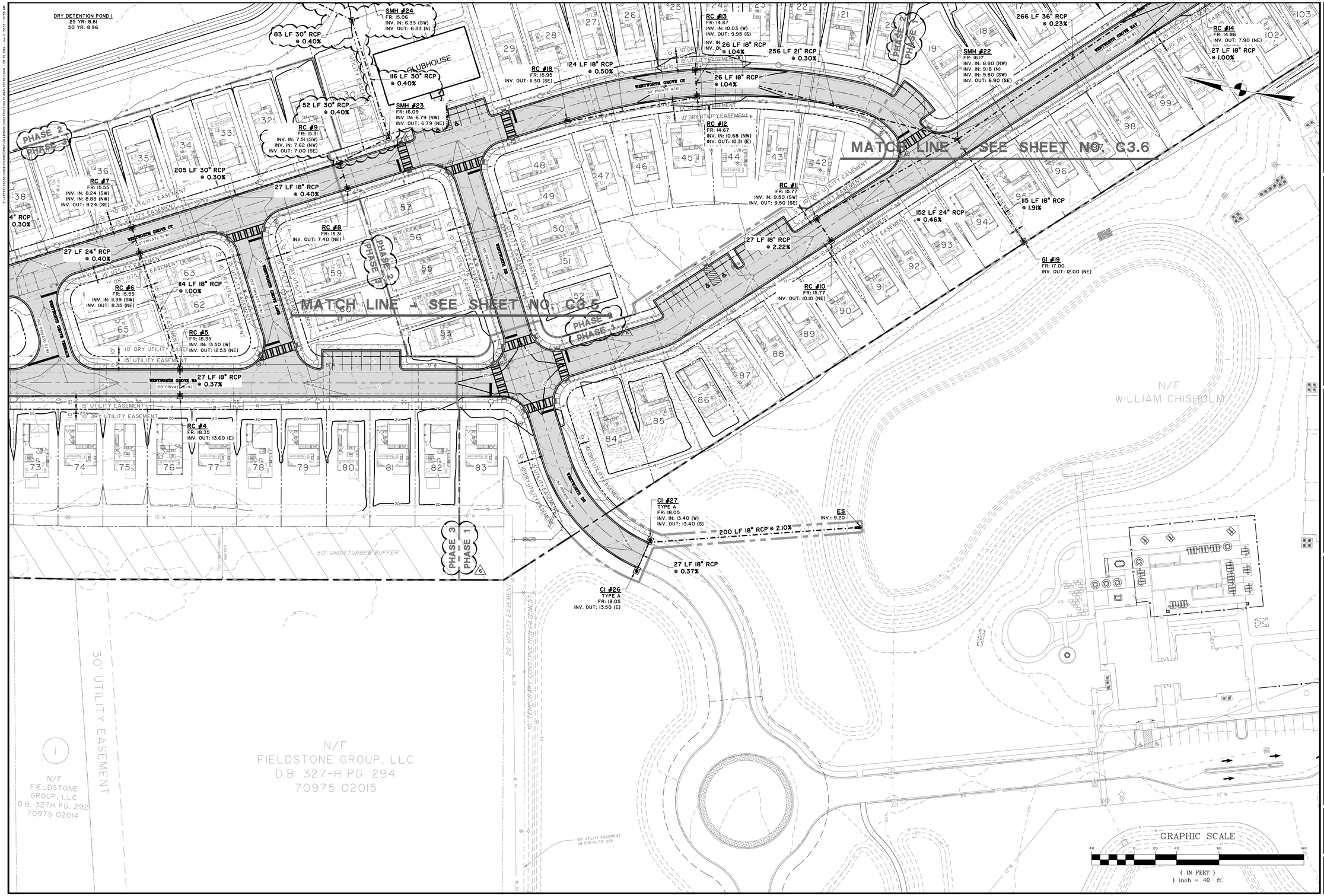
SINGLE FAMILY RENTAL - PARCEL 4

PAVING & GRADING PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

C3.3

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
SCOTT K. MONSON
5/31/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS AND UPDATE DRAINAGE	JBJ	5/30/23
4	EXTEND 18"RCP TO POND	JBJ	4/10/23

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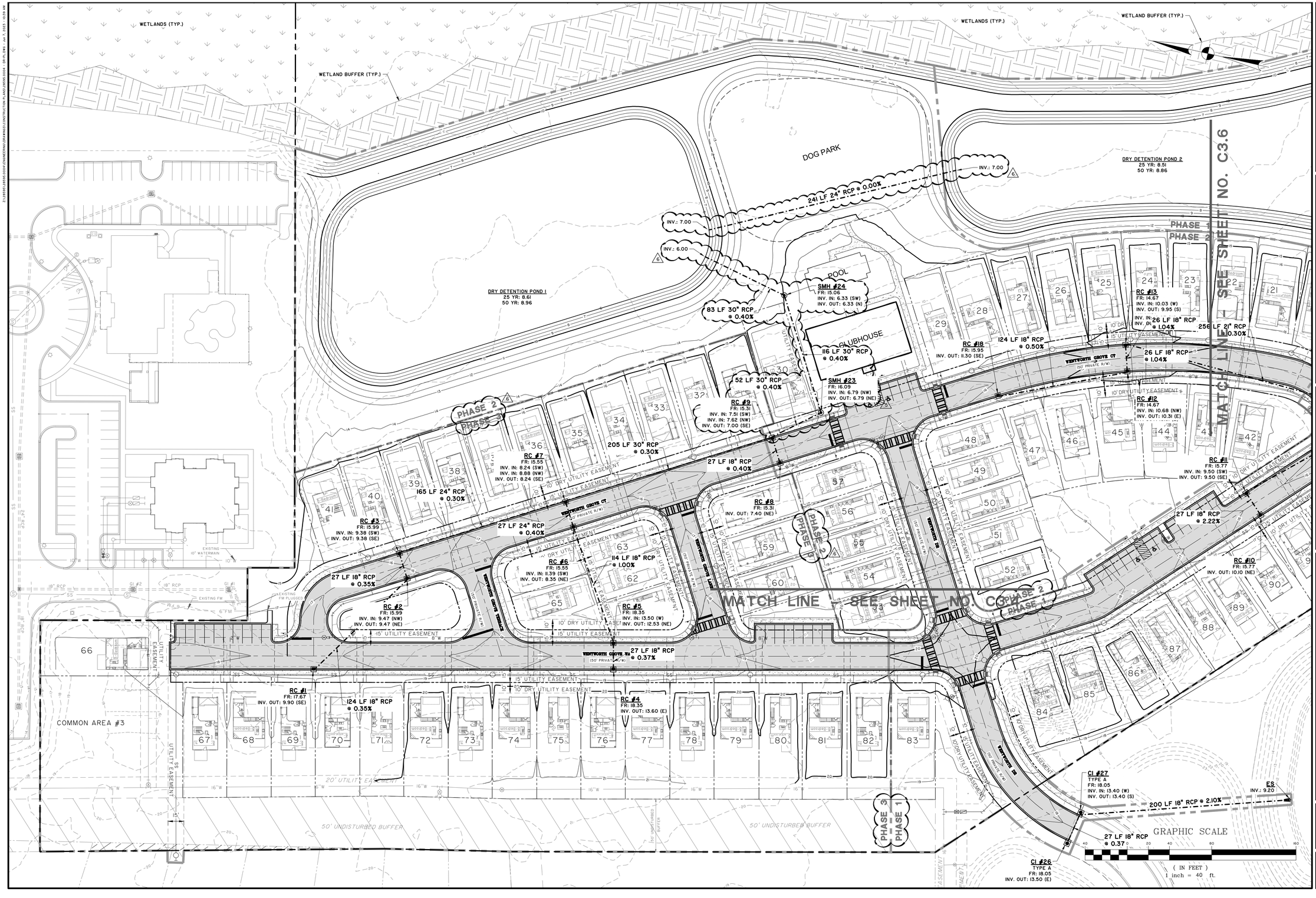
SINGLE FAMILY RENTAL - PARCEL 4

DRAINAGE PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

C3.4

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 5/31/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS AND UPDATE DRAINAGE	JBJ	5/30/23
5	ADJUST PIPE SLOPES FOR SEWER CROSSING	JBJ	5/5/23
4	EXTEND I8"RCP TO POND	JBJ	4/10/23

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SINGLE FAMILY RENTAL - PARCEL 4

DRAINAGE PLAN

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

C3.5

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595\28595-0004\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28595-0004 - DR-PL.DWG - Jun 7, 2023 - 10:29 AM

PROPERTY LINE (TYP.)

WETLAND BUFFER (TYP.)

WETLANDS (TYP.)

WETLANDS (TYP.)

WETLAND BUFFER (TYP.)

15' UTILITY EASEMENT

10' UTILITY EASEMENT

ACCESS EASEMENT

10' DRY UTILITY EASEMENT

CS #25
FR: 7.75
INV. IN: 6.00 (W)

37 LF 18" RCP
@ 0.00%
INV.: 6.00

INV.: 6.00

239 LF 15" RCP
@ 0.40%

RC #17
FR: 16.82
INV. IN: 8.96 (SW)
INV. OUT: 8.96 (NW)

27 LF 15" RCP
@ 0.40%

ES
INV.: 17.50

99 LF 18" RCP
@ 1.01%

ES
INV.: 18.50

RC #16
FR: 16.82
INV. OUT: 9.06 (NE)

DRY DETENTION POND 2
25 YR: 8.51
50 YR: 8.86

MATCH LINE - SEE SHEET NO. C3.5

PHASE 1

PHASE 2

PHASE 3

139 LF 36" RCP
@ 0.22%

RC #15
FR: 14.86
INV. IN: 7.63 (SW)
INV. IN: 6.30 (NW)
INV. IN: 8.00 (SE)
INV. OUT: 6.30 (NE)

RC #13
FR: 14.67
INV. IN: 10.03 (W)
INV. OUT: 9.95 (S)

INV. IN:
INV. OU

26 LF 18" RCP
@ 1.04%

256 LF 21" RCP
@ 0.30%

266 LF 36" RCP
@ 0.23%

SMH #22
FR: 16.17
INV. IN: 8.80 (NW)
INV. IN: 9.18 (N)
INV. IN: 9.80 (SW)
INV. OUT: 6.90 (SE)

KENTWORTH GROVE WAY
(50' PRIVATE R/W)

RC #14
FR: 14.86
INV. OUT: 7.90 (NE)

27 LF 18" RCP
@ 1.00%

26 LF 18" RCP
@ 1.04%

RC #12
FR: 14.67
INV. IN: 10.68 (NW)
INV. OUT: 10.31 (E)

MATCH LINE - SEE SHEET NO. C3.4

RC #11
FR: 15.77
INV. IN: 9.50 (SW)
INV. OUT: 9.50 (SE)

115 LF 18" RCP
@ 1.91%

152 LF 24" RCP
@ 0.46%

27 LF 18" RCP
@ 2.22%

GI #19
FR: 17.00
INV. OUT: 12.00 (NE)

RC #10
FR: 15.77
INV. OUT: 10.10 (NE)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 5/31/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS AND UPDATE DRAINAGE	JBJ	5/30/23

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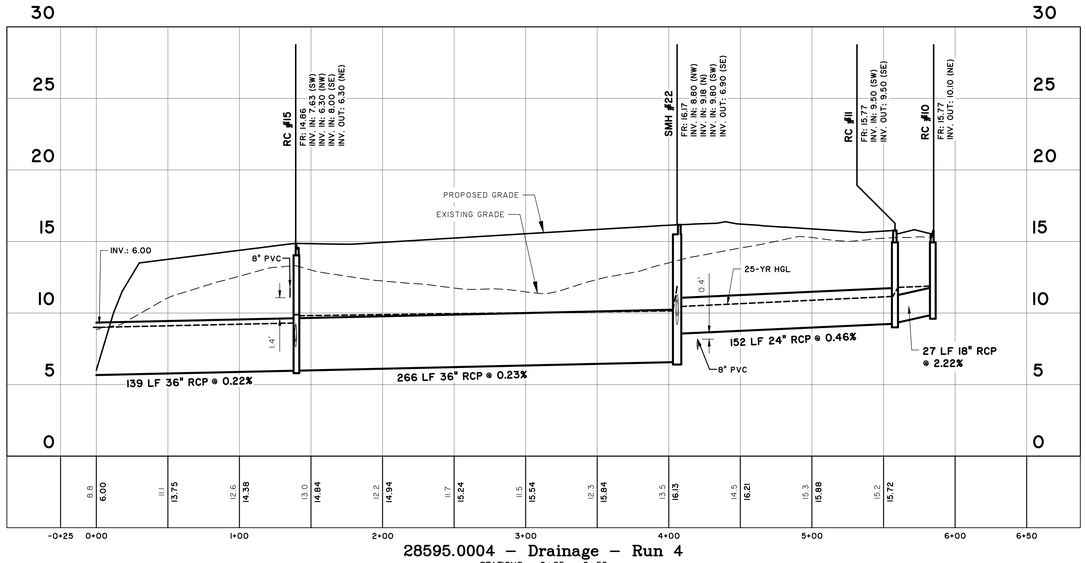
SINGLE FAMILY RENTAL - PARCEL 4

DRAINAGE PLAN

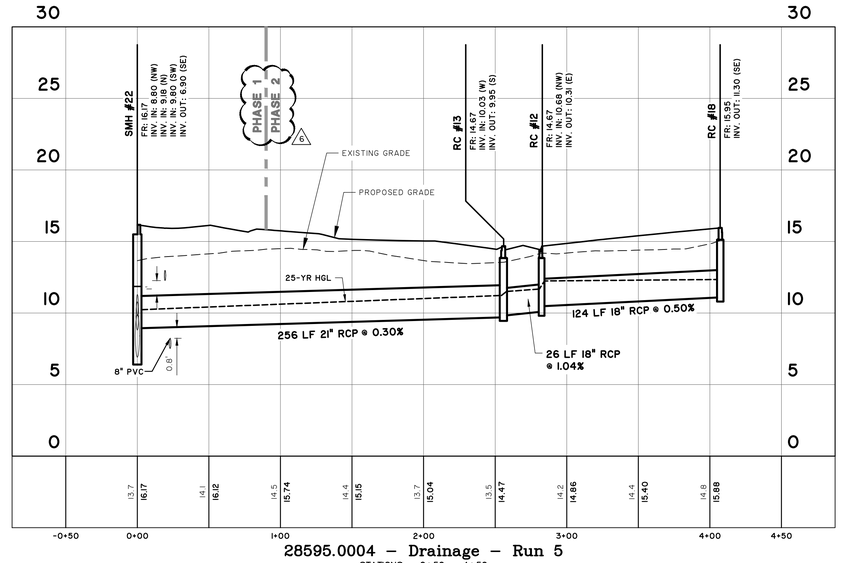
JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 40'

C3.6

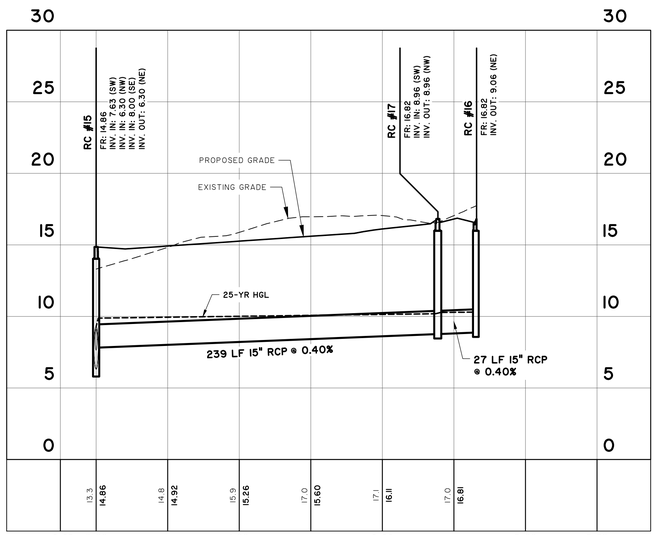
Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



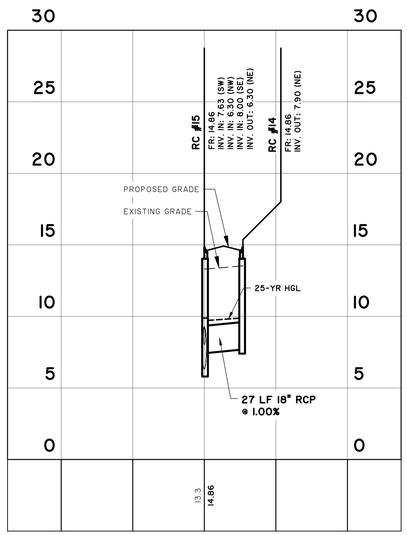
28595.0004 – Drainage – Run 4
STATIONS: −0+25 – 6+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



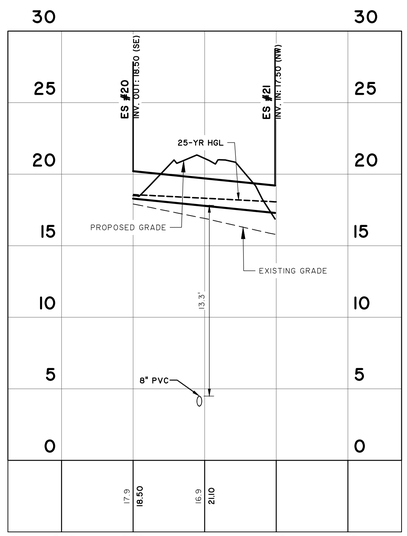
28595.0004 – Drainage – Run 5
STATIONS: −0+50 – 4+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28595.0004 – Drainage – Run 6
STATIONS: −0+25 – 3+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28595.0004 – Drainage – Run 7
STATIONS: −1+00 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28595.0004 – Drainage – Run 8
STATIONS: −0+50 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOSSER 29412023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS	JBJ	5/30/23

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SINGLE FAMILY RENTAL - PARCEL 4

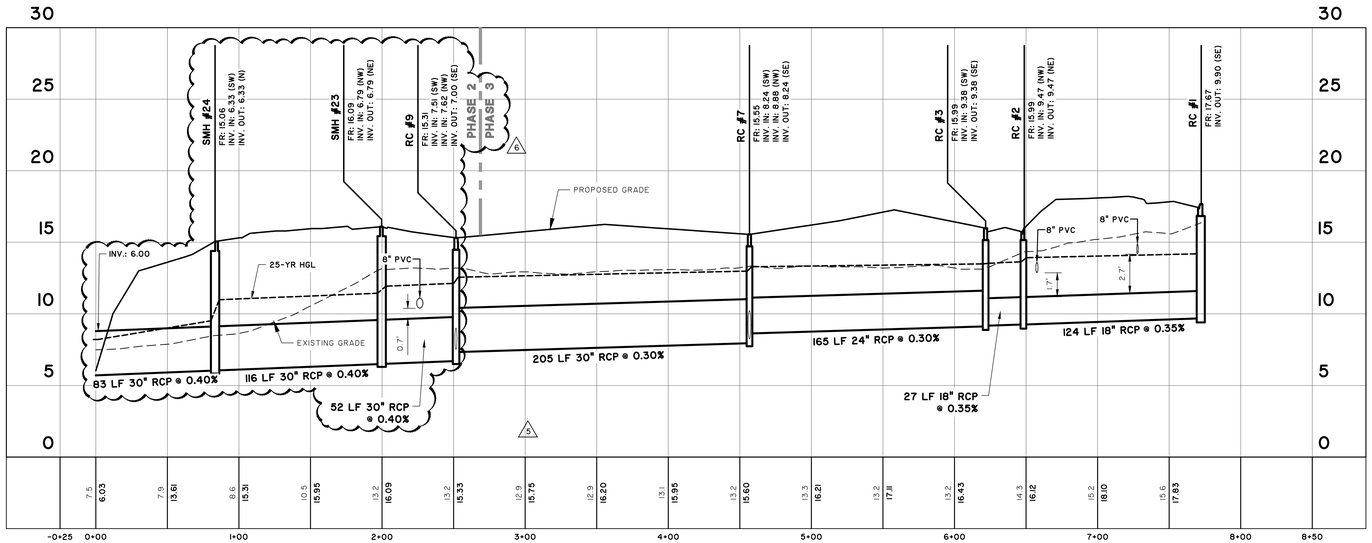
DRAINAGE PROFILES

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	AS NOTED

C3.7

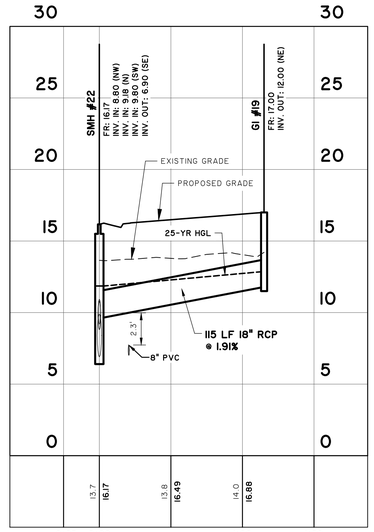
Attachment: Wentworth Grove Subdivision S-Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

J:\28595\28595.0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595.0004 - DR PROFILES - Mon, Jul 24, 2023 - 9:46 AM



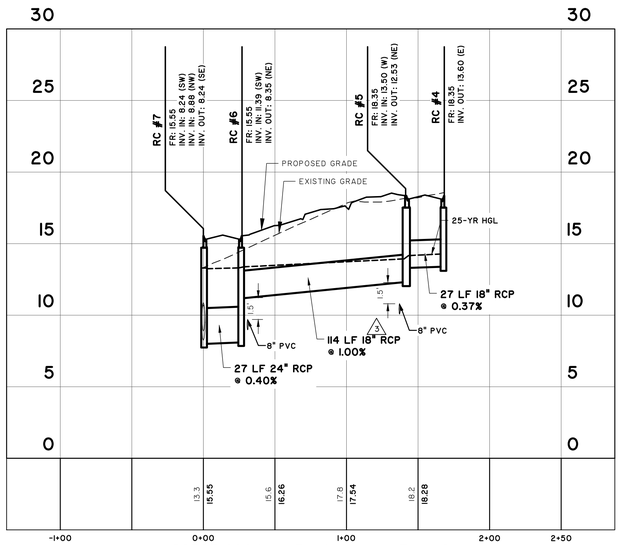
28595.0004 – Drainage – Run 1

STATIONS: −0+25 – 8+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



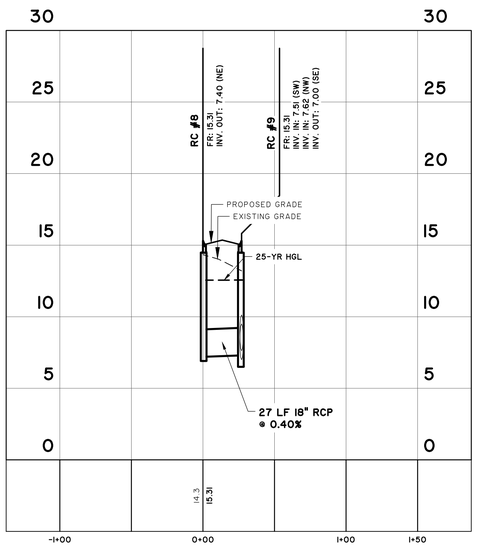
28595.0004 – Drainage – Run 10

STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



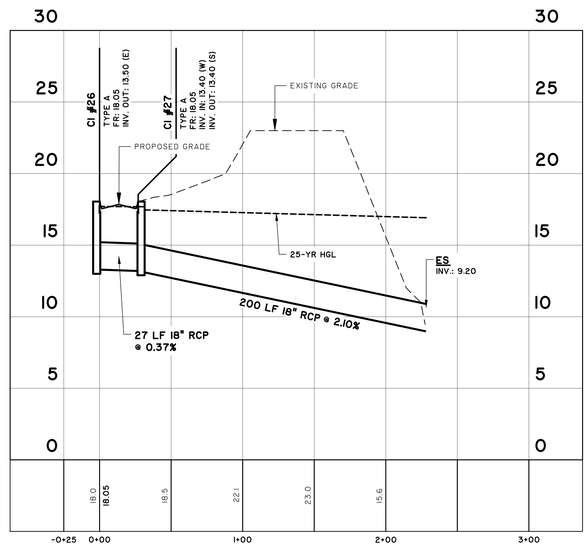
28595.0004 – Drainage – Run 2

STATIONS: −1+00 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28595.0004 – Drainage – Run 3

STATIONS: −1+00 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28595.0004 – Drainage – Run 9

STATIONS: −0+25 – 3+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOSS 9/1/2023

NO.	REVISIONS	BY	DATE
6	ADD PHASE LINES/LABELS AND UPDATE DRAINAGE	JBJ	5/30/23
5	ADJUST PIPE SLOPES FOR SEWER CROSSING	JBJ	5/5/23
3	PER T.R.-LONG REVIEW COMMENTS DATED 10/04/22	SGJ	10/05/22

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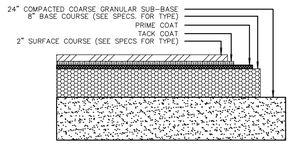
SINGLE FAMILY RENTAL - PARCEL 4

DRAINAGE PROFILES

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	AS NOTED

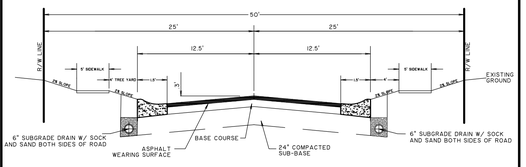
C3.8

Attachment: Wentworth Grove Subdivision S-SFR Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



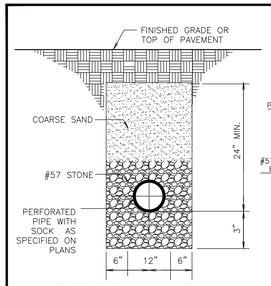
PAVEMENT SECTION
TYPICAL FOR NEIGHBORHOOD STREETS

NOT TO SCALE



TYPICAL SECTION
ROLL-OVER CURB
(TYPICAL FOR NEIGHBORHOOD STREETS)

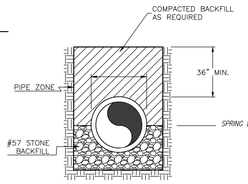
NOT TO SCALE



SUBGRADE DRAIN DETAIL

NOT TO SCALE

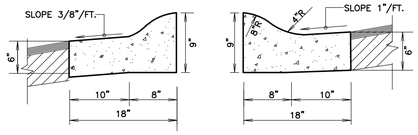
NOTES:
1. 6" PIPE SHALL BE ADS 6" DIA. PERFORATED TUBING OR APPROVED EQUIVALENT.
2. COARSE SAND BACKFILL SHALL BE USED.
3. MINIMUM GRADIENT FOR ALL SUBGRADE DRAIN SHALL BE 0.15%.



TYPICAL BEDDING DETAIL

NOT TO SCALE

NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.



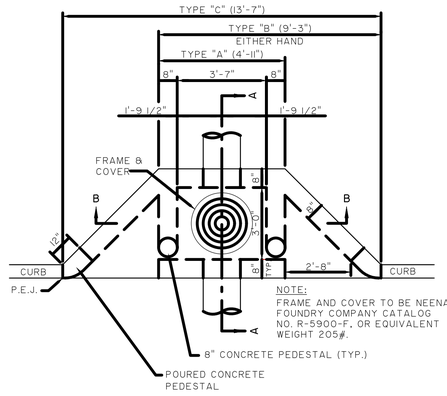
PITCH CURB

NORMAL CURB

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.
6. REFER TO CITY OF PORT WENTWORTH DETAIL: SD-10

18" ROLL-OVER CURB & GUTTER

NOT TO SCALE



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F, OR EQUIVALENT WEIGHT 205#.

PLAN OF CURB INLET

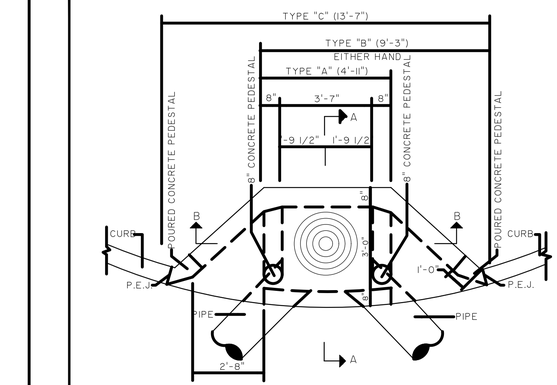
City of Port Wentworth

TECHNICAL DETAILS

SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#

PLAN OF CRUB INLET ON RADIUS

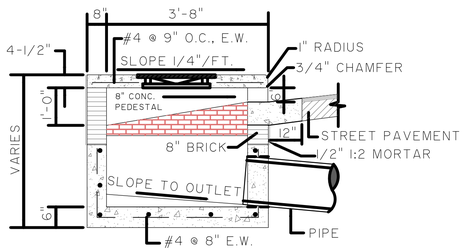
City of Port Wentworth

TECHNICAL DETAILS

SD-2

PREPARED BY 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

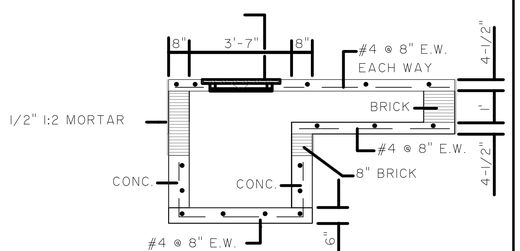
TECHNICAL DETAILS

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. JOHNSON 6/9/2023

NO.	REVISIONS	BY	DATE

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

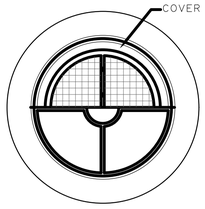
SINGLE FAMILY RENTAL - PARCEL 4

PAVING, GRADING & DRAINAGE DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C3.9

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



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

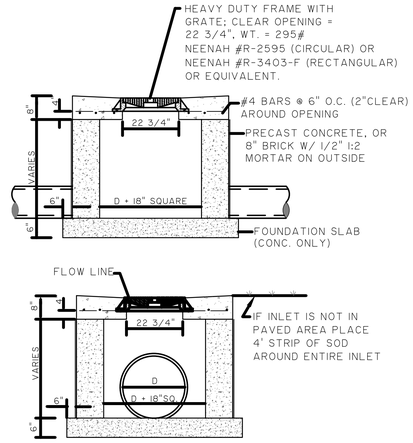
INLET FRAME & COVER

City of Port Wentworth
TECHNICAL DETAILS

SD-5

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



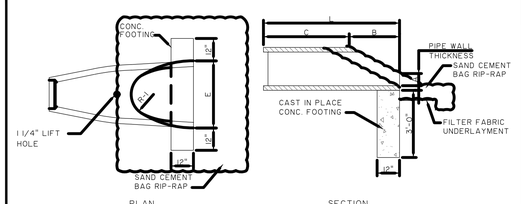
GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS

SD-8

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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						

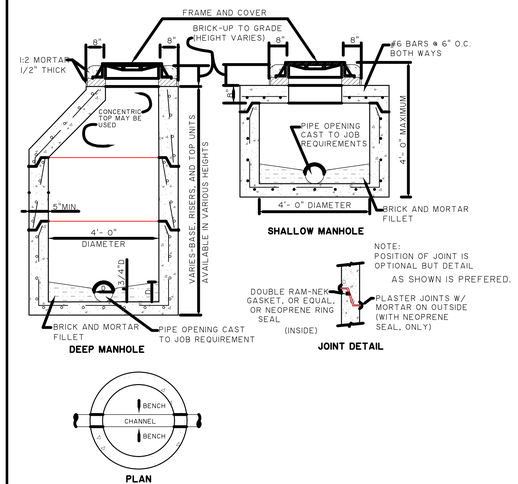
FLARED END SECTION

City of Port Wentworth
TECHNICAL DETAILS

SD-11

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



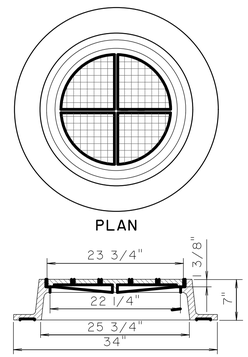
PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

SD-12

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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 STEVENSON & PALMER ENGINEERING, INC.

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

GEORGIA REGISTERED ENGINEER SCOTT K. STEVENSON 24723 PROFESSIONAL 8/9/2023

NO.	REVISIONS	BY	DATE

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

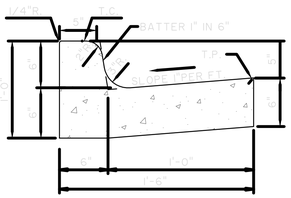
SINGLE FAMILY RENTAL - PARCEL 4

PAVING, GRADING & DRAINAGE DETAILS

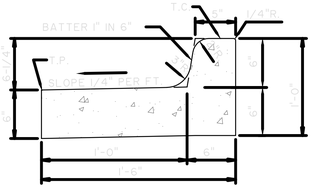
JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C3.10

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



NORMAL GUTTER



PITCHED GUTTER

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

18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS
P-3

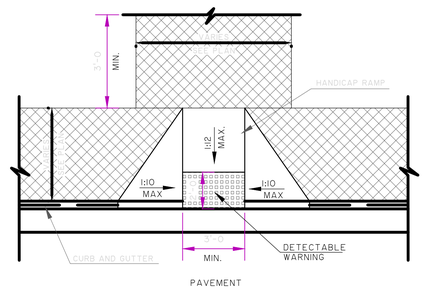
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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

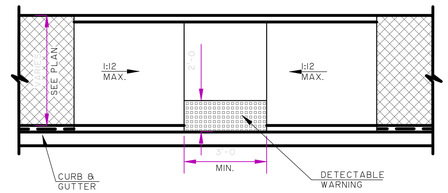
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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.

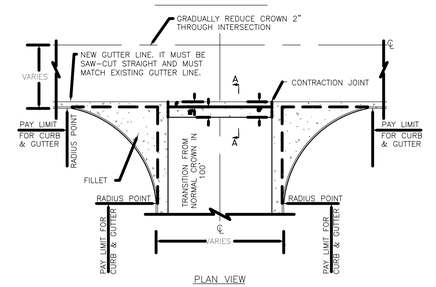


PAVEMENT

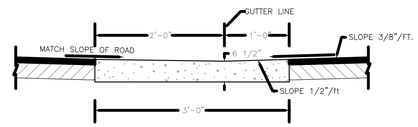
HANDICAP RAMP TYPE "B"

City of Port Wentworth
TECHNICAL DETAILS
P-5

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



PLAN VIEW



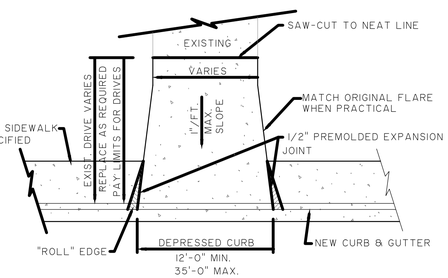
SECTION A – A

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

CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P-7

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



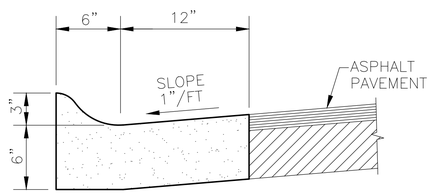
PLAN VIEW

NOTE:
1. % OF THE SLOPE FROM DRIVE TO STREET
2. DRIVEWAY THICKNESS SHALL BE 6" FIBER REINFORCED CONCRETE.

DRIVEWAY

City of Port Wentworth
TECHNICAL DETAILS
P-8

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



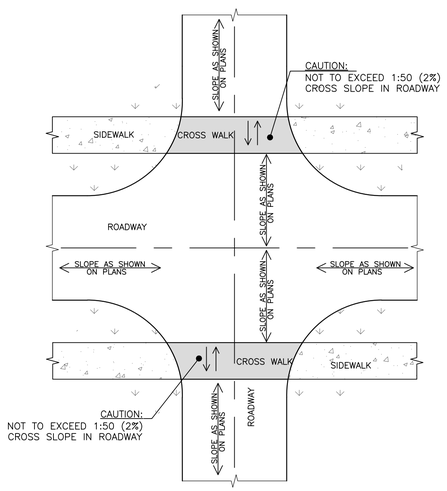
NOTE: FOR RESIDENTIAL USE ONLY

ROLL-OVER CURB

City of Port Wentworth
TECHNICAL DETAILS
P-11

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

NOTE:
ALL SIDEWALKS TO MEET ADA STANDARDS



ROAD GRADING AT PEDESTRIAN CROSSING ON ACCESSIBLE ROUTE

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MOSHIER 6/9/2023

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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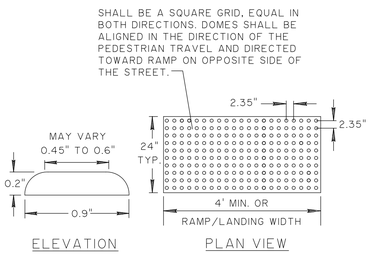
SINGLE FAMILY RENTAL - PARCEL 4

PAVING, GRADING & DRAINAGE DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

C3.11

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



NOTE:

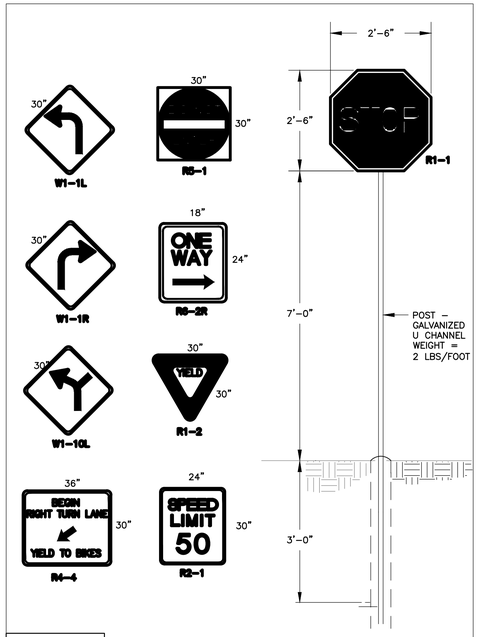
1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE

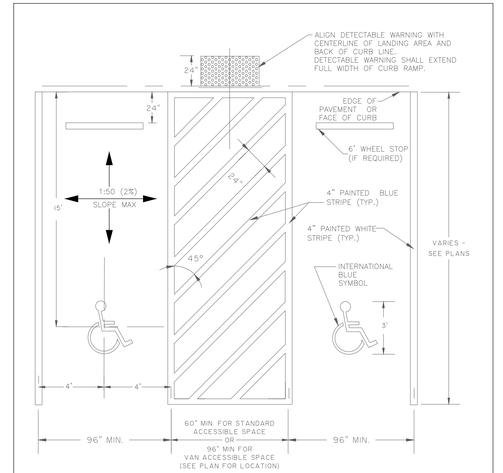
A2.1
FEB. 2009
THOMAS & HUTTON ENGINEERING CO.



ROAD SIGN DETAILS

NOT TO SCALE

T4
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.



NOTES:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.

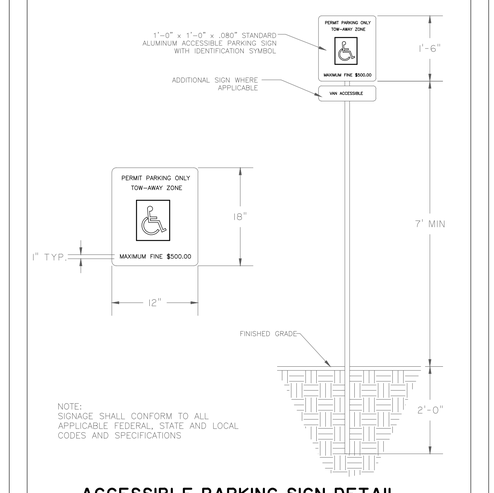
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.

3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE

A3.1
FEB. 2009
THOMAS & HUTTON ENGINEERING CO.

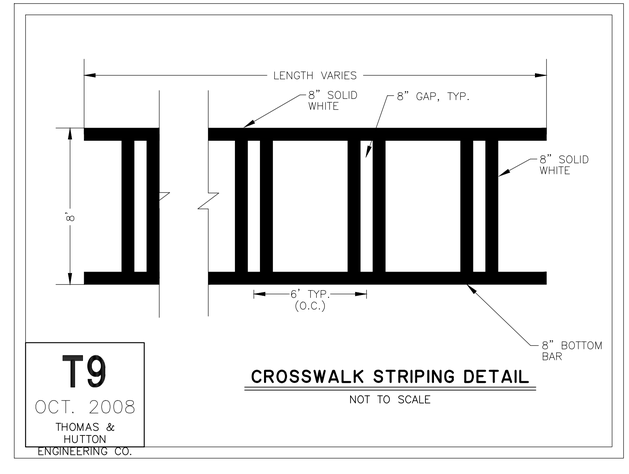


NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

A4.1
FEB. 2009
THOMAS & HUTTON ENGINEERING CO.



CROSSWALK STRIPING DETAIL

NOT TO SCALE

T9
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. THOMAS 6/9/2023

NO.	REVISIONS	BY	DATE

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

PAVING, GRADING & DRAINAGE DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
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REVIEWED:	SKM
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C3.12

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595\28595.0004\STRUCTURAL\DRAWINGS\CONSTRUCTION PLANS\28595.0004 - FIG-07.DWG - May 5, 2023 - 9:48 AM

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NOVARE SINGLE FAMILY RENTAL DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: PIN: 7-0906-04-024 PORT WENTWORTH, GEORGIA 31407
DATE ON PLANS: 5/5/2023 REVISED DATE: MAY 5, 2023
NAME & EMAIL OF PERSON FILLING OUT CHECKLIST: BARRY JENKINS / jenkins.b@tandh.com

ATTACHED | YES — 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED).

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

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

PLEASE FIND ON EACH SHEET OF THE ESPC PLANS, THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR SCOTT K. MONSON, PE.

EC0.1 | YES — 3. LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE GAEPD DISTRICT OFFICE. IF GAEPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPs LISTED IN APPENDIX 1 OF THIS CHECK LIST AND THE GAEPD APPROVAL LETTER. * (A COPY OF THE THE WRITTEN APPROVAL BY GAEPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED.

TOTAL AREA OF DISTURBANCE WILL NOT EXCEED 50 ACRES AT ANY TIME.

EC0.1 | YES — 4. THE NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS.

THOMAS AND HUTTON ENGINEERING COMPANY
50 PARK OF COMMERCE WAY
SAVANNAH, GEORGIA 31405
CONTACT: SCOTT K. MONSON, P.E.
OFFICE PHONE (912) 721-4132
MOBILE PHONE (912) 665-2935

EC0.1 | YES — 5. PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER OF PRIMARY PERMITTEE.

ATT: TODD ANDERSEN, SENIOR VP DEVELOPMENT <Tandersen@novoregroup.com>
PORT WENTWORTH SFR, LLC
1545 PEACHTREE ST. SUITE 260
ATLANTA, GEORGIA 30309
(404) 961-9888

EC0.1 | YES — 6. NOTE TOTAL AND DISTURBED ACREAGES OF THE PROJECT OR PHASE UNDER CONSTRUCTION.

TOTAL PARCEL ACREAGE IS 33.3 ACRES.
TOTAL DISTURBED ACREAGE FOR THE PROJECT IS 23.6 ACRES.

EC0.1 | YES — 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES.

CONSTRUCTION EXIT IS LOCATED AT:
LAT: 32.2059
LONG: -81.1990

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

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

EC0.1 | YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS.

THE SUBJECT PROPERTY IS 33.3 ACRES OF UNDEVELOPED LAND. THE MAJORITY OF WHICH IS WOODED WITH NATIVE SPECIES. ELEVATIONS RANGE FROM 16 TO 21 NAVD. THE CONSTRUCTION ACTIVITY (23.6 AC.) AT THE SITE WILL ONLY INVOLVE MASS CLEARING, GRADING, AND STABILIZATION FOR A FUTURE SINGLE FAMILY DEVELOPMENT.

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

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

EC0.1;1.3 | YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED.

THE RECEIVING WATERS FOR THE PROJECT IS BLACK CREEK BY THE WAY OF DIRECT DISCHARGE.

EC0.1 | YES — 12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 19 OF THE PERMIT.

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

SCOTT K. MONSON, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000012466
EXPIRATION DATE: 6/22/2024

EC0.1 | YES — 13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 19 OF THE PERMIT.

I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

SCOTT K. MONSON, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000012466
EXPIRATION DATE: 6/22/2024

EC0.1 | YES — 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION, IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT.*

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # _____

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

EC0.1 | YES — 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

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

EC0.1 | YES — 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.

THERE WILL BE NO BUFFER ENCROACHMENTS AS PART OF THE PROJECT.

EC0.1 | YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."*

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

EC0.1 | YES — 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.*

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

EC0.1 | YES — 19. CLEARLY NOTE THE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

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

EC0.1 | YES — 20. CLEARLY NOTE THE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

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

EC0.1 | YES — 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

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

N/A — 22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN 8IOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX I LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.*

THERE ARE NO DISCHARGES INTO AN IMPAIRED STREAM SEGMENT OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS ANY PORTION OF A 8IOTA IMPAIRED STREAM SEGMENT.

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

A TMDL IMPLEMENTATION PLAN HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT IDENTIFIED IN ITEM 22 ABOVE. DEVELOPMENT OF THE SITE DOES NOT INCLUDE ACTIVITY CONTRIBUTING TO STREAM IMPAIRMENT. SITE DEVELOPMENT IS CONSISTENT WITH TMDL SITE IMPLEMENTATION PLAN.

N/A — 24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.*

CONCRETE WASHOUT NOT NEEDED FOR THIS PHASE OF PROJECT.

EC0.1 | YES — 25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.

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

SPILL CLEANUP AND CONTROL PRACTICES

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

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

EC0.1 | YES — 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.*

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE POND DISCHARGES IS RIP-RAP. THE PONDS INCLUDE WIDE DISCHARGE POINTS OR WEIRS (25' WIDE)TO HELP SPREAD THE FLOW OVER A LARGE AREA AND TO DECREASE VELOCITIES. THE LARGEST VELOCITY DISCHARGING FROM THE PONDS IS JUST OVER 5 FT/S. IN ADDITION, THE SITES CLOSE PROXIMITY TO LITTLE HEARST BRANCH PREVENTS ADDITIONAL SEDIMENT FROM BEING CARRIED OFFSITE. RIP-RAP IS INSTALLED ON ALL OUTFALL LOCATIONS. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

EC0.1 | YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.*

THE PLAN MUST CONTAIN A DESCRIPTION OF MEASURES, SUCH AS PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

EC0.1 | YES — 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES.*

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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

CONCRETE TRUCK WASHING- CONCRETE WASHOUT SHALL OCCUR ONLY IN THE WASH PAD VICINITY DELINEATED IN THE PLANS.

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

EC0.2 | YES — 29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION).

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 5/8/2023

GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC NOTES

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

EC0.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
11. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1	2	3
PERIMETER BMPS			
SITE CLEARING			
TEMPORARY GRASSING			
SITE GRADING			
PERMANENT GRASSING			
FINAL STABILIZATION/ BMP REMOVAL			
BMP MAINTENANCE			

ECO.2 | YES 30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE.*

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

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

2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

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

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

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

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

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

SCOTT K. MONSON, PE
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

ECO.2 | YES 31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS.*

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

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND, (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

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

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

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

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

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 3 STORM WATER SAMPLING LOCATIONS. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR 100001, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

I. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS(S).

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

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

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

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

A. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY

I. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

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

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

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

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

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

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

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

REPORTING

I. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

EPD OFFICE:
COASTAL DISTRICT - BRUNSWICK
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DR.
BRUNSWICK, GA 31523
(912)264-7284

ECO.2 | YES 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT.*

RETENTION OF RECORDS

I. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

- COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
- A COPY OF THE ESSPC PLAN REQUIRED IN PERMIT No. GAR 100001.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100001.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100001.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100001.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100001.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100001.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR100001. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER SCOTT K. MONSON 9/6/2023
GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC NOTES

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

ECO.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

ECO.3 | YES — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.*

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-00I.

ECO.3 | YES — 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.*

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR IOOOOI. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 25.8 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

Appendix B
Nephelometric Turbidty Unit (NTU) Table
Worm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.0+	50	50	50	50	50	100	200	100

EC1.1-1.3 | YES — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.*

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

ECO.3 | YES — 36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (I) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. **FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE.***

INITIAL PHASE - THE INITIAL PHASE OF THE ESⒶPC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT, SILT FENCE AND TEMPORARY SEDIMENT TRAP. TYPE NS Ⓐ S SILT FENCE WILL BE USED. DITCHES TO BE MAINTAINED DURING SITE CLEARING. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY.

INTERMEDIATE PHASE - THE INTERMEDIATE PHASE WILL INCLUDE GRADING AND DRAINAGE. BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE AND TEMPORARY SEDIMENT TRAP. DUST CONTROL, MULCHING, AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY.

FINAL PHASE - THE FINAL GRADING AND REMOVAL OF TEMPORARY SEDIMENT TRAP. DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. PERMANENT SEEDING WILL BE IMPLEMENTED FOR SITE STABILIZATION. ONCE THE SITE IS STABILIZED, ALL TEMPORARY BMP'S ARE TO BE REMOVED.

ALL | YES — 37. GRAPHIC SCALE AND NORTH ARROW.
GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

EC2.1-2.3 | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

MAP SCALE	GROUND SLOPE	CONTOUR INTERVALS, FT.
I INCH = IOO FT OR LARGER SCALE	FLAT 0-2%	0.5 OR I
	ROLLING 2-8%	I OR 2
	STEEP 8%+	2, 5 OR IO

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF I' ARE SHOWN ON EACH PLAN SHEET. ONSITE ELEVATIONS ARE BASED ON NAVD 88 DATUM.

N/A — 39. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 29)
NOT APPLICABLE FOR THIS PROJECT.

N/A — 40. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION Ⓐ SEDIMENT CONTROL IN GEORGIA 2016 EDITION.
NOT APPLICABLE FOR THIS PROJECT.

ECO.1-0.3 | YES — 41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.2.e PG 27)
WETLAND BUFFER DELINEATED.

N/A | YES — 42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.
WETLANDS DELINEATED.

ALL | YES — 43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE.

THEY ARE INCLUDED IN AN EXHIBIT AS PART OF THE ATTACHED STORM WATER REPORT.

ATTACHED | YES — 44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH THE PRE- AND POST-DEVELOPMENT CONDITIONS.*
PLEASE FIND ATTACHED WITH THIS PLAN A HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPED CONDITIONS ENTITLED STORMWATER REPORT.

ECO.3 | YES — 45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED.
RUNOFF COEFFICIENT; PRE-CONSTRUCTION CN = 65
POST-CONSTRUCTION CN = 79

EC2.1-3.1 | YES — 46. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

THE STORMWATER DISCHARGE POINTS ARE INDICATED ON THE PLANS.

ECO.3 | YES — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS LISTED HERE ARE DELINEATED ON THE EROSION CONTROL SHEETS.
Cc-Cape Fear, Oj-Ocilla, Ok-Ogeechee, and Pn-Pooler.

EC1.1-1.3 | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

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

ECO.3 | YES — 49. PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN.

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.

THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING SILT FENCE AND PERMANENT DETENTION PONDS AS TEMPORARY SEDIMENT TRAPS.

REQUIRED ON SITE SEDIMENT STORAGE = 22.6 AC x 67 CY/AC = 1,515 CY

POND NO.1 (MAX 5 ACRE DA)
1.22 AC X 0.5' DEPTH = 984 CY

POND NO.2 (MAX 5 ACRE DA)
1.32 X 0.5' DEPTH = 1,065 CY

SILT FENCE 1 (260 LF @ 7.5 CF OF STORAGE/LF)
1,945 CF X 0.037 CY/CF = 72 CY

SILT FENCE 2 (750 LF @ 7.5 CF OF STORAGE/LF)
5,625 CF X 0.037 CY/CF = 208 CY

SILT FENCE 3 (600 LF @ 7.5 CF OF STORAGE/LF)
4,500 CF X 0.037 CY/CF = 167 CY

SILT FENCE 4 (540 LF @ 7.5 CF OF STORAGE/LF)
4,050 CF X 0.037 CY/CF = 150 CY

984 CY + 1,065 CY + 72 CY + 208 CY + 167 CY + 150 CY= 2,646 CY
2,646 CY EXCEEDS THE REQUIRED STORAGE OF 1,515 CY

EC1.1-1.3 | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

EC5.1-5.2 | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

EC1.1-1.3 | YES — 52. PROVIDE VEGETATIVE PLAN. NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

EFFECTIVE JANUARY 1, 2022

LAND DISTURBING ACTIVITIES PLAN

GENERAL DESIGN PRINCIPLES
FOR AN EROSION, SEDIMENTATION AND POLLUTION CONTROL PROGRAM TO BE EFFECTIVE, IT IS IMPERATIVE THAT PROVISIONS FOR SEDIMENT CONTROL MEASURES BE MADE IN THE PLANNING STAGE. THESE PLANNED MEASURES WHEN CONSCIENTIOUSLY AND EXPEDITIOUSLY APPLIED DURING CONSTRUCTION, WILL RESULT IN ORDERLY DEVELOPMENT WITHOUT ADVERSE ENVIRONMENTAL DEGRADATION. THE FOLLOWING KEY PRINCIPALS SHALL BE UTILIZED, TO THE MAXIMUM EXTENT POSSIBLE, IN ALL PLANNING.

I. FIT THE ACTIVITY TO THE TOPOGRAPHY AND SOILS.

DETAILED PLANNING SHOULD BE EMPLOYED TO ASSURE THE ROADWAYS, BUILDINGS AND OTHER PERMANENT FEATURES OF THE ACTIVITY CONFORM TO THE NATURAL CHARACTERISTICS OF THE SITE. LARGE GRADED AREAS SHOULD BE LOCATED ON THE MOST LEVEL PORTION OF THE SITE. AREAS SUBJECT TO FLOODING SHOULD BE AVOIDED. AREAS OF STEEP SLOPES, ERODIBLE SOILS, AND SOILS WITH SEVERE LIMITATIONS FOR THE INTENDED USES SHOULD NOT BE UTILIZED WITHOUT OVERCOMING THE LIMITATIONS THROUGH SOUND ENGINEERING PRACTICES. EROSION CONTROL, DEVELOPMENT AND MAINTENANCE COSTS CAN BE MINIMIZED IF A SITE IS SELECTED FOR A SPECIFIC ACTIVITY.

2. DISTURBED AREA AND DURATION OF EXPOSURE TO EROSION ELEMENTS SHOULD BE MINIMIZED.

CLEARING OF NATURAL VEGETATION SHOULD BE LIMITED TO ONLY THOSE AREAS OF THE SITE TO BE DEVELOPED AT A GIVEN TIME. NATURAL VEGETATION SHOULD BE RETAINED, PROTECTED AND SUPPLEMENTED WITH CONSTRUCTION SCHEDULING EMPLOYED TO LIMIT THE DURATION OF SOIL EXPOSURE.

3. STABILIZE DISTURBED AREAS IMMEDIATELY.

PERMANENT STRUCTURES, TEMPORARY OR PERMANENT VEGETATION, AND MULCH, OR A COMBINATION OF THESE MEASURES, SHOULD BE EMPLOYED AS QUICKLY AS POSSIBLE AFTER THE LAND IS DISTURBED. TEMPORARY VEGETATION AND MULCHES CAN BE MOST EFFECTIVE ON AREAS WHERE IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. THESE TEMPORARY MEASURES SHOULD BE EMPLOYED IMMEDIATELY AFTER ROUGH GRADING IS COMPLETED IF A DELAY IS ANTICIPATED ON OBTAINING FINISHED GRADE.

THE FINISHED SLOPE OF A CUT OR FILL SHOULD BE STABLE AND EASE OF MAINTENANCE CONSIDERED IN THE DESIGN. STABILIZE ALL ROADWAYS, PARKING AREAS, AND PAVED AREAS WITH THE GRAVEL SUB-BASE, TEMPORARY VEGETATION OR MULCH.

4. RETAIN OR ACCOMMODATE RUNOFF.

RUNOFF FROM THE DEVELOPMENT SHOULD BE SAFELY CONVEYED TO A STABLE OUTLET USING STORM DRAINS, DIVERSIONS, STABLE WATERWAYS OR SIMILAR CONSERVATION MEASURES. CONSIDERATION SHOULD ALSO BE GIVEN TO THE INSTALLATION OF STORM WATER RETENTION STRUCTURES TO PREVENT FLOODING AND DAMAGE TO DOWNSTREAM FACILITIES RESULTING FROM INCREASED RUNOFF FROM THE SITE. TEMPORARY OR PERMANENT FACILITIES FOR CONVEYANCE OF STORM WATER SHOULD BE DESIGNED TO WITHSTAND THE VELOCITIES OF PROJECTED PEAK DISCHARGES. THESE FACILITIES SHOULD BE IN OPERATION AS SOON AS POSSIBLE AFTER THE START OF CONSTRUCTION.

5. RETAIN SEDIMENT.

SEDIMENT BASINS, SEDIMENT BARRIERS AND RELATED STRUCTURES SHOULD BE INSTALLED TO FILTER OR TRAP SEDIMENT ON THE SITE TO BE DISTURBED. THE MOST EFFECTIVE METHOD OF CONTROLLING SEDIMENT, HOWEVER, IS TO CONTROL EROSION AT ITS SOURCE. SEDIMENT RETENTION STRUCTURES SHOULD BE PLANNED TO RETAIN SEDIMENT WHEN EROSION CONTROL METHODS ARE NOT PRACTICAL, ARE INSUFFICIENT, OR IN THE PROCESS OF BEING INSTALLED, OR HAVE FAILED DUE TO SOME UNFORESEEN FACTOR.

6. DO NOT ENCROACH UPON WATERCOURSES.

PERMANENT BUILDINGS SHOULD NOT BE SUBJECTED TO FLOODING, SEDIMENT DAMAGE OR EROSION HAZARDS. EARTH FILLS SHOULD NOT BE CONSTRUCTED IN FLOOD-PRONE AREAS SO AS TO ADVERSELY OBSTRUCT WATER FLOWS. WHEN IT IS NECESSARY TO SPAN A FLOOD PRONE AREA OR WATERCOURSE, BRIDGE OR CULVERT OPENINGS SHOULD BE SIZED TO PERMIT PASSAGE OF PEAK DISCHARGES WITHOUT CAUSING UNDUE RESTRICTIONS IN WATER FLOWS OR WITHOUT CREATING EXCESSIVE DOWNSTREAM VELOCITIES. USES OF FLOOD PRONE AREAS SHOULD BE LIMITED TO ACTIVITIES WHICH WOULD NOT SUFFER EXCESSIVE DAMAGES FROM FLOODING, SCOUR, AND SEDIMENT DAMAGES. TEMPORARY BRIDGES OR CULVERTS SHOULD BE EMPLOYED WHEN CONSTRUCTION EQUIPMENT IS REQUIRED TO CROSS NATURAL OR CONSTRUCTED CHANNELS.

STANDARDS AND SPECIFICATIONS

ALL DESIGNS WILL CONFORM TO AND WORK WILL BE PERFORMED IN ACCORDANCE WITH THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", ISSUED 2000 AND THE ATTACHED DETAILS.

MAINTENANCE PROGRAM

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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSIONS, FLOW LINES AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH 2-INCH STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS. RE-SEED AND MULCH AREAS WHERE SEEDLING EMERGENCE IS POOR OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS REPAIR THE SLOPE GRADE, RE-SEED AND RE-INSTALL MULCH. INSPECT RIP-RAP OUTLET STRUCTURES AFTER HEAVY RAINS TO DETERMINE IF ANY EROSION IN AND AROUND THE RIP-RAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. ORDERLY MODIFICATION ASSURES COORDINATION OF CONSTRUCTION AND EROSION CONTROL PRACTICES TO MINIMIZE EROSION AND SEDIMENTATION PROBLEMS. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE LOCAL SEDIMENT CONTROL AGENCY. SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

EROSION, SEDIMENTATION AND POLLUTION CONTROL STRUCTURAL PRACTICES

CONSTRUCTION EXIT

A STABILIZED STONE PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA. THE PURPOSE OF THIS MEASURE IS TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREAS BY MOTOR VEHICLES OR BY RUNOFF.

SEDIMENT BARRIER

TEMPORARY STRUCTURES TYPICALLY CONSTRUCTED OF SILT FENCE SUPPORTED BY STEEL OR WOOD POSTS. OTHER TYPES OF BARRIERS MAY INCLUDE SANDBAGS, STRAW BALES, BRUSH PILES AND OTHER FILTERING MATERIAL. THE PURPOSE OF THIS MEASURE IS TO PREVENT SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS BY SLOWING STORM WATER RUNOFF AND CAUSING THE DEPOSITION AT THE STRUCTURE.

VEGETATIVE MEASURES - TREE PROTECTION

TREE PROTECTION ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR EACH TREE PRESERVED ON THE SITE. THE MINIMUM TREE PROTECTION ZONE, EXCEPT FOR PALM-TYPE TREES, SHALL BE AN AREA CENTERED ON EACH TREE WITH A RADIUS IN FEET EQUAL TO THE TREE DIAMETER IN INCHES MEASURED AT BREAST HEIGHT. PALM-TYPE TREES SHALL HAVE A MINIMUM TREE PROTECTION ZONE DIAMETER EQUAL TO THE DIAMETER OF THE LEAF CROWN. THE MINIMUM TREE PROTECTION DEVICE SHALL BE A FENCE CONSTRUCTED AT AND AROUND THE PERIMETER OF THE TREE PROTECTION ZONE AND CONSTRUCTED OF 2"X4"X6'-0" POSTS WITH ONE 2"X4"X12'-0" RAIL NAILED TO THE TOP OF EACH ADJACENT POST. THE MINIMUM RAIL HEIGHT SHALL BE FOUR (4) FEET. PREFABRICATED, REUSABLE FENCING MATERIALS MAY BE USED UPON APPROVAL BY THE CITY OF SAVANNAH.
TREE PROTECTION SHALL BEGIN AT THE START OF CONSTRUCTION AND AS ENCOUNTERED DURING THE CLEARING PROCESS AND SHALL REMAIN UNTIL FINAL INSPECTION OF THE CLEARING HAS BEEN SUCCESSFULLY COMPLETED. BROKEN OR DISLODGE TREE PROTECTION DEVICES SHALL BE IMMEDIATELY REPAIRED. NO VEHICLES SHALL BE PARKED, CONSTRUCTION MATERIALS STORED OR SUBSTANCES SPILLED, DISPOSED OF OR PLACED WITHIN THE TREE PROTECTION ZONES AT ANY TIME.

SMALLER TREES SHALL BE REMOVED FIRST TO ALLOW LARGER TREES TO BE FELLED WITH GREATER CARE. TREES ARE TO BE FELLED IN A DIRECTION AWAY FROM TREES THAT ARE TO REMAIN. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED SO AS TO PREVENT DAMAGE BY FALLING TREES TO OTHER TREES, FOLIAGE AND PLANT MATERIAL LEFT STANDING; TO EXISTING STRUCTURES AND INSTALLATIONS AND THOSE UNDER CONSTRUCTION; TO PROPERTY EXISTING OUTSIDE THE AREAS TO BE CLEARED AND SO AS TO PROVIDE FOR THE SAFETY OF EMPLOYEES AND OTHERS. ALL STUMP HOLES MUST BE FILLED USING CLEAN FILL DIRT PLACED IN ONE-FOOT LIFTS AND ADEQUATELY COMPACTED.

TREES DESIGNATED TO REMAIN STANDING WITHIN THE CLEARED AREAS SHALL BE TRIMMED OF DEAD BRANCHES I-1/2" IN DIAMETER OR GREATER. LIMBS AND BRANCHES TO BE TRIMMED SHALL BE NEATLY CUT CLOSE TO THE TRUNK OF THE TREE OR MAIN BRANCH. CUTS OF MORE THAN I-1/2" IN DIAMETER MADE THUSLY SHALL BE PAINTED WITH AN APPROVED TREE WOUND PAINT MANUFACTURED FOR THIS SPECIFIC PURPOSE. IN THE CASE OF IMPORTANT, LARGE TREES WHERE A SMALL AMOUNT OF CAVITY WORK WOULD PROLONG THE LIFE OF THE TREE, SUCH WORK SHALL BE DONE. THE SERVICES OF A QUALIFIED TREE SURGEON ARE RECOMMENDED FOR THIS PROCEDURE.

ALL CLEARED MATERIAL SHALL BE REMOVED FROM THE SITE OR BURNED. DISPOSAL BY BURNING MAY ONLY BE DONE WITH THE APPROVAL OF CHATHAM COUNTY. MATERIAL DISPOSED OF BY BURNING SHALL BE BURNED IN A MANNER THAT WILL AVOID ALL HAZARDS SUCH AS DAMAGE TO EXISTING STRUCTURES, CONSTRUCTION IN PROGRESS, TREES TO BE PRESERVED AND EXISTING VEGETATION.

DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDINGS

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST-GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS. THE PURPOSE OF THIS MEASURE IS:
- REDUCTION OF EROSION, SEDIMENT AND RUNOFF DAMAGES TO DOWNSTREAM RESOURCES
- IMPROVEMENT OF WILDLIFE HABITATS
- IMPROVED AESTHETICS
- PROTECTION OF SOIL SURFACES FROM EROSION
- IMPROVED TILTH AND ADDITIONAL ORGANIC MATTER FOR PERMANENT PLANTINGS

DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION

PLANTING PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. THE PURPOSE OF THIS MEASURE IS SOIL STABILIZATION, DAMAGE REDUCTION FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND IMPROVEMENT OF WILDLIFE HABITAT AND VISUAL RESOURCES.

TEMPORARY AND PERMANENT VEGETATIVE PRACTICE SHALL BE AS FOLLOWS:

SEED SPECIES	APPLICATION/ACRE	PLANTING DATE
BERMUDA (HULLED) (PERMANENT)	IO LBS./ACRE	MARCH I - SEPT. I
BERMUDA (UNHULLED) ABRUZZI RYE (TEMPORARY)	IO LBS./ACRE 50 LBS./ACRE	SEPT. I - MARCH I

FERTILIZER SHALL BE APPLIED AT A RATE OF 1,500 LBS. PER ACRE.
LIME SHALL BE APPLIED AT A RATE OF 1,500 LBS. PER ACRE.
MULCHING SHALL BE SPREAD AT A RATE OF 2.0 TONS PER ACRE.

WEEKLY INSPECTION OF THE GRASS COVER SHALL BE PERFORMED TO IDENTIFY AREAS REQUIRING RE-ESTABLISHMENT OF GRASS.

DUST CONTROL ON DISTURBED AREAS

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THIS MEASURE IS REDUCTION OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY OR MAY BE HARMFUL TO ANIMAL OR PLANT LIFE.

GENERAL NOTES

1. THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT No. IOOOOI. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSIONS IN THIS PLAN.
2. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 TO COORDINATE MARKING OF EXISTING UTILITY LINES A MAXIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR SHALL FLUSH ALL INLETS AND PIPES AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. CLEANING AND FLUSHING OF EXISTING AND PROPOSED INLETS AND PIPES SHALL BE CONSIDERED PART OF THE PIPE COST FOR THE PROJECT. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE EXPOSED AREAS AND DURATION OF EXPOSURE. WHEN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECASTS.
4. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. THE CONTRACTOR SHALL BE FAMILIAR WITH THE "NARRATIVE DESCRIPTION OF DISTURBING ACTIVITIES" REPORT THAT ACCOMPANIES THIS PROJECT AND HAVE A CLEAR UNDERSTANDING OF THE CONCEPTS, APPLICATIONS, STANDARDS AND SPECIFICATIONS OF THE BEST MANAGEMENT PRACTICES LISTED IN SAID DOCUMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AN INDEFINITE LENGTH OF TIME. ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.
5. THE DATA AND ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED BY DRAWINGS, NOTES OR IN ANY OTHER FASHION IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS AND HUTTON OR THE OWNER IN ANY WAY.
6. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE THE SITE AND PROVIDE NECESSARY TEMPORARY DRAINA

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
LIMIT OF DISTURBANCE	LOD

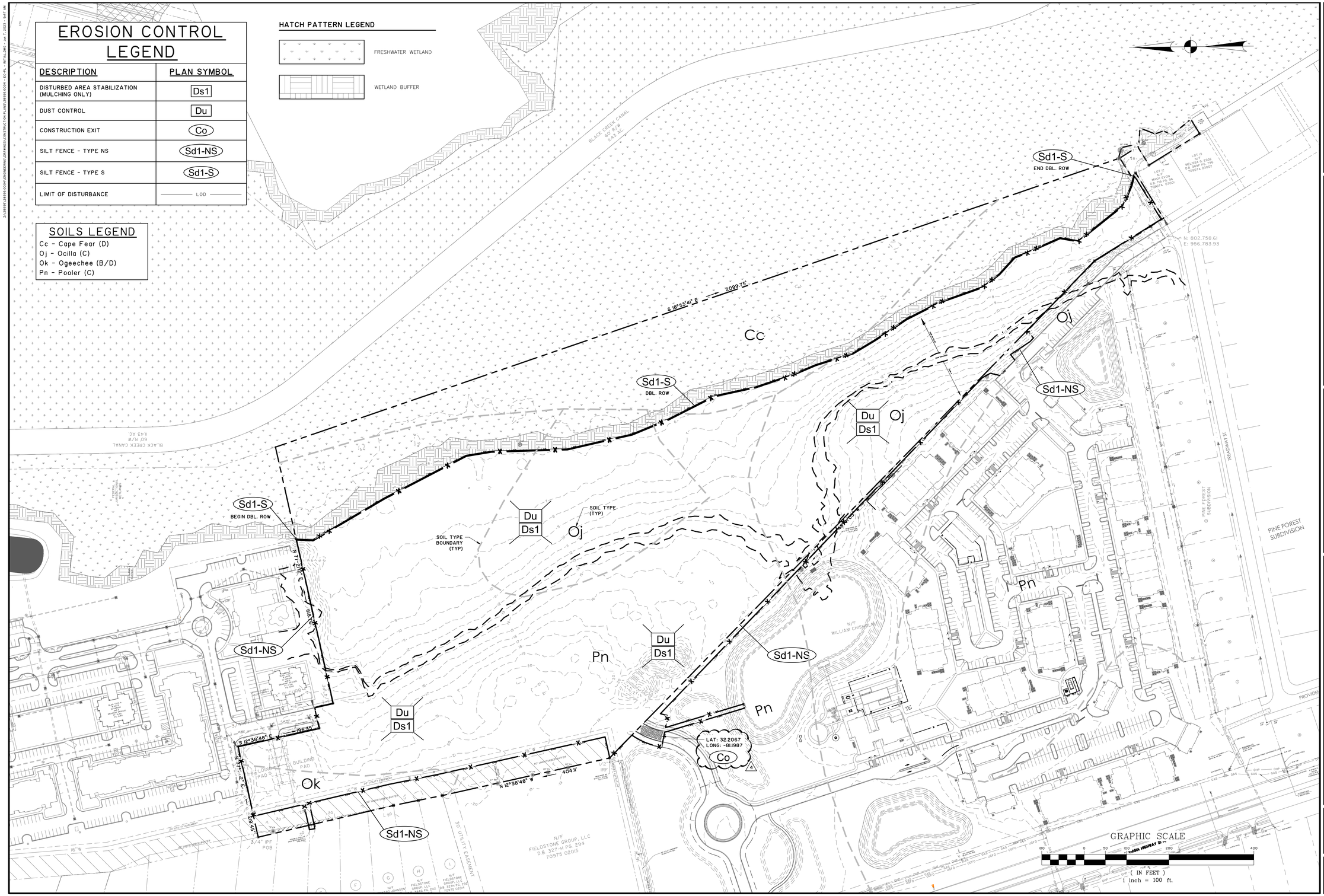
SOILS LEGEND

Cc - Cape Fear (D)
Oj - Ocilla (C)
Ok - Ogeechee (B/D)
Pn - Pooler (C)

HATCH PATTERN LEGEND

FRESHWATER WETLAND

WETLAND BUFFER



GEORGIA
GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE
4	RELOCATE CO AND ADJUST LOD	JBJ	4/10/23

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC PLAN - INITIAL

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 100'

EC1.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

HATCH PATTERN LEGEND

FRESHWATER WETLAND

WETLAND BUFFER

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
TEMPORARY SEDIMENT TRAP	Sd4
LIMIT OF DISTURBANCE	LOD

SOILS LEGEND

Cc – Cape Fear (D)
Oj – Ocilla (C)
Ok – Ogeechee (B/D)
Pn – Pooler (C)

BLACK CREEK CANAL
60' R/W
±43 AC

FEDERAL WETLANDS

Sd1-S
END DBL. ROW

Sd1-S
Sd4 2

N: 802,758.61
E: 956,783.93

S 18°53'41" E
2099.75'

NPDES STORMWATER MONITORING STATION NO.1

Cc

Sd1-S
DBL. ROW

Sd1-S
Sd4 1

DRY DETENTION POND NO.2

St

Oj

Du
Ds2

Sd2-P

Sd1-NS

NPDES STORMWATER MONITORING STATION NO.2

Sd1-S
BEGIN DBL. ROW

N 77°21'21" E
69.39'

DRY DETENTION POND NO.1

Sd4

SOIL TYPE BOUNDARY (TYP)

SOIL TYPE (TYP)

Pn

Sd2-F

Sd1-NS
Sd4 4

Sd1-NS

Sd2-P

Du
Ds2

Sd1-NS

St

Pn

LAT: 32.2067
LONG: -81.1987

Co

Sd2-P

Ok

S 12°38'48" E
196.39'

N 77°21'21" E
269.05'

3/4" IPF
POB

N 12°38'48" W
404.11'

Sd1-NS
Sd4 3

Sd1-NS

30' UTILITY EASEMENT

N/F
FIELDSTONE GROUP, LLC
D.B. 327-H PG. 294
70975 0205

N/F
WILLIAM CHISHOLM

PINE FOREST SUBDIVISION

TREADWAY ST

PROVIDENCE RD

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
SCOTT K. MOSS
6/21/2023

GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE
4	RELOCATE CO, ST AND ADJUST LOD	JBJ	4/10/23
1	REVISED PER EPD COMMENTS	SGJ	8/22/22

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50 Park of Commerce Way
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www.thomasandhutton.com

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC PLAN - INTERMEDIATE

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 100'

EC2.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

HATCH PATTERN LEGEND

FRESHWATER WETLAND

WETLAND BUFFER

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
TEMPORARY SEDIMENT TRAP	Sd4
LIMIT OF DISTURBANCE	

SOILS LEGEND

Cc – Cape Fear (D)
Oj – Ocilla (C)
Ok – Ogeechee (B/D)
Pn – Pooler (C)

BLACK CREEK CANAL
60' R/W
1143 AC

S 18°53'41" E 2099.75'

NPDES STORMWATER MONITORING STATION NO.1

NPDES STORMWATER MONITORING STATION NO.2

DRY DETENTION POND NO.1

DRY DETENTION POND NO.2

Sd1-S END DBL. ROW

Sd1-S DBL. ROW

Sd1-S BEGIN DBL. ROW

Sd1-NS

Sd2-P

Sd2-F

Sd4

St

Du

Ds3

Co

Cc

Oj

Ok

Pn

N: 802,758.61
E: 956,783.93

LAT: 32.2067
LONG: -81.1987

SOIL TYPE BOUNDARY (TYP)

N 77°21'12" E 668.79'

S 12°38'48" E 86.39'

N 77°21'12" W 215.42'

N 12°38'48" W 404.11'

3/4" IPF
POB

1/2" IRF

5/8" RBF

"X" IN CURB

N/F FIELDSTONE GROUP, LLC D.B. 327-H PG. 294 70975 0205

N/F WILLIAM CHISHOLM

ESTATE OF JOHN B

30' UTILITY EASEMENT

PINE FOREST SUBDIVISION

BROADWAY ST

OGEECHEE RD

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GEORGIA
SCOTT K. MOSS
10/12/2023
GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE
4	RELOCATE CO, ST AND ADJUST L.OD	JBJ	4/10/23

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC PLAN - FINAL

JOB NO:	J-28595.0004
DATE:	5/30/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 100'

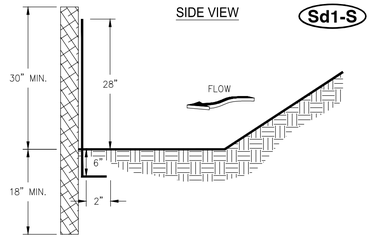
EC3.1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

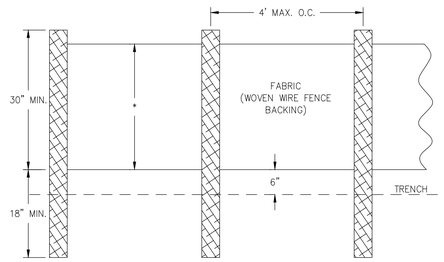
SILT FENCE - TYPE SENSITIVE

SIDE VIEW

Sd1-S



FRONT VIEW

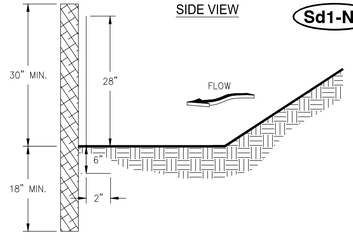


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

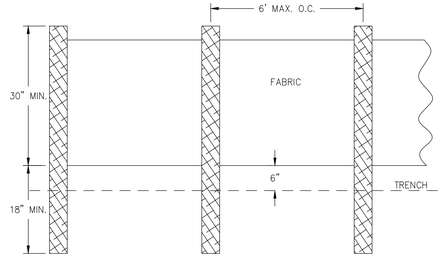
SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW

Sd1-NS



FRONT VIEW



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

Du

DUST CONTROL ON DISTURBED AREAS

DEFINITION

Controlling surface and air movement of dust on land-disturbing activities.



PURPOSE

- Prevent the movement of dust from exposed soil surfaces.
- Prevent the movement of airborne substances that may be harmful to health.

INSTALLATION

- Apply according to approved plan, if shown.
- Mulch disturbed areas and tackify with resins such as asphalt, Curasol or Tarratack according to manufacturer's recommendations.
- Stabilize disturbed areas with temporary or permanent vegetation.
- Irrigate disturbed areas until surface is wet.
- Cover surfaces with crushed stone or gravel.

32

Du

- Apply calcium chloride at a rate to keep surfaces moist.
- Apply spray-on adhesives to mineral soils (not muck soils) as described in Table 1.

Table 1. Spray-On Adhesive Application Requirements

Adhesive	Water Dilution	Nozzle Type	Application (Gal./Acre)
Anionic asphalt emulsion	7:1*	Coarse spray	1,200
Latex emulsion	12.5:1 *	Fine spray	235
Resin-in-water emulsion	4:1*	Fine spray	300

*Use manufacturer's recommendations when available.

Du

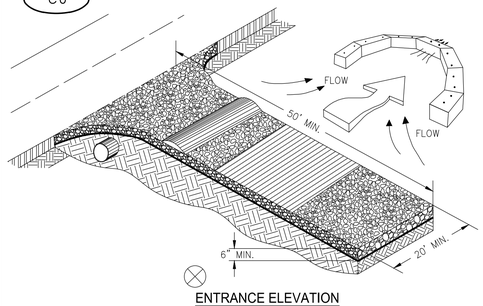
DUST CONTROL

NOT TO SCALE

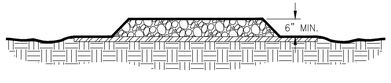
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

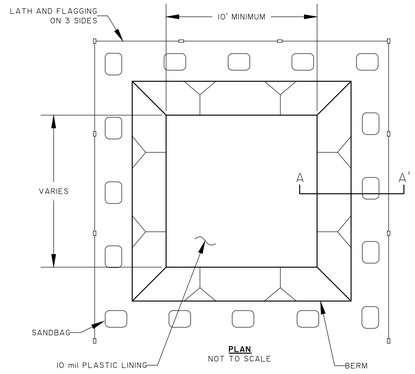
Co



ENTRANCE ELEVATION

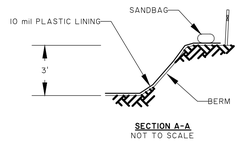


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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.



PLAN
NOT TO SCALE

TYPE "BELOW GRADE"



SECTION A-A
NOT TO SCALE

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE * RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu. 40 lbs. 3 bu.	10 lbs. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SERICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
FEBUARY	LESPEDEZA, ANNUAL * LOVEGRASS, WEEPING * RYE * RYEGRASS, ANNUAL	40 lbs. 4 lbs. 3 bu. 40 lbs.	10 lbs. 2 lbs. .5 bu. -	* BAHIA, PENSACOLA CENTIPEDE, SOD LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. - - 2 lbs.
MARCH	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING * RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 4 lbs. 40 lbs. 60 lbs.	10 lbs. 2 lbs. - -	BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
APRIL	LOVEGRASS, WEEPING MILLET, BROWNTOP * MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
JUNE	* LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA * BERMUDA, UNHULLED * LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	40 lbs. 50 lbs. 60 lbs.	10 lbs. - -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	- -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY * OATS * RYE RYEGRASS, ANNUAL * WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
OCTOBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
NOVEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
DECEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -

NOTES

ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
PERMANENT GRASSING SHOWN ON THIS TABLE IS FOR DISTURBED AREAS NOT SHOWN ON LANDSCAPE PLAN.
** INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE*
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

GEORGIA
REGISTERED
SCOTT K. MOORE
PROFESSIONAL ENGINEER
9/6/2023

GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000002466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE

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NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

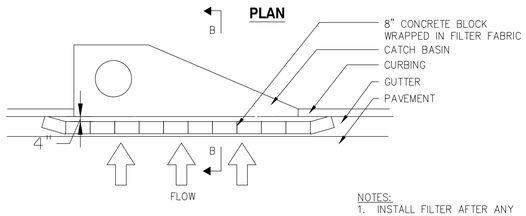
ESPC DETAILS

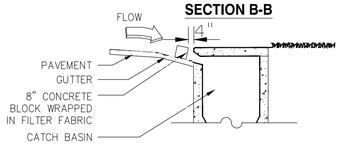
JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

EC4.1

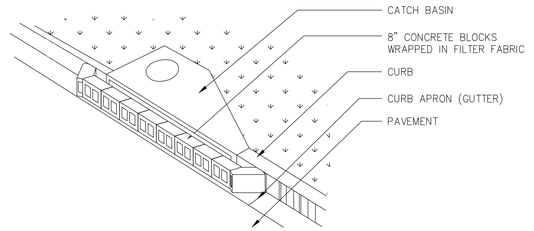
Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Z:\28595\28595.0004\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595.0004 - EC-ST.DWG - May 5, 2023 - 9:50 AM





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.

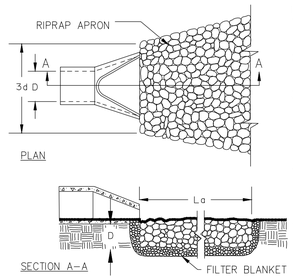


CURB INLET FILTER "PIGS IN BLANKET"
CURB INLET PROTECTION

Sd2-P

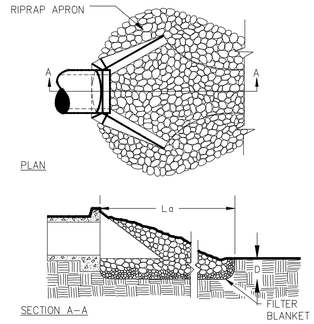
NOT TO SCALE

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.
5. La = 10'
   W1 = 4'
   W2 = 12'
   d50 = 3.6"
   dMAX = 5.4"
   D = 8.1"

PIPE OUTLET TO WELL DEFINED CHANNEL



RIPRAP OUTLET PROTECTION

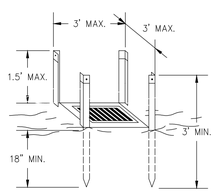
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NOT TO SCALE

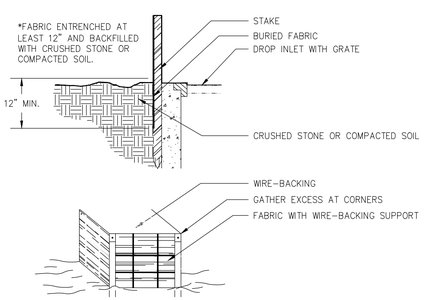
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

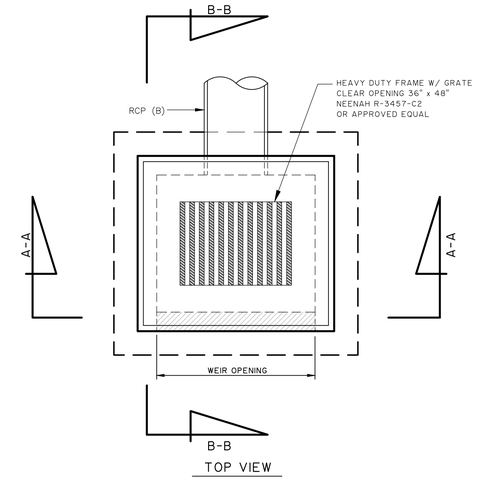
Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION

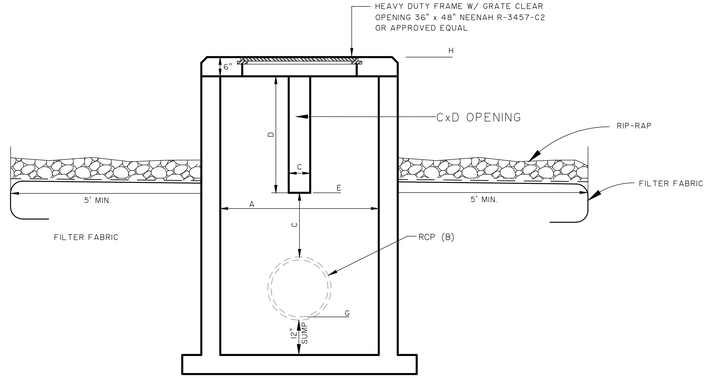


NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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





TOP VIEW



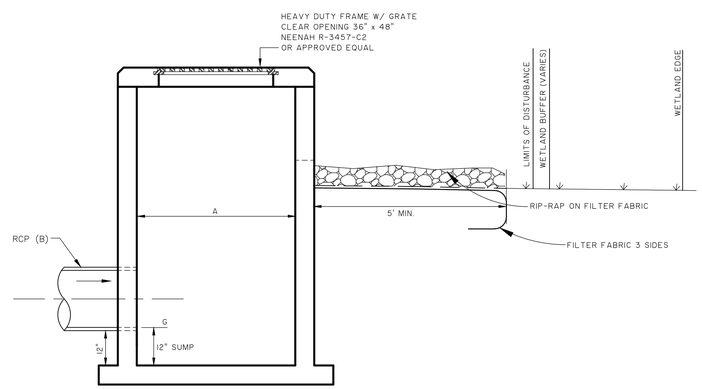
SECTION A-A

NOT TO SCALE

CONTROL STRUCTURE DIMENSIONS							
CS	A (MIN.)	B	C	D	E (EL)	G (EL)	H
CS	48"	18"ø	6"	24"	8.0	6.0	10.5

BUBBLER STRUCTURE DETAIL
(TYP. – SEE TABLE)

NOT TO SCALE



SECTION B-B

NOT TO SCALE

GEORGIA REGISTERED SCOTT K. MOORE 3/6/2023 PROFESSIONAL ENGINEER

GSWCC LEVEL 1,2
DESIGN PROFESSIONAL
CERTIFICATION #
0000012466
EXPIRES : 6/22/2024

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

NOVARE GROUP - PORT WENTWORTH SFR, LLC
PORT WENTWORTH, GEORGIA

SINGLE FAMILY RENTAL - PARCEL 4

ESPC DETAILS

JOB NO:	J-28595.0004
DATE:	5/5/2023
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 1'

EC4.2

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-SFR Site Plan. (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

THOMAS & HUTTON

STORMWATER MANAGEMENT REPOR
FOR

NOVARE SINGLE-FAMIL
PORT WENTWORTH, GEORGIA

PREPARED FOR
NGI ACQUISITIONS, LLC

J–28595.000

MAY, 202



thomasandhutton.com

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Pre Development Drainage Exhibit EX1

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

SECTION 1 - SUMMARY OF RESULTS

TABLE 1 Summary of Results – Peak Runoff										
	Peak Runoff (cfs)									
Outfall	2-yr		5-yr		10-yr		25-yr		50-yr	
	Pre-	Post-	Pre-	Post-	Pre-	Post-	Pre-	Post-	Pre-	Post-
Outfall 1	33.21	13.26	45.93	18.54	57.68	23.37	68.44	27.52	79.15	31.33

See the Pre- and Post- Development Drainage Exhibits at the end of this report for the location of the outfall from the project site.

TABLE 2 Summary of Results – Ponds									
Lagoon	Pond Bottom		Top of Bank		Peak Pond Stage (ft)				
	Elevation (ft)	Area (Ac.)	Elevation (ft)	Area (Ac.)	2-yr	5-yr	10-yr	25-yr	50-yr
01	6.0	1.32	10.0	1.60	7.61	7.93	8.28	8.61	8.96
02	6.0	1.22	10.0	1.60	7.40	7.76	8.15	8.51	8.86

* All elevations are in reference to the North Americian Vertical Datum of 1988 (NAVD88).

The proposed development, as shown in site development plans, does not increase flow rates for the design storm events or raise the stages within the system above acceptable limits.

SECTION 2 - PROJECT NARRATIVE

The Novare single-family residential development is a proposed 22.6-acre, single-family site located east of Georgia Highway 21 and North of I-95 in Port Wentworth, Georgia. The subject site is located on parcel 7-0906-04-024 within the PRIP zoning district. NGI Acquisitions proposes the development of 106 single-family units, a Clubhouse and storm water detention ponds.

The development will include the construction of a stormwater management system to detain stormwater for the design storm events. A total of two dry ponds are proposed for this project. A system of grate and curb inlets will convey stormwater from developed areas to proposed detention ponds before they will be discharged via a storm water control structure into the wetland system located to the west of the project.

Existing conditions on this site consist of mostly wooded vegetation and non-jurisdictional wetlands. The existing elevations on the subject property range from elevation 6 to 24 NAVD88. The soils onsite are mostly Pooler soils (Pn) and Ocilla Compex (Oj), consisting of hydrologic soil groups C/D & B/D respectively. Approximately half of the site lies primarily in FEMA Special Flood Hazard Area (SFHA) zone X (unshaded) and The other half of the site lies in zone AE, as shown on Chatham County, Georgia Flood Insurance Rate Map (FIRM) 4505C0475D, effective October 18, 2019.

SECTION 3 - PURPOSE

The purposes of this report are:

- To define the existing basins and sub basins for the project.
- To determine the pre-development runoff rates.

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- To document major drainage infrastructure such as road crossings, drainage connectors, ponds and outfalls are adequate for proposed development within the drainage basin.
- To document compliance with regulatory requirements of the State of Georgia and City of Port Wentworth summarized as follows:

Georgia EPD

- Sediment shall be prevented from leaving the site during construction.

City of Port Wentworth

- Post-development peak runoff rates shall be detained to pre-development peak runoff rates for the 2, 5, 10, 25 and 50-year, 24-hour storm events.
- Aquatic Protection – 24-hour extended detention of the 1-year, 24-hour storm event.
- Water Quality shall be maintained by providing Best Management Practices (BMP) on the site.
- Sediment shall be prevented from leaving the site during construction.

SECTION 4 - PRE-DEVELOPMENT DRAINAGE SYSTEM

Elevations within the project area range from elevation 24 adjacent to Highway 21 and elevation 9 in the southeast corner of the property (NAVD 1988 Datum). A majority of the site drains to the east-southeast into adjacent wetlands before ultimately discharging to Black Creek and the Savannah River. The pre-development drainage basins were delineated utilizing 2010 Chatham County LiDAR data and a topographic survey by Thomas & Hutton dated August 19, 2021. A hydrologic model was created to obtain pre-development flows. The results can be found in Appendix A.

SECTION 5 - POST-DEVELOPMENT DRAINAGE SYSTEM

The stormwater collection system consists of inlets and pipes routed to proposed stormwater ponds for treatment prior to release from the site. A total of two ponds will be constructed to attenuate stormwater runoff from the proposed development and to provide water quality treatment as required by GA EPD. On-site BMPs will be used throughout construction to prevent sediment transport from the site.

The post-development sub-basins were delineated utilizing 2010 Chatham County LiDAR data, survey data by Thomas & Hutton dated August 19, 2021 and the site development plans in conjunction with the proposed pipe networks and site grading for the project. The post-development model results can be found in Appendix B.

Stormwater runoff from developed areas will be conveyed to proposed detention ponds through a closed conduit drainage system consisting of grate and curb inlets . Outfall control structures are proposed in each stormwater detention pond to maintain normal water levels and attinuate peak runoff rates to their pre-development levels at each outfall for the design storm events.

SECTION 6 - TAILWATER CONDITION

Based on observations of the topography in the adjeacent wetland system that will be the ultimate outfall for this project, maximum elevations were approximately 6.18. 6.18 was chosen as the starting point of the wetland system for our model.

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SECTION 7 - STORMWATER QUANTITY METHODOLOGY

The existing and proposed conditions were analyzed using the Storm and Sanitary Analysis (SSA) program developed by Autodesk. The program is used to model rainfall and stormwater runoff and to perform hydraulic routing through the storm drainage system (including existing and proposed storage/detention features such as wetlands, ponds, and lakes).

SSA is an advanced and comprehensive modeling program used to analyze and design drainage systems, stormwater sewers, and sanitary sewers. The software can simultaneously model complex hydrology, hydraulics, and water quality based on Storm Water Management Model (SWMM) methodologies. For the Novare single-family assessment, the hydrology was simulated using the NRCS (SCS) TR-55 methodology. The hydraulics were simulated utilizing hydrodynamic routing, which accounts for backwater effects, flow reversal, surcharging, and interconnected ponds.

The SSA graphical user interface (GUI) allows for the input of hydrologic data for each drainage sub-basin. See Appendices A and B for the input variables including runoff curve number, rainfall distribution pattern, hydrograph peaking factor, and area of each drainage sub-basin. SSA calculates flow at each time step based on a unit hydrograph. Peak flows at each time step are then added together through an aggregation process to form a composite runoff hydrograph for each outfall/discharge point. The individual hydrographs are generated based on a dimensionless unit hydrograph and user- specified sub-basin properties.

The model's hydraulic input data consists of a system of nodes and links. Nodes represent locations where flows enter or exit the system, pipe or channel characteristics change, or where stage/storage/time relationships are provided. Links represent traditional types of hydraulic conveyance such as pipes, channels, control structures, weirs, etc. The sizes, inverts, lengths, and Manning "n" values for all pipes connecting the ponds are input into the model. In addition to pipe information, all pond stage-area relationships and the respective control structure parameters are input into the model.

Runoff hydrographs for each drainage area are combined with the hydraulic parameters to dynamically model the hydraulic interactions of the entire drainage system. The models are used to establish peak discharge rates to the outfall and to establish pond stages to assess compliance with regulations and design guidelines.

SECTION 8 - HYDROLOGY

- SCS Unit Hydrograph Method is used.
- Amount of rainfall for each storm frequency is determined based on NOAA Atlas 14. The following design storms are used in the model simulations:

TABLE 3
Rainfall Amounts

Storm Event	Duration	Rainfall (inches)
1-year	24-hour Design Storm	3.7
2–year	24–hour Design Storm	4.3
5–year	24–hour Design Storm	5.4
10–year	24–hour Design Storm	6.4
25–year	24–hour Design Storm	7.4
50–year	24–hour Design Storm	9.2
100-year	24-hour Design Storm	10.6

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- SCS Type III Statistical Rainfall Distribution is used. This distribution pattern is determined by the Soil Conservation Service comparing regional rain–gage data.
- A 323 Hydrograph Peaking Factor is used. The 323 Factor is based on statistical analysis of actual rainfall and runoff data from the Southeastern United States, and is typical for coastal areas.
- The time of concentration for each pre- and post- development basin was calculated according to the procedures set forth in the Urban Hydrology for Small Watersheds (TR-55) (USDA-NRCS, 1986).

SECTION 9 - RUNOFF CALCULATIONS

Peak flow rates for each design storm are calculated by SSA based on drainage area, hydrologic and hydraulic parameters, and the following runoff parameters:

9.1 Curve Numbers

Curve numbers are generated according to procedures set forth in SCS Technical Release 55 (TR–55). The composite curve numbers for each drainage basin are calculated using soils information from the USGS Websoil Survey of Chatham County. Curve numbers were weighted based on the type and amount of soil within the basin. Curve number calculatons were performed in Win TR-55 for pre- and post-development basins.

9.2 Time of Concentration

Time of concentration was calculated according to procedures set forth in SCS Hydrology Technical Note No. N4, as referenced in TR–55. The travel times (T_t) for overland flow, shallow concentrated flow, and channel flow are added together for the drainage basin to get the total time of concentration T_c.

- Overland Flow
  The equation for overland flow travel time is as follows:

$$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

Where: n = Manning's friction factor
L = slope length (ft)
S = Slope (ft/ft)
P_2 = 24–hour precipitation (inches)

The travel time as calculated in the above equation in hours.

- Shallow Concentrated Flow
  The equation for shallow concentrated flow travel time is as follows:

$$T_t = \frac{L}{60v} \text{ (min)}$$

Where: L = length (ft)
v = velocity (ft/sec)

- Channel and Pipe Flow
  The equation for channel flow travel time is as follows:

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$T_t = \frac{L}{60v}$ (min) Where: L = length of channel (ft)
v = velocity (ft/sec)

The velocity is determined using Manning's equation:

$v = (1.49/n)r^{2/3}S^{1/2}$ Where: r = hydraulic radius (ft) = A_x/P
A_x = cross–sectional area (sf)
P = wetted perimeter (ft)
S = slope (ft/ft)

For channel and pipe flow travel times, a velocity of 2 ft/sec was used in both the pre- and post-development calculations.

Travel times for each sub–basin were then added together to determine the time of concentration for each drainage area. Win TR-55 was used to calculate the time of concentration for the pre- and post-development drainage basins, and can be found in Appendix E.

SECTION 10 - COASTAL STORMWATER SUPPLEMENT

The stormwater runoff volume generated by the first 1.2" of rainfall is called the runoff reduction storm event (RRv), in Section 4.4.1 of the latest edition of the CSS to the GSMM. The RRv shall be captured on-site to the maximum extent practical. A stormwater management system is presumed to comply with these criteria if, according to the following criteria:

1. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the CSS to the GSMM and the LDM; and,

2. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the CSS to the GSMM, to the maximum extent practical.

For the Novare Multifamily development, downspot disconnections, undistrubed pervious areas, and grass channels are proposed to provide the required runoff reduction volume to the maximum extent practical. Additionally, proposed extended detention storm water ponds are proposed to provide water quality treatment.

SECTION 11 - CONCLUSIONS

The proposed project was evaluated by Thomas & Hutton using the methods identified in this report. Based on the results of this evaluation:

- The post–developed runoff is released at less than pre–developed rates for the 2, 5, 10, 25 and 50 Year, 24–hour design storms.
- Proposed stormwater ponds do not stage above acceptable limits for the design storm events.
- The required runoff reduction volume has been achieved to the maximum extent practical.
- The required water quality treatment volume has been provided.

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

TABLE 4 Summary of Results – Peak Runoff										
Peak Runoff (cfs)										
Outfall	*2-yr*		*5-yr*		*10-yr*		*25-yr*		*50-yr*	
	Pre-	*Post-*	*Pre-*	*Post-*	*Pre-*	*Post-*	*Pre-*	*Post-*	*Pre-*	*Post-*
Outfall 1	33.21	13.26	45.93	18.54	57.68	23.37	68.44	27.52	79.15	31.33

TABLE 5 Summary of Results – Ponds									
Lagoon	Pond Bottom		Top of Bank		Peak Pond Stage (ft)				
	Elevation (ft)	Area (Ac.)	Elevation (ft)	Area (Ac.)	*2-yr*	*5-yr*	*10-yr*	*25-yr*	*50-yr*
01	6.0	1.32	10.0	1.60	7.61	7.93	8.28	8.61	8.96
02	6.0	1.22	10.0	1.60	7.40	7.76	8.15	8.51	8.86

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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STORMWATER MANAGEMENT REPO

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Appendix

SSA PRE DEVELOPMENT MODEL INPUT AND OUTPUT RESU

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Pre-Development
002-Year

Project Description

File Name	28595.0004 - Pre Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	1
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	1
Channels	1
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pre-Basin	23.02	323.00	82.00	4.70	2.81	64.73	33.38	0 00:35:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
2	Out-01	Outfall	6.18	17.18	7.18	7.18	0.00	33.21	7.05					

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	DummyChannel	Channel	DummyJunction	Out-01	100.00	7.18	6.18	1.0000										

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Pre-Development
005-Year

Project Description

File Name ..... 28595.0004 - Pre Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	1
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	1
Channels	1
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pre-Basin	23.02	323.00	82.00	5.90	3.90	89.66	46.09	0 00:35:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	DummyJunction	Junction	7.18	17.18	7.18	7.18	0.00	45.94	8.37	0.00	8.81	0 00:00	0.00	0.00
2	Out-01	Outfall	6.18					45.93	7.25					

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	DummyChannel	Channel	DummyJunction	Out-01	100.00	7.18	6.18	1.0000	120.000	0.0320	45.93	1036.23	0.04	4.07	1.13	0.11	0.00	

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Pre-Development
010-Year

Project Description

File Name ..... 28595.0004 - Pre Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	1
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	1
Channels	1
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pre-Basin	23.02	323.00	82.00	7.00	4.92	113.17	57.85	0 00:35:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	DummyJunction	Junction	7.18	17.18	7.18	7.18	0.00	57.69	8.57	0.00	8.61	0 00:00	0.00	0.00
2	Out-01	Outfall	6.18					57.68	7.42					

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	DummyChannel	Channel	DummyJunction	Out-01	100.00	7.18	6.18	1.0000	120.000	0.0320	57.68	1036.23	0.06	4.38	1.32	0.13	0.00	

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Pre-Development
025-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name	28595.0004 - Pre Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	1
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	1
Channels	1
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pre-Basin	23.02	323.00	82.00	8.00	5.86	134.90	68.55	0 00:35:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	DummyJunction	Junction	7.18	17.18	7.18	7.18	0.00	68.45	8.75	0.00	8.43	0 00:00	0.00	0.00
2	Out-01	Outfall	6.18					68.44	7.57					

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	DummyChannel	Channel	DummyJunction	Out-01	100.00	7.18	6.18	1.0000	120.000	0.0320	68.44	1036.23	0.07	4.62	1.48	0.15	0.00	

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Pre-Development
050-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Pre Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	1
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	1
Channels	1
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pre-Basin	23.02	323.00	82.00	9.00	6.81	156.86	79.30	0 00:35:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	DummyJunction	Junction	7.18	17.18	7.18	7.18	0.00	79.17	8.92	0.00	8.26	0 00:00	0.00	0.00
2	Out-01	Outfall	6.18					79.15	7.71					

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	DummyChannel	Channel	DummyJunction	Out-01	100.00	7.18	6.18	1.0000	120.000	0.0320	79.15	1036.23	0.08	4.84	1.63	0.16	0.00	

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

THOMAS & HUTTON

STORMWATER MANAGEMENT REPO

PORT WENTWORTH, GEORG

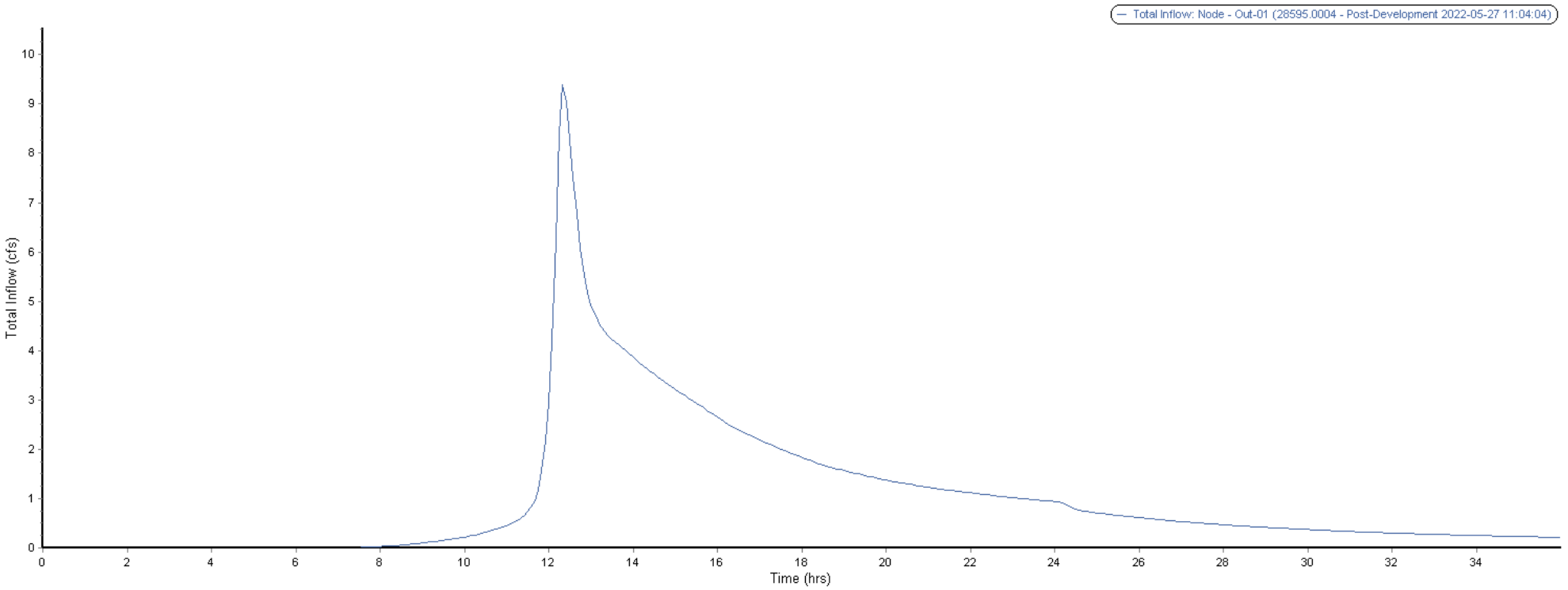
APPENDIX

SSA POST DEVELOPMENT MODEL INPUT AND OUTPUT RESU

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Post-Development
Aquatic Resource Protection 001-Year Drawdown


Total Inflow: Node - Out-01 (28595.0004 - Post-Development 2022-05-27 11:04:04)
Total Inflow (cfs)
Time (hrs)
0
1
2
3
4
5
6
7
8
9
10
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34

Post-Development
002-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Post-Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	3
Nodes	5
Junctions	2
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	5
Channels	1
Pipes	3
Pumps	0
Orifices	0
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	DA-Wetland	4.46	0.00	86.00	4.70	3.19	14.22	11.16	0 00:20:00
2	Post-Basin1	9.32	323.00	89.00	4.70	3.49	32.48	27.88	0 00:10:00
3	Post-Basin2	10.16	323.00	91.00	4.70	3.69	37.50	28.35	0 00:14:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	CS-01	Junction	6.00	10.50	6.00	10.50	1.00	4.31	7.21	0.00	3.29	0 00:00	0.00	0.00
2	Jun-02	Junction	6.18	10.50	6.18	10.50	1.00	4.31	6.49	0.00	4.01	0 00:00	0.00	0.00
3	Out-01	Outfall	6.18					13.26	6.27					
4	Stor-01	Storage Node	6.00	10.00	6.00		1.00	27.38	7.61				0.00	0.00
5	Stor-02	Storage Node	6.00	10.00	6.00		1.00	28.29	7.40				0.00	0.00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	Stor-01	Stor-02	232.00	7.00	7.00	0.0000	24.000	0.0130	0.77	0.47	1.65	1.44	0.46	0.23	0.00	> CAPACITY
2	Link-02	Pipe	CS-01	Jun-02	1.00	6.00	6.00	0.0000	18.000	0.0130	4.31	44.57	0.10	4.80	0.76	0.51	0.00	Calculated
3	Link-03	Pipe	Stor-02	CS-01	35.00	6.00	6.00	0.0000	18.000	0.0130	4.31	0.56	7.67	2.65	1.30	0.87	0.00	> CAPACITY
4	Link-04	Channel	Jun-02	Out-01	100.00	6.18	6.18	0.0000	6.000	0.0320	4.31	1.48	2.91	0.68	0.20	0.40	0.00	
5	Weir-01	Weir	CS-01	Jun-02		6.00	6.18				0.00							

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Post-Development
005-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Post-Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	3
Nodes	5
Junctions	2
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	5
Channels	1
Pipes	3
Pumps	0
Orifices	0
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	DA-Wetland	4.46	0.00	86.00	5.90	4.31	19.24	14.92	0 00:20:00
2	Post-Basin1	9.32	323.00	89.00	5.90	4.64	43.24	36.60	0 00:10:00
3	Post-Basin2	10.16	323.00	91.00	5.90	4.86	49.37	36.79	0 00:14:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	CS-01	Junction	6.00	10.50	6.00	10.50	1.00	6.09	7.46	0.00	3.04	0 00:00	0.00	0.00
2	Jun-02	Junction	6.18	10.50	6.18	10.50	1.00	6.09	6.55	0.00	3.95	0 00:00	0.00	0.00
3	Out-01	Outfall	6.18					18.54	6.29					
4	Stor-01	Storage Node	6.00	10.00	6.00		1.00	35.89	7.93				0.00	0.00
5	Stor-02	Storage Node	6.00	10.00	6.00		1.00	36.74	7.76				0.00	0.00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	Stor-01	Stor-02	232.00	7.00	7.00	0.0000	24.000	0.0130	2.09	0.47	4.44	1.93	0.82	0.41	0.00	> CAPACITY
2	Link-02	Pipe	CS-01	Jun-02	1.00	6.00	6.00	0.0000	18.000	0.0130	6.09	44.57	0.14	5.40	0.91	0.61	0.00	Calculated
3	Link-03	Pipe	Stor-02	CS-01	35.00	6.00	6.00	0.0000	18.000	0.0130	6.09	0.56	10.85	3.46	1.48	0.99	0.00	> CAPACITY
4	Link-04	Channel	Jun-02	Out-01	100.00	6.18	6.18	0.0000	6.000	0.0320	6.09	1.48	4.12	0.80	0.24	0.47	0.00	
5	Weir-01	Weir	CS-01	Jun-02		6.00	6.18				0.00							

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Post-Development
010-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Post-Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	3
Nodes	5
Junctions	2
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	5
Channels	1
Pipes	3
Pumps	0
Orifices	0
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	DA-Wetland	4.46	0.00	86.00	7.00	5.37	23.93	18.41	0 00:20:00
2	Post-Basin1	9.32	323.00	89.00	7.00	5.71	53.20	44.55	0 00:10:00
3	Post-Basin2	10.16	323.00	91.00	7.00	5.94	60.34	44.49	0 00:14:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	CS-01	Junction	6.00	10.50	6.00	10.50	1.00	7.27	7.72	0.00	2.78	0 00:00	0.00	0.00
2	Jun-02	Junction	6.18	10.50	6.18	10.50	1.00	7.27	6.58	0.00	3.92	0 00:00	0.00	0.00
3	Out-01	Outfall	6.18					23.37	6.30					
4	Stor-01	Storage Node	6.00	10.00	6.00		1.00	43.85	8.28				0.00	0.00
5	Stor-02	Storage Node	6.00	10.00	6.00		1.00	44.43	8.15				0.00	0.00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	Stor-01	Stor-02	232.00	7.00	7.00	0.0000	24.000	0.0130	3.21	0.47	6.83	1.94	1.21	0.60	0.00	> CAPACITY
2	Link-02	Pipe	CS-01	Jun-02	1.00	6.00	6.00	0.0000	18.000	0.0130	7.27	44.57	0.16	6.18	0.95	0.63	0.00	Calculated
3	Link-03	Pipe	Stor-02	CS-01	35.00	6.00	6.00	0.0000	18.000	0.0130	7.27	0.56	12.95	4.11	1.50	1.00	309.00	SURCHARGED
4	Link-04	Channel	Jun-02	Out-01	100.00	6.18	6.18	0.0000	6.000	0.0320	7.27	1.48	4.91	0.86	0.26	0.52	0.00	
5	Weir-01	Weir	CS-01	Jun-02		6.00	6.18				0.00							

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Post-Development
025-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Post-Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	3
Nodes	5
Junctions	2
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	5
Channels	1
Pipes	3
Pumps	0
Orifices	0
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	DA-Wetland	4.46	0.00	86.00	8.00	6.33	28.24	21.55	0 00:20:00
2	Post-Basin1	9.32	323.00	89.00	8.00	6.69	62.32	51.73	0 00:10:00
3	Post-Basin2	10.16	323.00	91.00	8.00	6.92	70.35	51.43	0 00:14:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	CS-01	Junction	6.00	10.50	6.00	10.50	1.00	8.26	7.96	0.00	2.54	0 00:00	0.00	0.00
2	Jun-02	Junction	6.18	10.50	6.18	10.50	1.00	8.26	6.60	0.00	3.90	0 00:00	0.00	0.00
3	Out-01	Outfall	6.18					27.52	6.31					
4	Stor-01	Storage Node	6.00	10.00	6.00		1.00	50.81	8.61				0.00	0.00
5	Stor-02	Storage Node	6.00	10.00	6.00		1.00	51.42	8.51				0.00	0.00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	Stor-01	Stor-02	232.00	7.00	7.00	0.0000	24.000	0.0130	3.83	0.47	8.16	1.93	1.56	0.78	0.00	> CAPACITY
2	Link-02	Pipe	CS-01	Jun-02	1.00	6.00	6.00	0.0000	18.000	0.0130	8.26	44.57	0.19	6.91	0.96	0.64	0.00	Calculated
3	Link-03	Pipe	Stor-02	CS-01	35.00	6.00	6.00	0.0000	18.000	0.0130	8.26	0.56	14.71	4.67	1.50	1.00	466.00	SURCHARGED
4	Link-04	Channel	Jun-02	Out-01	100.00	6.18	6.18	0.0000	6.000	0.0320	8.26	1.48	5.58	0.91	0.28	0.55	0.00	
5	Weir-01	Weir	CS-01	Jun-02		6.00	6.18				0.00							

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Post-Development
050-Year

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Project Description

File Name ..... 28595.0004 - Post-Development.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 18, 2022	00:00:00
End Analysis On	May 21, 2022	00:00:00
Start Reporting On	May 18, 2022	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	3
Nodes	5
Junctions	2
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	5
Channels	1
Pipes	3
Pumps	0
Orifices	0
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	DA-Wetland	4.46	0.00	86.00	9.00	7.30	32.58	24.66	0 00:20:00
2	Post-Basin1	9.32	323.00	89.00	9.00	7.67	71.48	58.92	0 00:10:00
3	Post-Basin2	10.16	323.00	91.00	9.00	7.91	80.40	58.39	0 00:14:00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	CS-01	Junction	6.00	10.50	6.00	10.50	1.00	9.30	8.15	0.00	2.35	0 00:00	0.00	0.00
2	Jun-02	Junction	6.18	10.50	6.18	10.50	1.00	9.30	6.62	0.00	3.88	0 00:00	0.00	0.00
3	Out-01	Outfall	6.18					31.33	6.32					
4	Stor-01	Storage Node	6.00	10.00	6.00		1.00	57.51	8.96				0.00	0.00
5	Stor-02	Storage Node	6.00	10.00	6.00		1.00	59.30	8.86				0.00	0.00

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	Stor-01	Stor-02	232.00	7.00	7.00	0.0000	24.000	0.0130	4.38	0.47	9.32	1.92	1.91	0.95	0.00	> CAPACITY
2	Link-02	Pipe	CS-01	Jun-02	1.00	6.00	6.00	0.0000	18.000	0.0130	9.11	44.57	0.20	7.52	0.97	0.65	0.00	Calculated
3	Link-03	Pipe	Stor-02	CS-01	35.00	6.00	6.00	0.0000	18.000	0.0130	9.30	0.56	16.56	5.26	1.50	1.00	596.00	SURCHARGED
4	Link-04	Channel	Jun-02	Out-01	100.00	6.18	6.18	0.0000	6.000	0.0320	9.30	1.48	6.28	0.97	0.29	0.59	0.00	
5	Weir-01	Weir	CS-01	Jun-02		6.00	6.18				0.19							

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove

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APPENDIX (

STORMWATER PIPING AND INLET DESIGN CONSIDERATIOI

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

HEC-22

Energy Grade Line Computations

Struct. ID	*Q* (cfs)	*EGLo* (ft)	*HGLo* (ft)	Total Pipe Loss (ft)	*EGLi* (ft)	*HGLi* (ft)	*Ea* (ft)	*EGLa* (ft)	Surface Elev. (ft)
98		8.48	8.48						9.95
24	24.871	9.93	8.22	0	11.23	9.52	2.93	11.23	14.42
23	25.053	11.39	10.99	0.46	11.85	11.44	3.38	12.18	16.68
9	25.131	12.35	11.94	0.19	12.54	12.13	3.7	12.7	15.56
7	18.756	12.79	12.56	0.43	13.22	12.99	3.02	13.35	15.8
6	10.696	13.42	13.24	0.06	13.48	13.3	2.9	13.54	15.8
5	7.332	13.64	13.37	0.56	14.2	13.93	2.41	14.3	18.6
4	6.828	14.39	14.16	0.11	14.51	14.28	2.68	14.68	18.6
3	7.86	13.39	13.29	0.2	13.59	13.49	2.27	13.67	16.24
2	6.636	13.75	13.53	0.11	13.86	13.64	2.49	14	16.24
1	4.911	14.05	13.93	0.27	14.32	14.2	2.4	14.4	17.92
99		8.28	8.28						10.02
15	34.101	9.35	8.83	0.4	9.75	9.23	3.3	10.2	14.51
14	8.067	10.33	10.01	0.16	10.49	10.17	2.73	10.73	14.51
22	23.68	10.35	9.99	0.89	11.24	10.88	3.64	11.44	16.1
11	8.419	11.48	11.37	0.21	11.69	11.58	2.28	11.78	16.02
10	6.365	11.86	11.66	0.1	11.96	11.76	2.51	12.11	16.02
13	9.827	11.5	11.35	0.48	11.98	11.83	3.51	12.11	14.92
12	8.44	12.25	11.9	0.17	12.43	12.07	3.8	12.65	14.92
18	2.994	12.69	12.59	0.27	12.95	12.86	2.02	13.02	16.2
19	6.097	12.39	11.86	0	13.39	12.86	1.77	13.77	17
17	2.315	10.23	10.17	0.31	10.53	10.48	1.63	10.59	16.19
16	1.716	10.6	10.57	0.02	10.62	10.59	1.59	10.65	16.19
21		8.28	8.28						19.21
20	2.296	18.29	18.07	0	18.79	18.57	0.79	18.79	19.71

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

HEC-22
Storm Drain Computations

Structure ID		Length (ft)	Drainage Area (ac)	Runoff Coeff "C"	Tc (min)	Rain "I" (in/hr)	Runoff "Q" (cfs)	Known Q (cfs)	Total Q (cfs)	Pipe Dia. (in)	Velocity Design (ft/s)	Invert Elevation		Slope
From	To											U/S	D/S	
24	98	80.37	0	0	8.256	7.717	24.871	0	24.871	30	10.501	8.3	7	1.62%
23	24	122.45	0	0	7.92	7.773	25.053	0	25.053	30	6.079	8.8	8.3	0.41%
9	23	51.26	0.082544	0.95	7.777	7.798	25.131	0	25.131	30	5.95	9	8.8	0.39%
7	9	205.07	0.062707	0.95	7.183	7.898	18.756	0	18.756	30	5.757	10.33	9.51	0.40%
6	7	27	0.569293	0.74	6.384	8.032	10.696	0	10.696	24	4.995	10.64	10.53	0.40%
5	6	114.34	0.084039	0.75	6.071	8.085	7.332	0	7.332	18	6.1	11.89	10.89	0.88%
4	5	27	1.11516	0.75	6	8.097	6.828	0	6.828	18	6.328	12	11.73	1.00%
3	7	165	0.161854	0.95	6.606	7.995	7.86	0	7.86	24	4.766	11.4	10.7	0.42%
2	3	27	0.309624	0.71	6.501	8.012	6.636	0	6.636	18	4.286	11.51	11.4	0.40%
1	2	123.69	0.801997	0.75	6	8.097	4.911	0	4.911	18	4.114	12	11.51	0.40%
15	99	137.8	0.164852	0.75	8.4	7.693	34.101	0	34.101	36	5.785	6.9	6.5	0.29%
14	15	27	1.317522	0.75	6	8.097	8.067	0	8.067	18	6.554	8	7.73	1.00%
22	15	266.5	0	0	7.598	7.828	23.68	0	23.68	30	5.536	7.8	6.9	0.34%
11	22	152.21	0.317342	0.8	6.109	8.078	8.419	0	8.419	24	4.997	9.5	8.8	0.46%
10	11	27	1.039532	0.75	6	8.097	6.365	0	6.365	18	4.124	9.6	9.5	0.37%
13	22	255.95	0.182905	0.95	6.639	7.989	9.827	0	9.827	24	4.449	8.6	7.8	0.31%
12	13	27	0.905907	0.75	6.568	8.001	8.44	0	8.44	18	6.377	8.85	8.6	0.92%
18	12	124.28	0.488895	0.75	6	8.097	2.994	0	2.994	15	3.645	11	10.5	0.40%
19	22	115.08	0.933472	0.8	6	8.097	6.097	0	6.097	18	5.842	12	11	0.87%
17	15	238.87	0.078097	0.95	6.141	8.073	2.315	0	2.315	15	3.433	8.96	8	0.40%
16	17	27	0.300223	0.7	6	8.097	1.716	0	1.716	15	3.184	9.06	8.96	0.40%
20	21	99.09	0.374905	0.75	6	8.097	2.296	0	2.296	18	3.717	18	17.5	0.51%

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

HEC-22

Inlet Capacity Results

Structure	Q=CIA/Kc (cfs)	Known Q (cfs)	Longitudinal Slope SL (ft/ft)	Cross Slope *Sx* (ft/ft)	Cross Slope *Sw* (ft/ft)	Prev. Bypass Flow (cfs)	Total Gutter Flow (cfs)	Depth *d* (ft)	Gutter Width (ft)	Spread *T* (ft)	Inlet Type	Grate Length (in)	Grate Width (in)	Curb Opening Length (in)	Curb Opening Height (in)	Intercept Flow *Qi* (cfs)	Bypass Flow *Qb* (cfs)	Bypass Structure	Remark
1	4.911	0	-1	0.021	0.083	0	4.911	0.5	1	20.83	Grate inlet	26.04	23.52			4.911	0		
2	1.795	0	-1	0.021	0.083	0	1.795	0.29	1	11.04	Grate inlet	26.04	23.52			1.795	0		
3	1.255	0	-1	0.021	0.083	0	1.255	0.22	1	7.37	Grate inlet	26.04	23.52			1.255	0		
4	6.828	0	-1	0.021	0.083	0	6.828	0.6	1	25.76	Grate inlet	26.04	23.52			6.828	0		
5	0.515	0	-1	0.021	0.083	0	0.515	0.07	1	0.91	Grate inlet	26.04	23.52			0.515	0		
6	3.439	0	-1	0.021	0.083	0	3.439	0.41	1	16.6	Grate inlet	26.04	23.52			3.439	0		
7	0.486	0	-1	0.021	0.083	0	0.486	0.06	1	0.88	Grate inlet	26.04	23.52			0.486	0		
8	6.226	0	-1	0.021	0.083	0	6.226	0.57	1	24.27	Grate inlet	26.04	23.52			6.226	0		
9	0.64	0	-1	0.021	0.083	0	0.64	0.09	1	1.53	Grate inlet	26.04	23.52			0.64	0		
10	6.365	0	-1	0.021	0.083	0	6.365	0.57	1	24.62	Grate inlet	26.04	23.52			6.365	0		
11	2.073	0	-1	0.021	0.083	0	2.073	0.31	1	12.07	Grate inlet	26.04	23.52			2.073	0		
12	5.547	0	-1	0.021	0.083	1.808	7.355	0.62	1	27.03	Grate inlet	26.04	23.52			7.355	0		
13	1.419	0	-1	0.021	0.083	0	1.419	0.24	1	8.74	Grate inlet	26.04	23.52			1.419	0		
14	8.067	0	-1	0.021	0.083	0.879	8.946	0.7	1	30.69	Grate inlet	26.04	23.52			8.946	0		
15	1.009	0	-1	0.021	0.083	0.181	1.19	0.2	1	6.81	Grate inlet	26.04	23.52			1.19	0		
16	1.716	0	0.02	0.021	0.083	0	1.716	0.2	1	6.61	Grate inlet	26.04	23.52			0.837	0.879	14	
17	0.606	0	0.02	0.021	0.083	0	0.606	0.15	1	4.14	Grate inlet	26.04	23.52			0.425	0.181	15	
18	2.994	0	0.02	0.021	0.083	0	2.994	0.24	1	8.31	Grate inlet	26.04	23.52			1.186	1.808	12	
19	6.097	0	-1	0.021	0.083	0	6.097	0.57	1	24.42	Grate inlet	23.76	23.76			6.097	0		

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APPENDIX

COASTAL STORMWATER SUPPLEM

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

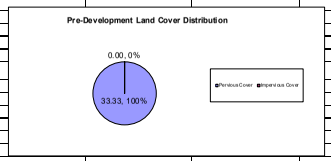
Site Name:

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

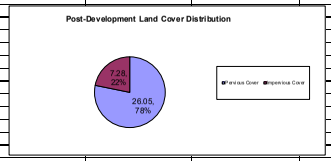
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	33.33	33.33
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	33.33

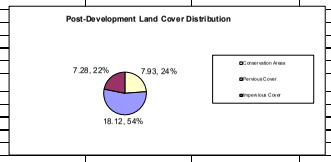


Post-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	26.05	26.05
Impervious Cover	0.00	0.00	7.28		7.28
				Total	33.33



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	22%
Post-Development Site Runoff Coefficient, Rv	0.25
Target Runoff Reduction Volume, RRv (acre-feet)	0.82
Target Runoff Reduction Volume, RRv (cubic feet)	35,800

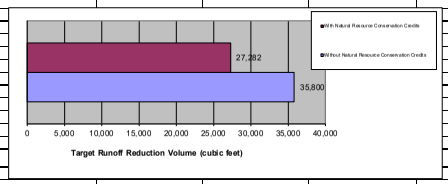


Step 2: Apply Better Site Planning Techniques

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	7.9	7.9
Secondary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Total (acres)					7.93

Target Runoff Reduction Volume with Natural Resource Conservation Credits, RRv

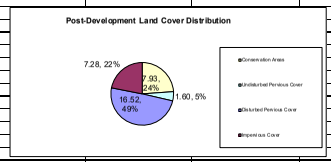
Target Runoff Reduction Volume, RRv (acre-feet)	0.63
Target Runoff Reduction Volume, RRv (cubic feet)	27,282



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	1.6	1.60



Revised Post-Development Land Cover (acres)

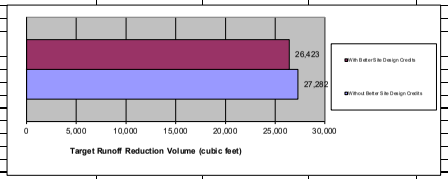
Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	7.93	7.93
Undisturbed Pervious Cover	0.00	0.00	0.00	1.60	1.60
Disturbed Pervious Cover	0.00	0.00	0.00	16.52	16.52
Impervious Cover	0.00	0.00	7.28	0.00	7.28
				Total	33.33

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)	0.61
Target Runoff Reduction Volume, RRv (cubic feet)	26,423



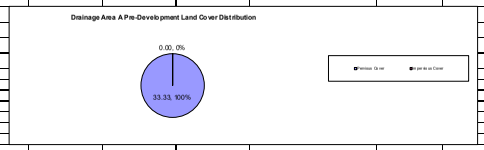
Note: Remainder of Better Site Design Techniques are considered to be "self-crediting."

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

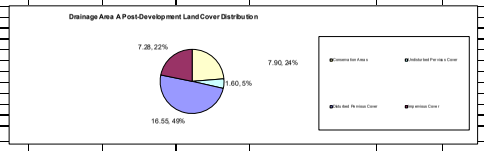
Drainage Area A

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	33.33	33.33
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	33.33



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	7.90	7.90
Undisturbed Pervious Cover	0.00	0.00	0.00	1.60	1.60
Disturbed Pervious Cover	0.00	0.00	0.00	16.55	16.55
Impervious Cover	0.00	0.00	0.00	7.28	7.28
				Total	33.33

Low Impact Development Practices

Alternatives to Impervious Surfaces

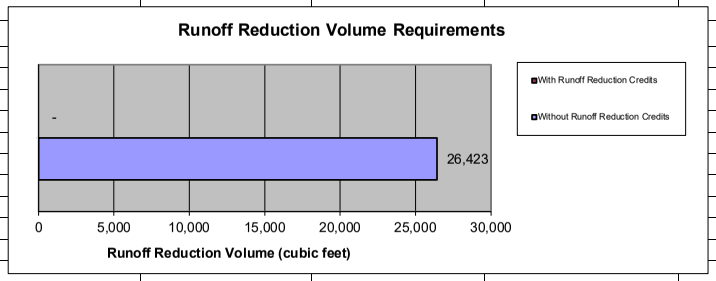
Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff 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															
Grass Channel, C/D Soils 1	17.15	7.28	32275.8	12.5% of volume received by the practice	0.0	32275.8	0.0	32275.8	N/A	N/A	4034.5	28241.3	4034.5	28241.3	Bioretention Area, Non-Underdrained 1
Bioretention Area, Non-Underdrained 1	3.19	0.00	694.8	100% of storage volume	28241.3	28936.1	28241.3	28936.1	Surface Area x (Ponding Depth + Depth of Planting Bed x Void	500015.0	28936.1	0.0	28936.1	0.0	Stormwater Pond, Wetland, or Wet Swale 1
Vegetated Filter Strip, C/D Soils 1	3.43	0.00	747.1	30% of volume received by the practice	0.0	747.1	0.0	747.1	N/A	N/A	224.1	522.9	224.1	522.9	Stormwater Pond, Wetland, or Wet Swale 1
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	No Downstream Practice
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	No Downstream Practice
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	No Downstream Practice
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	No Downstream Practice
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	No Downstream Practice
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	9.56	0.00	2082.2	None	522.9	2605.1	522.9	2605.1	Volume in Wet Pool and Extended Detention	0.0	0.0	2605.1	0.0	2605.1	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	0.0	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	0.0	0.0	0.0	0.0	0.0	No Downstream Practice
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	**33.33**	**7.28**									**33194.7**		**33194.7**		

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

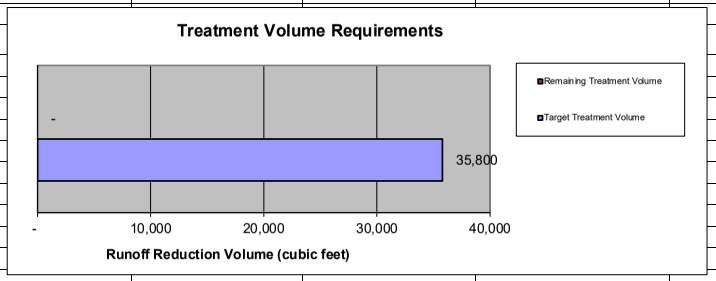
Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	35,800
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	42,572
Percentage of Target Runoff Reduction Volume Achieved	119%
Runoff Reduction Volume Achieved (in)	1.43
Runoff Reduction Volume Remaining (cubic feet)	-



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)	42,572
Treatment Volume Remaining (cubic feet)	-



THOMAS & HUTTON

STORMWATER MANAGEMENT REPO

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APPENDIX

WIN-TR55 CALCULATIC

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Pre-Development

WinTR-55 Current Data Description

--- Identification Data ---

User: SGJ
Project: 28595.0004 - Novare SF
SubTitle: Pre-Development
State: Georgia
County: Chatham
Filename: Z:\28595\28595.0004\Engineering\Calculations and Reports\Storm Water\TR55\PRE\28595.w55

Date: 5/18/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
DA-Pre		Outlet	23.02	82	.587

Total area: 23.02 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
4.2	5.4	6.4	7.8	9.0	10.2	3.5

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type III
Dimensionless Unit Hydrograph: <standard>

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

SGJ

28595.0004 - Novare SF
Pre-Development
Chatham County, Georgia

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
DA-Pre	23.02	0.587	82	Outlet	

Total Area: 23.02 (ac)

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Pre-Development
Chatham County, Georgia

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
DA-Pre							
SHEET	100	0.0900	0.800				0.298
SHALLOW	560	0.0256	0.050				0.060
SHALLOW	1398	0.0110	0.050				0.229
						Time of Concentration	.587

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Pre-Development
Chatham County, Georgia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
DA-Pre	Paved parking lots, roofs, driveways	D	.3	98
	Woods - grass combination (fair)	D	22.72	82
	Total Area / Weighted Curve Number		23.02	82

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

Post-Development

WinTR-55 Current Data Description

--- Identification Data ---

User: SGJ
Project: 28595.0004 - Novare SF
SubTitle: Post Development
State: Georgia
County: Chatham
Filename: Z:\28595\28595.0004\Engineering\Calculations and Reports\Storm Water\TR55\28595.w55

Date: 5/18/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
DA- Post1		Outlet	9.32	89	.204
DA- Wet		Outlet	4.45	86	.328
DA-Post2		Outlet	10.16	90	0.240

Total area: 23.93 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
4.2	5.4	6.4	7.8	9.0	10.2	3.5

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type III
Dimensionless Unit Hydrograph: <standard>

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

SGJ

28595.0004 - Novare SF
Post Development
Chatham County, Georgia

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
DA- Post1	9.32	0.204	89	Outlet	
DA- Wet	4.45	0.328	86	Outlet	
DA-Post2	10.16	0.240	90	Outlet	

Total Area: 23.93 (ac)

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Post Development
Chatham County, Georgia

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
DA- Post1							
SHEET	50	0.0050	0.150				0.143
SHALLOW	140	0.0050	0.025				0.027
CHANNEL	775	0.0030	0.013	3.14	3.14	6.332	0.034
					Time of Concentration		.204
DA- Wet							
SHEET	100	0.0200	0.400				0.312
SHALLOW	500	0.3000	0.050				0.016
					Time of Concentration		.328
DA-Post2							
SHEET	100	0.0100	0.150				0.188
SHALLOW	225	0.0150	0.025				0.025
CHANNEL	600	0.0030	0.013	3.14	3.14	6.173	0.027
					Time of Concentration		0.240

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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Post Development
Chatham County, Georgia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
DA- Post1	Open space; grass cover < 50% (poor)	D	1.353	89
	Open space; grass cover 50% to 75% (fair)	D	4.937	84
	Paved parking lots, roofs, driveways	D	3.025	98
	Total Area / Weighted Curve Number		9.32	89
DA- Wet	Open space; grass cover 50% to 75% (fair)	D	3.96	84
	Paved parking lots, roofs, driveways	D	.49	98
	Total Area / Weighted Curve Number		4.45	86
DA-Post2	Open space; grass cover 50% to 75% (fair)	D	5.55	84
	Paved parking lots, roofs, driveways	D	4.61	98
	Total Area / Weighted Curve Number		10.16	90

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

THOMAS & HUTTON

STORMWATER MANAGEMENT REPO

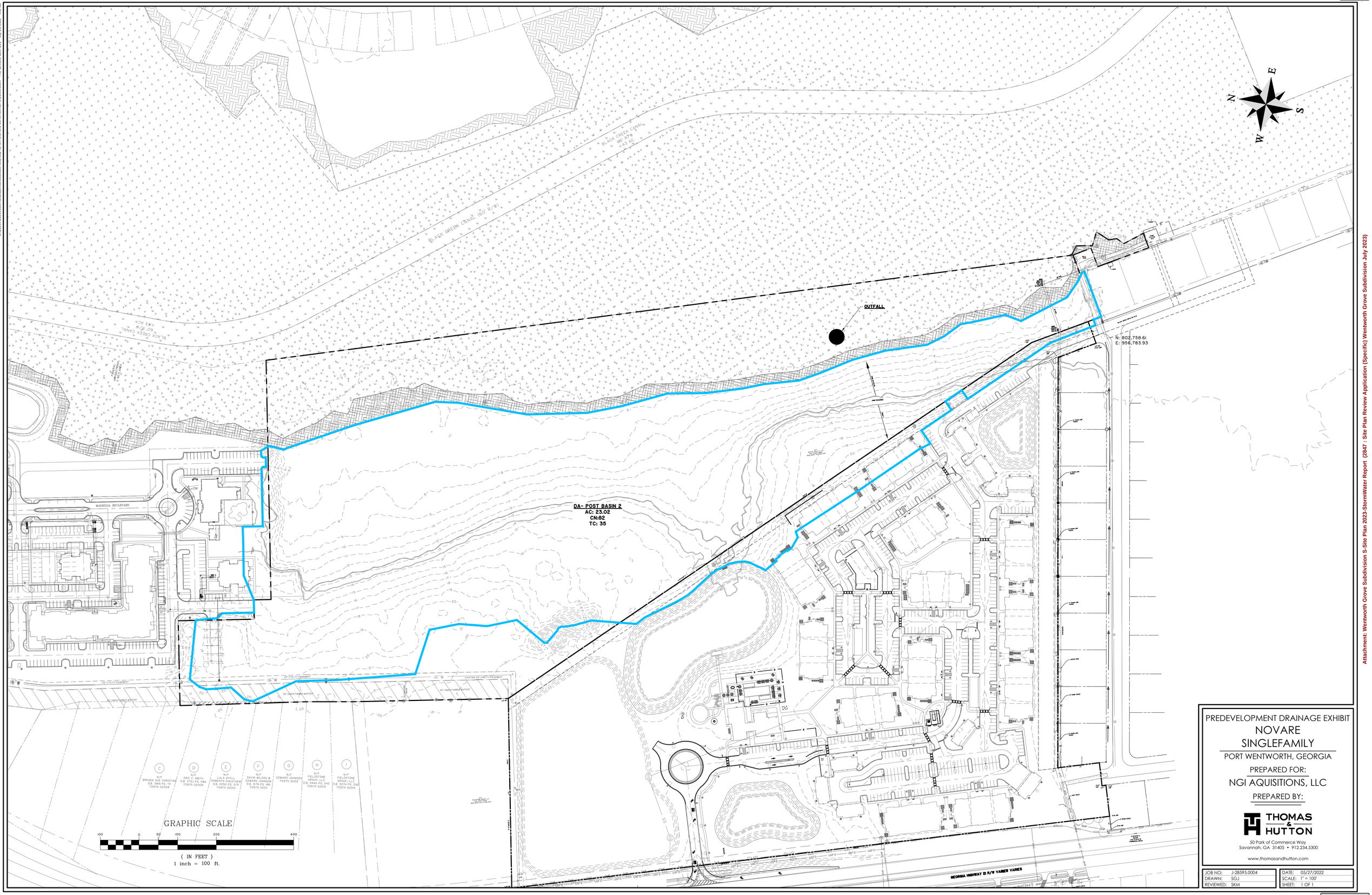
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PORT WENTWORTH, GEORG

APPENDIX

EXHIB

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

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PREDEVELOPMENT DRAINAGE EXHIBIT

NOVARE

SINGLEFAMILY

PORT WENTWORTH, GEORGIA

PREPARED FOR:

NGI AQUISITIONS, LLC

PREPARED BY:

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

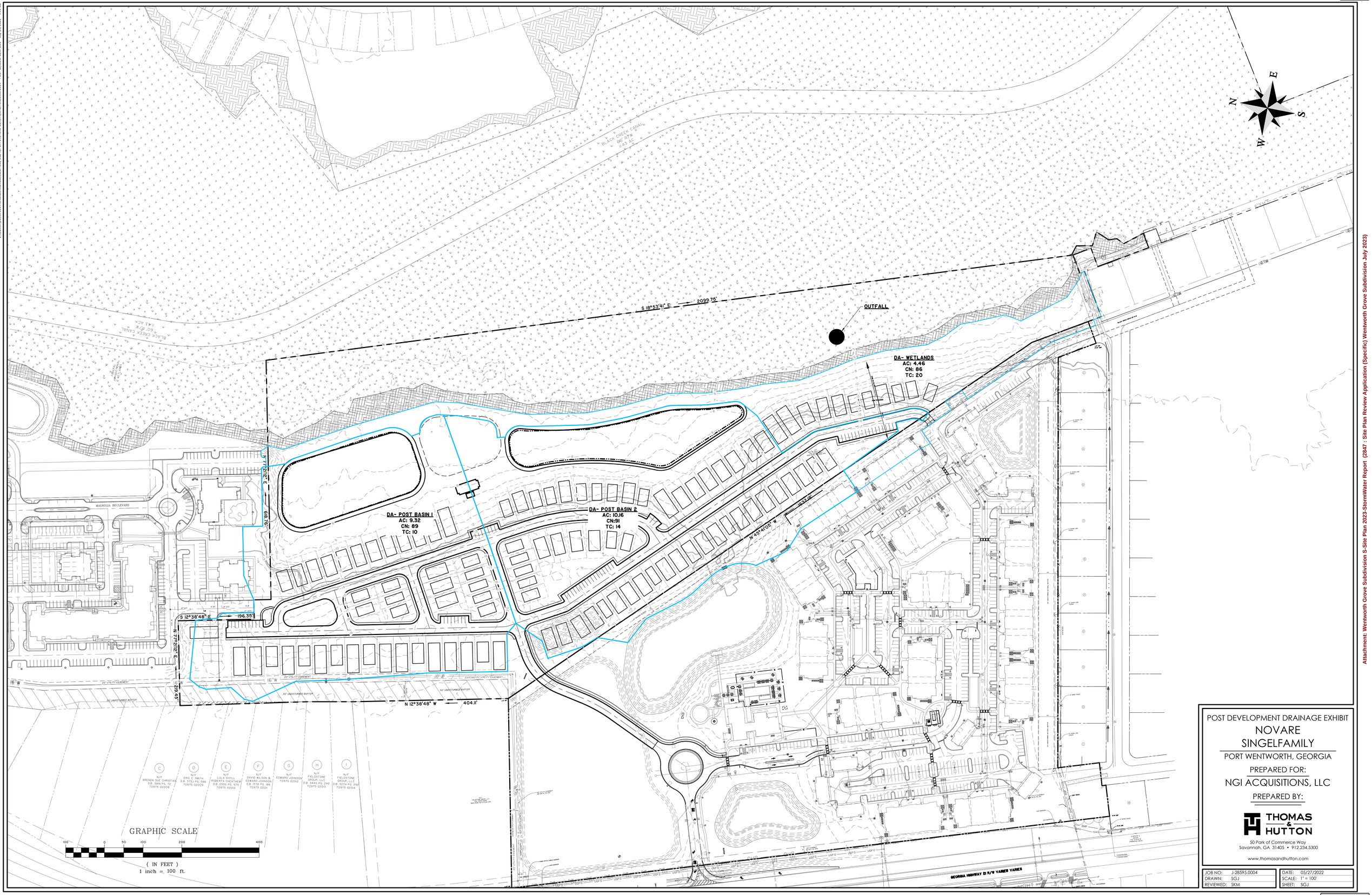
www.thomasandhutton.com

JOB NO:	J-28595.0004
DRAWN:	SGJ
REVIEWED:	SKM
DATE:	05/27/2022
SCALE:	1" = 100'
SHEET:	1 OF 1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



POST DEVELOPMENT DRAINAGE EXHIBIT

NOVARE SINGELFAMILY

PORT WENTWORTH, GEORGIA

PREPARED FOR:

NGI ACQUISITIONS, LLC

PREPARED BY:

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

JOB NO:	J-28595.0004
DRAWN:	SGJ
REVIEWED:	SKM
DATE:	05/27/2022
SCALE:	1" = 100'
SHEET:	SGJ

Z:\28595\28595.0004\DWG\CIVIL\CALCS\TABS AND REPORTS\STORM WATER\[28595.0004 - SECONDARY DRAINAGE EXHIBIT.DWG - May 31, 2022 - 1:29 PM

BLACK CREEK CANAL
60' R/W
11.43 AC.

BLACK CREEK CANAL
60' R/W
11.43 AC

POOL PARK

POOL

CLUBHOUSE

36R HOSE

WS-01
AC: 0.80
RC: 0.75
TC: 6 MIN

WS-02
AC: 0.31
RC: 0.71
TC: 6 MIN

WS-03
AC: 0.16
RC: 0.95
TC: 6 MIN

WS-04
AC: 1.11
RC: 0.75
TC: 6 MIN

WS-05
AC: 0.08
RC: 0.95
TC: 6 MIN

WS-06
AC: 0.57
RC: 0.74
TC: 6 MIN

WS-07
AC: 0.06
RC: 0.95
TC: 6 MIN

WS-08
AC: 1.01
RC: 0.75
TC: 6 MIN

WS-09
AC: 0.08
RC: 0.95
TC: 6 MIN

WS-10
AC: 1.04
RC: 0.75
TC: 6 MIN

WS-11
AC: 0.32
RC: 0.80
TC: 6 MIN

WS-12
AC: 0.91
RC: 0.75
TC: 6 MIN

WS-13
AC: 0.18
CN: 0.95
TC: 6 MIN

WS-14
AC: 1.32
RC: 0.75
TC: 6 MIN

WS-15
AC: 0.16
RC: 0.95
TC: 6 MIN

WS-16
AC: 0.30
RC: 0.70
TC: 6 MIN

WS-17
AC: 0.08
RC: 0.95
TC: 6 MIN

WS-18
AC: 0.49
RC: 0.75
TC: 6 MIN

WS-19
AC: 0.93
RC: 0.80
TC: 6 MIN

WS-20
AC: 0.37
RC: 0.75
TC: 6 MIN

WS-21
AC: 0.28
RC: 0.95
TC: 6 MIN

WS-22
AC: 0.39
RC: 0.90
TC: 6 MIN

20' UTILITY EASEMENT

50' UNDISTURBED BUFFER

GEORGIA HIGHWAY 21 R/W VARIES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

SECONDARY DRAINAGE

NOVARE SINGLEFAMILY

PORT WENTWORTH, GOERGIA

PREPARED FOR:

NGI AQUISITIONS, LLC

PREPARED BY:

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

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JOB NO:	J-28595.0004
DRAWN:	SGJ
REVIEWED:	SKM

DATE:	05/31/2022
SCALE:	1" = 100'
SHEET:	1

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bryan and Chatham Counties, Georgia
Survey Area Data: Version 16, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 4, 2021—Jan 18, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Packet Pg. 316
Attachment: Wentworth Grove Subdivision S-Site Plan 2023-StormWater Report (2847 : Site Plan Review Application (Specific) Wentworth
8.E.e

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cc	Cape Fear soils	1.1	4.3%
Oj	Ocilla complex	10.0	39.3%
Ok	Ogeechee loamy fine sand	0.5	1.8%
Pn	Pooler fine sandy loam	13.9	54.6%
Totals for Area of Interest		**25.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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WATER MODELING REPOR
FOR

NOVARE PORT WENTWORTH

PORT WENTWORTH, GEORGI

PREPARED FOR
NGI ACQUISITIONS, LL

MAY 26, 202

J – 28595.000

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Prepared by:

THOMAS & HUTTON

Savannah, GA | Brunswick, GA | Charleston, SC | Myrtle Beach, SC
Columbia, SC | Greenville, SC | Charlotte, NC

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- Maximum Instantaneous Demand Results
- Fire Flow Report

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- Junction Node Exhibit (EX-1)

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1.0 INTRODUCTION

NGI Acquisitions, LLC proposes to develop a single-family residential complex called Novare – Port Wentworth. The site consists of 22.6 acres which will be developed to include 106 single family units.

The site is located on the east side of Georgia Highway 21 just north of the Pine Forest subdivision and Novare multifamily apartments and about 1 mile west of Interstate 95 in Port Wentworth, Georgia.

2.0 SUPPLY

Potable water will be supplied to the proposed development via new 8" & 10" water mains that will connect to an existing Cit of Port Wentworth 16" water main located at the north end of the site and the 10" water main in the Novare multifamily apartment complex on located at the northwestern portion of the site.

The existing potable water distribution system is owned and operated by the City of Port Wentworth. The proposed water system will be privately owned. A recent hydrant flow test was conducted by Thomas and Hutton. The measured hydrant is located on the west side of Highway 21 across from the site, and the flowed hydrant is located within a utility easement running along the north boundary of the property. The results of the hydrant flow test are provided in Appendix A. The locations of the referenced hydrants are shown with the flow test results in Appendix A.

3.0 FIRE FLOW

A minimum of 20 psi residual pressure will be targeted during a fire flow scenario. A minimum fire flow of 1500 gpm will be used to evaluate the water distribution system referenced above. This minimum fire flow has been calculated based upon Table B105.1 of the 2018 IFC with reduction for fully sprinklered buildings.

Computer simulations were completed for various fire flows at various nodes located within the project limits. Refer to Section 5.0 for conclusions drawn from these simulations.

4.0 HYDRAULIC SYSTEM MODELING / PIPE SIZING

4.1 Design Criteria

- Hydraulic Analysis - The Hazen-Williams equation is the basis of all analyzed hydraulic situations.

  Hazen-Williams formula –

$$f = 0.2083\left(\frac{100}{C}\right)^{1.85} x \frac{q^{1.85}}{d^{4.8655}}$$

  Where:
  f = Friction head in feet per 100 feet of pipe
  d = Inside diameter of pipe in inches
  q = Flow in gallons per minute
  C = Constant accounting for surface roughness

- Coefficient of Roughness – The "C" factor used for frictional loss calculations is 130 for PVC.

4.2 Software Modeling

WaterCad Analysis
A computer model of the water system was developed using WaterCad version 8.0 by Bentley Systems, Inc. The following scenarios were run to evaluate the capacity of the proposed water distribution system.

- Peak Day Demand Scenario
- Maximum Instantaneous Demand Scenario
- Fire Flow Scenario

These scenarios are described below:

Peak Day Demand Scenario
This scenario evaluates the resulting residual pressures in the water distribution system under a peak day demand condition. The peak day demand is calculated based on a peaking factor of 2.5 which is applied to the average day demand. The average day demand is calculated assuming that the water demand is equal to 1.5 times the sewer unit contributory loadings.

Maximum Instantaneous Demand Scenario
This scenario evaluates the resulting residual pressures in the water distribution system under a maximum instantaneous demand condition. The maximum instantaneous demand for each of the proposed building was calculated using the method developed by Joseph S. Ameen (Community Water System Source book). Based on this methodology, the calculated maximum instantaneous demand for the apartment buildings is 16 GPM.

Fire Flow Scenario
This scenario evaluates fire flow availability and the resulting residual pressures in the water distribution system assuming 1/5 of the maximum instantaneous demands associated with the proposed development occur as a base demand. A range of fire flows was evaluated at each node, in addition to the base demand, so as to identify available fire flow capacity at the node while maintaining a minimum of 20 psi residual pressure at other nodes throughout the project limits. Refer to Appendix B for results of the modeled fire flow scenario.

5.0 Conclusions

Based upon the modeled scenarios described above for the proposed water distribution system, the following conclusions have been made:

- For the proposed conditions, based upon the peak day demand and maximum instantaneous demand modeled results, resulting pressures (at ground level) range from 57 psi and 60 psi, respectively, for nodes throughout the proposed and existing development. These pressures are acceptable, as a minimum pressure of 40 psi (at ground level) is required under this scenario.

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- For the proposed conditions, based upon the fire flow modeled results, a minimum of 20 psi (at ground level) is maintained at all junctions associated with the water system within the project limits while providing a minimum of 1500 gpm fire flow capacity.

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APPENDIX A

RECENT HYDRANT FLOW TEST

WATER FLOW TEST SUMMARY SHEET

Hydrant No.	Outlet I.D. inches	Pitot Press. psi	Flow gpm	Residual psi
1	2.5	28.5	894	55
~~2~~ 1	2.5	29.0	900	55
3				
Total Flow			1,794	55

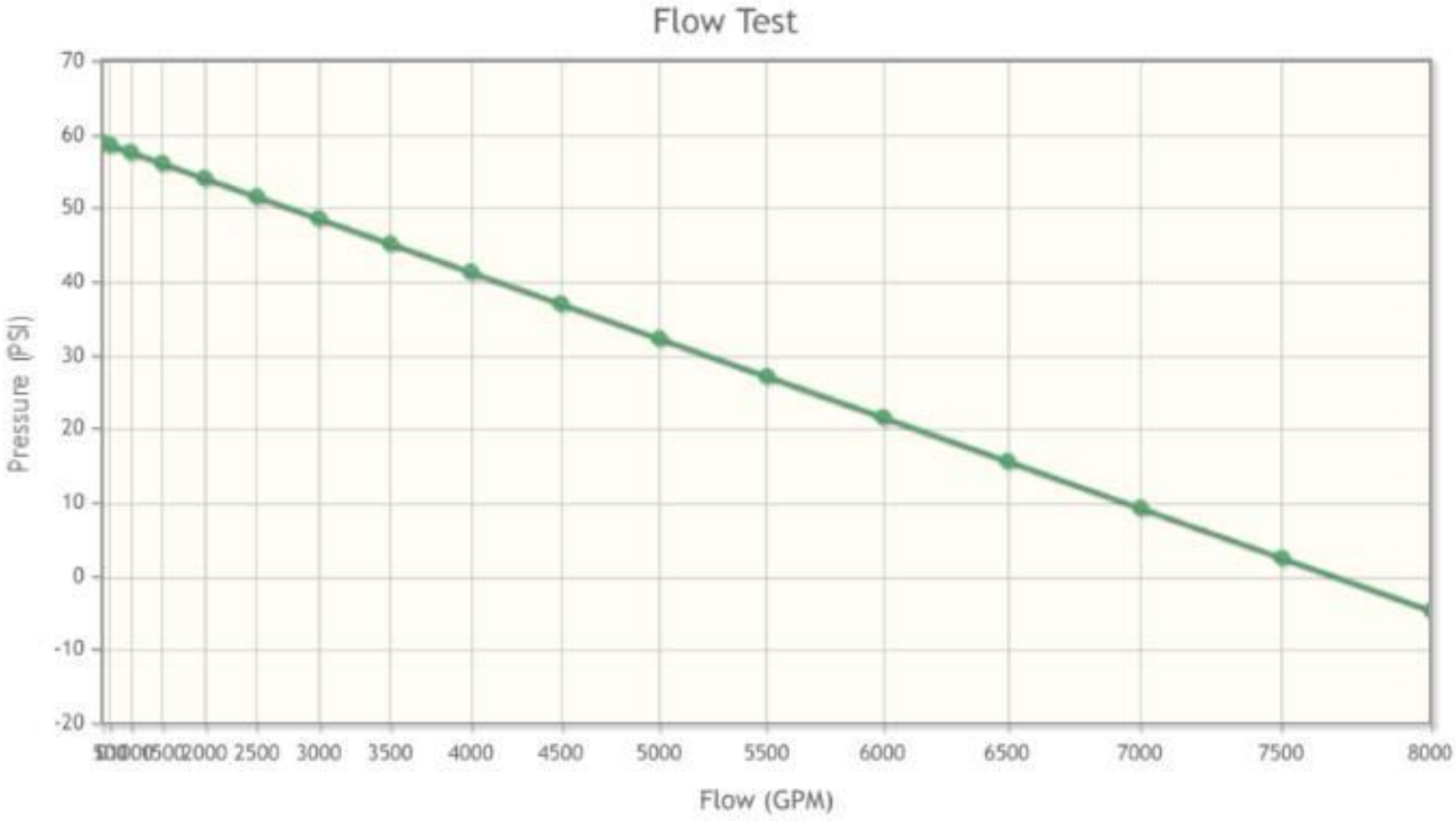
Date: 8-5-21 Time: 2:50 PM Project No. J-28595.0002

Location: Novare - Pt.Wentwoth

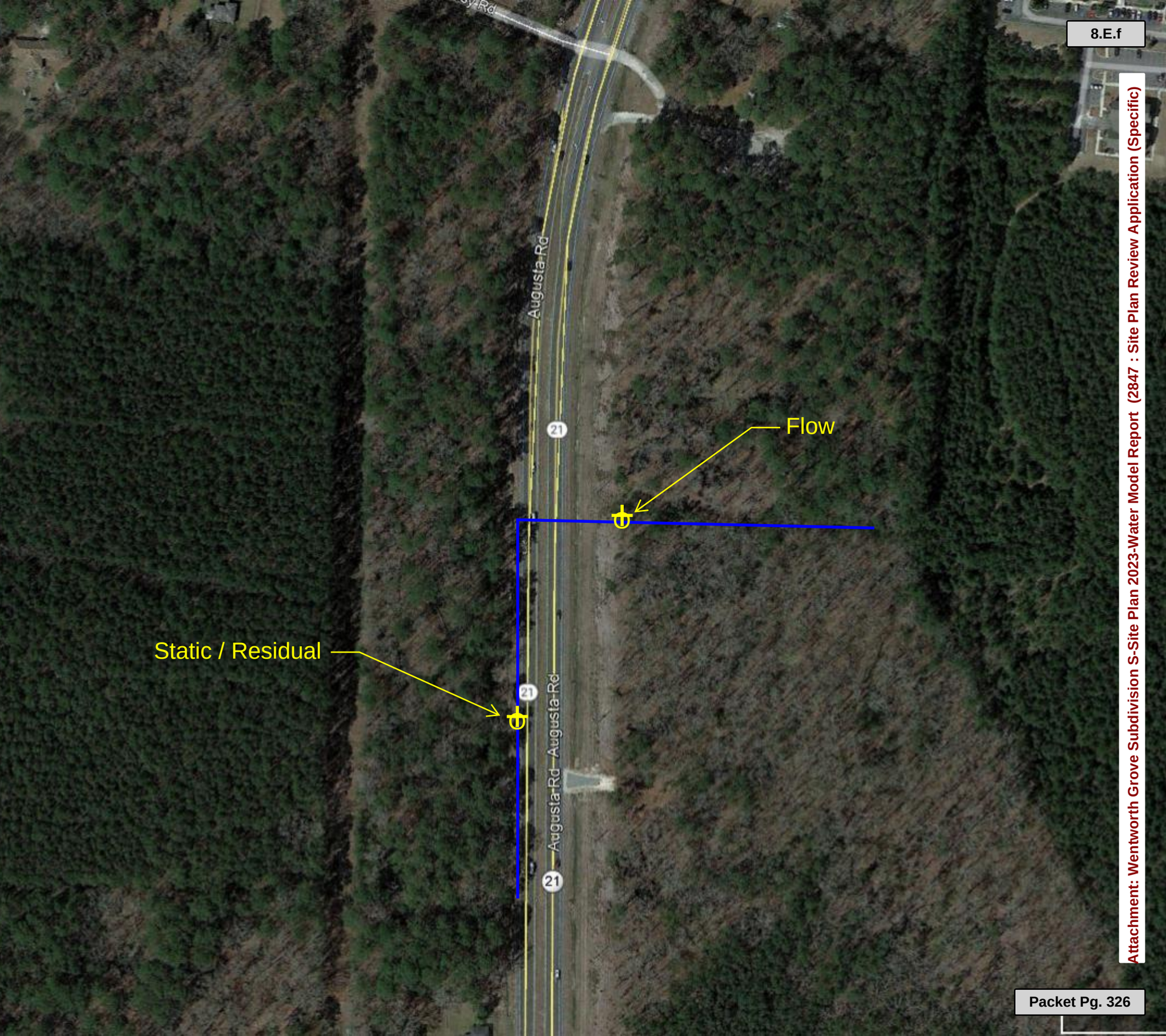
Notes: See attached drawing for hydrant location

Estimated water usage: 3,150 gals Flow @ 0 psi 7,673 gpm

Static Press: 59 psi Flow @ 20 psi 6,136 gpm



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Augusta Rd
21
Flow
Static / Residual
21
Augusta Rd
Augusta Rd
21

APPENDIX B

MODEL RESULTS
FOR
PEAK DAY DEMAND SCENARIO
MAXIMUM INSTANTANEOUS
DEMAND SCENARIO
AND
FIRE FLOW SCENARIO

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour + FF
Current Time Step: 0.000 h
Fire Flow Node FlexTable: Fire Flow Report

Label	Zone	Fire Flow Iterations	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Zone Lower Limit) (psi)	Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone)	Pressure (System Lower Limit) (psi)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Is Fire Flow Run Balanced?
BUILDING 1	<None>	2	True	1,500	2,500	1,516	2,516	20	27	20	31	J-9	20	31	J-9	True
BUILDING 2	<None>	4	True	1,500	2,207	1,516	2,223	20	20	20	33	BUILDING 3	20	33	BUILDING 3	True
BUILDING 3	<None>	4	True	1,500	2,201	1,516	2,217	20	20	20	33	BUILDING 2	20	33	BUILDING 2	True
BUILDING 4	<None>	3	True	1,500	2,500	1,516	2,516	20	22	20	30	BUILDING 8	20	30	BUILDING 8	True
BUILDING 5	<None>	4	True	1,500	2,191	1,516	2,207	20	20	20	33	J-4	20	33	J-4	True
BUILDING 6	<None>	4	True	1,500	2,225	1,516	2,241	20	20	20	33	BUILDING 7	20	33	BUILDING 7	True
BUILDING 7	<None>	4	True	1,500	2,224	1,516	2,240	20	20	20	33	BUILDING 6	20	33	BUILDING 6	True
BUILDING 8	<None>	4	True	1,500	2,195	1,516	2,211	20	20	20	34	BUILDING 4	20	34	BUILDING 4	True
BUILDING 9	<None>	4	True	1,500	2,098	1,516	2,114	20	20	20	35	BUILDING 11	20	35	BUILDING 11	True
BUILDING 10	<None>	4	True	1,500	2,279	1,516	2,295	20	20	20	32	BUILDING 11	20	32	BUILDING 11	True
BUILDING 11	<None>	4	True	1,500	2,302	1,516	2,318	20	20	20	32	BUILDING 9	20	32	BUILDING 9	True
BUILDING 12	<None>	4	True	1,500	2,247	1,516	2,263	20	20	20	33	BUILDING 9	20	33	BUILDING 9	True
BUILDING 13	<None>	4	True	1,500	2,220	1,516	2,236	20	20	20	34	BUILDING 8	20	34	BUILDING 8	True
J-1	<None>	2	True	1,500	2,500	1,500	2,500	20	38	20	36	BUILDING 5	20	36	BUILDING 5	True
J-2	<None>	2	True	1,500	2,500	1,500	2,500	20	38	20	35	BUILDING 5	20	35	BUILDING 5	True
J-4	<None>	2	True	1,500	2,500	1,500	2,500	20	29	20	29	BUILDING 5	20	29	BUILDING 5	True
J-5	<None>	3	True	1,500	2,500	1,500	2,500	20	26	20	29	J-4	20	29	J-4	True
J-6	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	30	BUILDING 8	20	30	BUILDING 8	True
J-7	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	30	BUILDING 5	20	30	BUILDING 5	True
J-8	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	30	BUILDING 10	20	30	BUILDING 10	True
J-9	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	31	BUILDING 5	20	31	BUILDING 5	True
J-11	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	29	BUILDING 3	20	29	BUILDING 3	True
J-13	<None>	2	True	1,500	2,500	1,500	2,500	20	29	20	29	BUILDING 3	20	29	BUILDING 3	True
J-15	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	30	BUILDING 4	20	30	BUILDING 4	True
J-17	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	29	BUILDING 5	20	29	BUILDING 5	True
J-19	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	30	BUILDING 6	20	30	BUILDING 6	True
J-21	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	30	BUILDING 7	20	30	BUILDING 7	True
J-23	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	30	BUILDING 8	20	30	BUILDING 8	True
J-25	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	29	BUILDING 9	20	29	BUILDING 9	True
J-27	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	29	BUILDING 10	20	29	BUILDING 10	True
J-29	<None>	2	True	1,500	2,500	1,500	2,500	20	30	20	29	BUILDING 11	20	29	BUILDING 11	True
J-31	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	30	BUILDING 9	20	30	BUILDING 9	True
J-33	<None>	2	True	1,500	2,500	1,500	2,500	20	31	20	30	BUILDING 8	20	30	BUILDING 8	True
J-35	<None>	2	True	1,500	2,500	1,500	2,500	20	32	20	31	BUILDING 5	20	31	BUILDING 5	True
J-36	<None>	2	True	1,500	2,500	1,505	2,505	20	29	20	31	BUILDING 10	20	31	BUILDING 10	True
J-37	<None>	2	True	1,500	2,500	1,505	2,505	20	31	20	32	J-38	20	32	J-38	True
J-38	<None>	2	True	1,500	2,500	3,003	4,003	20	32	20	32	J-39	20	32	J-39	True
J-39	<None>	2	True	1,500	2,500	1,502	2,502	20	28	20	29	J-40	20	29	J-40	True
J-40	<None>	3	True	1,500	2,500	1,502	2,502	20	26	20	27	J-42	20	27	J-42	True
J-41	<None>	3	True	1,500	2,500	1,501	2,501	20	25	20	25	J-42	20	25	J-42	True
J-42	<None>	4	True	1,500	1,912	1,501	1,912	20	20	20	35	J-41	20	35	J-41	True
J-43	<None>	3	True	1,500	2,500	1,502	2,502	20	26	20	27	J-42	20	27	J-42	True
J-44	<None>	2	True	1,500	2,500	1,502	2,502	20	28	20	29	J-43	20	29	J-43	True
J-45	<None>	2	True	1,500	2,500	1,505	2,505	20	31	20	31	J-44	20	31	J-44	True
J-46	<None>	2	True	1,500	2,500	1,500	2,500	20	37	20	35	BUILDING 5	20	35	BUILDING 5	True

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Scenario: Peak Hour + FF
Current Time Step: 0.000 h
FlexTable: Junction Table

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
54	BUILDING 1	23.02	<None>	<Collection: 1 item>	16	145.82	53
59	BUILDING 2	23.91	<None>	<Collection: 1 item>	16	145.76	53
64	BUILDING 3	24.21	<None>	<Collection: 1 item>	16	145.76	53
69	BUILDING 4	23.22	<None>	<Collection: 1 item>	16	145.67	53
74	BUILDING 5	24.41	<None>	<Collection: 1 item>	16	145.71	52
79	BUILDING 6	23.00	<None>	<Collection: 1 item>	16	145.65	53
84	BUILDING 7	23.00	<None>	<Collection: 1 item>	16	145.65	53
89	BUILDING 8	23.25	<None>	<Collection: 1 item>	16	145.67	53
94	BUILDING 9	23.25	<None>	<Collection: 1 item>	16	145.62	53
99	BUILDING 10	23.00	<None>	<Collection: 1 item>	16	145.61	53
104	BUILDING 11	23.00	<None>	<Collection: 1 item>	16	145.61	53
109	BUILDING 12	22.02	<None>	<Collection: 1 item>	16	145.67	53
114	BUILDING 13	22.00	<None>	<Collection: 1 item>	16	145.67	54
33	J-1	19.00	<None>	<Collection: 0 items>	0	146.52	55
35	J-2	19.00	<None>	<Collection: 0 items>	0	146.46	55
39	J-4	23.90	<None>	<Collection: 0 items>	0	145.74	53
41	J-5	21.11	<None>	<Collection: 0 items>	0	145.74	54
43	J-6	20.68	<None>	<Collection: 0 items>	0	145.68	54
45	J-7	22.28	<None>	<Collection: 0 items>	0	145.67	53
48	J-8	20.32	<None>	<Collection: 0 items>	0	145.59	54
51	J-9	23.14	<None>	<Collection: 0 items>	0	145.82	53
56	J-11	23.18	<None>	<Collection: 0 items>	0	145.77	53
61	J-13	23.27	<None>	<Collection: 0 items>	0	145.76	53
66	J-15	22.02	<None>	<Collection: 0 items>	0	145.67	53
71	J-17	22.77	<None>	<Collection: 0 items>	0	145.72	53
76	J-19	21.76	<None>	<Collection: 0 items>	0	145.65	54
81	J-21	21.76	<None>	<Collection: 0 items>	0	145.65	54
86	J-23	19.67	<None>	<Collection: 0 items>	0	145.68	55
91	J-25	22.05	<None>	<Collection: 0 items>	0	145.62	53
96	J-27	21.62	<None>	<Collection: 0 items>	0	145.61	54
101	J-29	21.62	<None>	<Collection: 0 items>	0	145.61	54
106	J-31	20.58	<None>	<Collection: 0 items>	0	145.68	54
111	J-33	20.65	<None>	<Collection: 0 items>	0	145.68	54
116	J-35	21.00	<None>	<Collection: 0 items>	0	145.87	54
125	J-36	20.80	<None>	<Collection: 0 items>	5	145.38	54
126	J-37	18.00	<None>	<Collection: 0 items>	5	144.28	55
127	J-38	20.30	<None>	<Collection: 1 item>	1,503	144.09	54
128	J-39	19.00	<None>	<Collection: 0 items>	2	144.10	54
129	J-40	18.00	<None>	<Collection: 0 items>	2	144.10	55
130	J-41	17.00	<None>	<Collection: 0 items>	1	144.11	55
131	J-42	18.00	<None>	<Collection: 0 items>	1	144.11	55
132	J-43	16.00	<None>	<Collection: 0 items>	2	144.11	55
133	J-44	16.80	<None>	<Collection: 0 items>	2	144.12	55
134	J-45	16.00	<None>	<Collection: 0 items>	5	144.12	55
135	J-46	18.00	<None>	<Collection: 0 items>	0	146.05	55

Z:\28595\28595.0004\Engineering\Calculations and Reports\Water\28595.0004 - Novare SFR WaterCAD Model.wtg

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
55	P-1	21	J-9	BUILDING 1	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
60	P-2	93	J-11	BUILDING 2	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
65	P-3	93	J-13	BUILDING 3	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
70	P-4	46	J-15	BUILDING 4	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
75	P-5	93	J-17	BUILDING 5	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
80	P-6	93	J-19	BUILDING 6	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
85	P-7	93	J-21	BUILDING 7	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
90	P-8	98	J-23	BUILDING 8	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
95	P-9	112	J-25	BUILDING 9	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
100	P-10	81	J-27	BUILDING 10	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
105	P-11	78	J-29	BUILDING 11	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
110	P-12	94	J-31	BUILDING 12	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
115	P-13	99	J-33	BUILDING 13	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
36	P-14	13	J-1	J-2	8.0	Ductile Iron	130.0	False	0.000	465	2.97	0.004	False	0
53	P-16	277	J-9	J-6	10.0	Ductile Iron	130.0	False	0.000	257	1.05	0.000	False	0
68	P-17	165	J-15	J-7	10.0	Ductile Iron	130.0	False	0.000	37	0.15	0.000	False	0
72	P-18	273	J-7	J-17	10.0	Ductile Iron	130.0	False	0.000	-144	0.59	0.000	False	0
73	P-19	125	J-17	J-4	10.0	Ductile Iron	130.0	False	0.000	-160	0.65	0.000	False	0
78	P-20	77	J-19	J-7	10.0	Ductile Iron	130.0	False	0.000	-181	0.74	0.000	False	0
82	P-21	343	J-8	J-21	10.0	Ductile Iron	130.0	False	0.000	-149	0.61	0.000	False	0
83	P-22	9	J-21	J-19	10.0	Ductile Iron	130.0	False	0.000	-165	0.67	0.000	False	0
87	P-23	104	J-6	J-23	10.0	Ductile Iron	130.0	False	0.000	69	0.28	0.000	False	0
88	P-24	71	J-23	J-15	10.0	Ductile Iron	130.0	False	0.000	53	0.22	0.000	False	0
98	P-25	217	J-27	J-8	10.0	Ductile Iron	130.0	False	0.000	108	0.44	0.000	False	0
117	P-25	966	J-2	J-35	12.0	Ductile Iron	130.0	False	0.000	465	1.32	0.001	False	0
102	P-26	48	J-25	J-29	10.0	Ductile Iron	130.0	False	0.000	140	0.57	0.000	False	0
118	P-26	93	J-35	J-9	10.0	Ductile Iron	130.0	False	0.000	273	1.12	0.001	False	0
103	P-27	25	J-29	J-27	10.0	Ductile Iron	130.0	False	0.000	124	0.51	0.000	False	0
119	P-27	358	J-35	J-11	10.0	Ductile Iron	130.0	False	0.000	192	0.78	0.000	False	0
108	P-28	278	J-31	J-25	10.0	Ductile Iron	130.0	False	0.000	156	0.64	0.000	False	0
136	P-28	486	J-1	J-46	16.0	Ductile Iron	130.0	False	0.000	1,270	2.03	0.001	False	0
112	P-29	10	J-6	J-33	10.0	Ductile Iron	130.0	False	0.000	188	0.77	0.000	False	0
137	P-29	204	J-46	J-38	10.0	Ductile Iron	130.0	False	0.000	1,270	5.19	0.010	False	0
113	P-30	10	J-33	J-31	10.0	Ductile Iron	130.0	False	0.000	172	0.70	0.000	False	0
138	P-30	225	J-38	J-39	8.0	PVC	130.0	False	0.000	-30	0.19	0.000	False	0
139	P-31	212	J-39	J-40	8.0	PVC	130.0	False	0.000	-22	0.14	0.000	False	0
42	P-32	316	J-4	J-5	10.0	Ductile Iron	130.0	False	0.000	0	0.00	0.000	False	0
140	P-32	178	J-40	J-41	8.0	Ductile Iron	130.0	False	0.000	-24	0.15	0.000	False	0
141	P-33	135	J-41	J-42	6.0	PVC	130.0	False	0.000	1	0.01	0.000	False	0
62	P-34	10	J-11	J-13	10.0	Ductile Iron	130.0	False	0.000	176	0.72	0.000	False	0
142	P-34	204	J-41	J-43	8.0	PVC	130.0	False	0.000	-26	0.16	0.000	False	0
63	P-35	98	J-13	J-4	10.0	Ductile Iron	130.0	False	0.000	160	0.65	0.000	False	0
143	P-35	202	J-43	J-44	8.0	PVC	130.0	False	0.000	-27	0.17	0.000	False	0
34	P-36	585	PMP-1	J-1	16.0	Ductile Iron	130.0	False	0.000	1,735	2.77	0.002	False	0
144	P-36	216	J-44	J-45	8.0	PVC	130.0	False	0.000	-38	0.24	0.000	False	0
32	P-37	145	R-1	PMP-1	100.0	Ductile Iron	130.0	False	0.000	1,735	0.07	0.000	True	1
145	P-37	480	J-45	J-37	8.0	PVC	130.0	False	0.000	-114	0.73	0.000	False	0
146	P-38	430	J-38	J-37	8.0	PVC	130.0	False	0.000	-133	0.85	0.000	False	0
147	P-39	774	J-37	J-36	8.0	PVC	130.0	False	0.000	-252	1.61	0.001	False	0
148	P-40	231	J-38	J-45	8.0	PVC	130.0	False	0.000	-70	0.45	0.000	False	0
149	P-41	172	J-39	J-44	4.0	PVC	130.0	False	0.000	-9	0.23	0.000	False	0
155	P-42	142	J-36	J-8	8.0	PVC	130.0	False	0.000	-257	1.64	0.001	False	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review

Scenario: Peak Hour + FF
Current Time Step: 0.000 h
FlexTable: Pump Table

ID	Label	Elevation (ft)	Pump Definition	Pump Status	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
31	PMP-1	20.00	2021-08-05 FH Flow Test	On	20.00	147.53	1,735	127.53

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour + FF
Current Time Step: 0.000 h
FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30	R-1	20.00	<None>	1,735	20.00

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Junction Table

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
54	BUILDING 1	23.02	<None>	<Collection: 1 item>	16	155.71	57
59	BUILDING 2	23.91	<None>	<Collection: 1 item>	16	155.70	57
64	BUILDING 3	24.21	<None>	<Collection: 1 item>	16	155.70	57
69	BUILDING 4	23.22	<None>	<Collection: 1 item>	16	155.70	57
74	BUILDING 5	24.41	<None>	<Collection: 1 item>	16	155.70	57
79	BUILDING 6	23.00	<None>	<Collection: 1 item>	16	155.70	57
84	BUILDING 7	23.00	<None>	<Collection: 1 item>	16	155.70	57
89	BUILDING 8	23.25	<None>	<Collection: 1 item>	16	155.70	57
94	BUILDING 9	23.25	<None>	<Collection: 1 item>	16	155.70	57
99	BUILDING 10	23.00	<None>	<Collection: 1 item>	16	155.70	57
104	BUILDING 11	23.00	<None>	<Collection: 1 item>	16	155.70	57
109	BUILDING 12	22.02	<None>	<Collection: 1 item>	16	155.70	58
114	BUILDING 13	22.00	<None>	<Collection: 1 item>	16	155.70	58
33	J-1	19.00	<None>	<Collection: 0 items>	0	155.80	59
35	J-2	19.00	<None>	<Collection: 0 items>	0	155.80	59
39	J-4	23.90	<None>	<Collection: 0 items>	0	155.70	57
41	J-5	21.11	<None>	<Collection: 0 items>	0	155.70	58
43	J-6	20.68	<None>	<Collection: 0 items>	0	155.70	58
45	J-7	22.28	<None>	<Collection: 0 items>	0	155.70	58
48	J-8	20.32	<None>	<Collection: 0 items>	0	155.70	59
51	J-9	23.14	<None>	<Collection: 0 items>	0	155.71	57
56	J-11	23.18	<None>	<Collection: 0 items>	0	155.71	57
61	J-13	23.27	<None>	<Collection: 0 items>	0	155.71	57
66	J-15	22.02	<None>	<Collection: 0 items>	0	155.70	58
71	J-17	22.77	<None>	<Collection: 0 items>	0	155.70	58
76	J-19	21.76	<None>	<Collection: 0 items>	0	155.70	58
81	J-21	21.76	<None>	<Collection: 0 items>	0	155.70	58
86	J-23	19.67	<None>	<Collection: 0 items>	0	155.70	59
91	J-25	22.05	<None>	<Collection: 0 items>	0	155.70	58
96	J-27	21.62	<None>	<Collection: 0 items>	0	155.70	58
101	J-29	21.62	<None>	<Collection: 0 items>	0	155.70	58
106	J-31	20.58	<None>	<Collection: 0 items>	0	155.70	58
111	J-33	20.65	<None>	<Collection: 0 items>	0	155.70	58
116	J-35	21.00	<None>	<Collection: 0 items>	0	155.72	58
125	J-36	20.80	<None>	<Collection: 0 items>	0	155.72	58
126	J-37	18.00	<None>	<Collection: 0 items>	0	155.78	60
127	J-38	20.30	<None>	<Collection: 0 items>	0	155.80	59
128	J-39	19.00	<None>	<Collection: 0 items>	0	155.79	59
129	J-40	18.00	<None>	<Collection: 0 items>	0	155.79	60
130	J-41	17.00	<None>	<Collection: 0 items>	0	155.79	60
131	J-42	18.00	<None>	<Collection: 0 items>	0	155.79	60
132	J-43	16.00	<None>	<Collection: 0 items>	0	155.79	60
133	J-44	16.80	<None>	<Collection: 0 items>	0	155.79	60
134	J-45	16.00	<None>	<Collection: 0 items>	0	155.79	60
135	J-46	18.00	<None>	<Collection: 0 items>	0	155.80	60

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
55	P-1	21	J-9	BUILDING 1	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
60	P-2	93	J-11	BUILDING 2	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
65	P-3	93	J-13	BUILDING 3	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
70	P-4	46	J-15	BUILDING 4	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
75	P-5	93	J-17	BUILDING 5	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
80	P-6	93	J-19	BUILDING 6	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
85	P-7	93	J-21	BUILDING 7	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
90	P-8	98	J-23	BUILDING 8	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
95	P-9	112	J-25	BUILDING 9	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
100	P-10	81	J-27	BUILDING 10	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
105	P-11	78	J-29	BUILDING 11	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
110	P-12	94	J-31	BUILDING 12	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
115	P-13	99	J-33	BUILDING 13	6.0	Ductile Iron	130.0	False	0.000	16	0.18	0.000	False	0
36	P-14	13	J-1	J-2	8.0	Ductile Iron	130.0	False	0.000	152	0.97	0.001	False	0
53	P-16	277	J-9	J-6	10.0	Ductile Iron	130.0	False	0.000	70	0.28	0.000	False	0
68	P-17	165	J-15	J-7	10.0	Ductile Iron	130.0	False	0.000	-10	0.04	0.000	False	0
72	P-18	273	J-7	J-17	10.0	Ductile Iron	130.0	False	0.000	-19	0.08	0.000	False	0
73	P-19	125	J-17	J-4	10.0	Ductile Iron	130.0	False	0.000	-35	0.14	0.000	False	0
78	P-20	77	J-19	J-7	10.0	Ductile Iron	130.0	False	0.000	-9	0.04	0.000	False	0
82	P-21	343	J-8	J-21	10.0	Ductile Iron	130.0	False	0.000	23	0.09	0.000	False	0
83	P-22	9	J-21	J-19	10.0	Ductile Iron	130.0	False	0.000	7	0.03	0.000	False	0
87	P-23	104	J-6	J-23	10.0	Ductile Iron	130.0	False	0.000	22	0.09	0.000	False	0
88	P-24	71	J-23	J-15	10.0	Ductile Iron	130.0	False	0.000	6	0.03	0.000	False	0
98	P-25	217	J-27	J-8	10.0	Ductile Iron	130.0	False	0.000	-33	0.13	0.000	False	0
117	P-25	966	J-2	J-35	12.0	Ductile Iron	130.0	False	0.000	152	0.43	0.000	False	0
102	P-26	48	J-25	J-29	10.0	Ductile Iron	130.0	False	0.000	-1	0.00	0.000	False	0
118	P-26	93	J-35	J-9	10.0	Ductile Iron	130.0	False	0.000	86	0.35	0.000	False	0
103	P-27	25	J-29	J-27	10.0	Ductile Iron	130.0	False	0.000	-17	0.07	0.000	False	0
119	P-27	358	J-35	J-11	10.0	Ductile Iron	130.0	False	0.000	67	0.27	0.000	False	0
108	P-28	278	J-31	J-25	10.0	Ductile Iron	130.0	False	0.000	15	0.06	0.000	False	0
136	P-28	486	J-1	J-46	16.0	Ductile Iron	130.0	False	0.000	56	0.09	0.000	False	0
112	P-29	10	J-6	J-33	10.0	Ductile Iron	130.0	False	0.000	47	0.19	0.000	False	0
137	P-29	204	J-46	J-38	10.0	Ductile Iron	130.0	False	0.000	56	0.23	0.000	False	0
113	P-30	10	J-33	J-31	10.0	Ductile Iron	130.0	False	0.000	31	0.13	0.000	False	0
138	P-30	225	J-38	J-39	8.0	PVC	130.0	False	0.000	8	0.05	0.000	False	0
139	P-31	212	J-39	J-40	8.0	PVC	130.0	False	0.000	6	0.04	0.000	False	0
42	P-32	316	J-4	J-5	10.0	Ductile Iron	130.0	False	0.000	0	0.00	0.000	False	0
140	P-32	178	J-40	J-41	8.0	Ductile Iron	130.0	False	0.000	6	0.04	0.000	False	0
141	P-33	135	J-41	J-42	6.0	PVC	130.0	False	0.000	0	0.00	0.000	False	0
62	P-34	10	J-11	J-13	10.0	Ductile Iron	130.0	False	0.000	51	0.21	0.000	False	0
142	P-34	204	J-41	J-43	8.0	PVC	130.0	False	0.000	6	0.04	0.000	False	0
63	P-35	98	J-13	J-4	10.0	Ductile Iron	130.0	False	0.000	35	0.14	0.000	False	0
143	P-35	202	J-43	J-44	8.0	PVC	130.0	False	0.000	6	0.04	0.000	False	0
34	P-36	585	PMP-1	J-1	16.0	Ductile Iron	130.0	False	0.000	208	0.33	0.000	False	0
144	P-36	216	J-44	J-45	8.0	PVC	130.0	False	0.000	8	0.05	0.000	False	0
32	P-37	145	R-1	PMP-1	100.0	Ductile Iron	130.0	False	0.000	208	0.01	0.000	True	1
145	P-37	480	J-45	J-37	8.0	PVC	130.0	False	0.000	25	0.16	0.000	False	0
146	P-38	430	J-38	J-37	8.0	PVC	130.0	False	0.000	30	0.19	0.000	False	0
147	P-39	774	J-37	J-36	8.0	PVC	130.0	False	0.000	56	0.36	0.000	False	0
148	P-40	231	J-38	J-45	8.0	PVC	130.0	False	0.000	17	0.11	0.000	False	0
149	P-41	172	J-39	J-44	4.0	PVC	130.0	False	0.000	2	0.06	0.000	False	0
155	P-42	142	J-36	J-8	8.0	PVC	130.0	False	0.000	56	0.36	0.000	False	0

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Pump Table

ID	Label	Elevation (ft)	Pump Definition	Pump Status	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
31	PMP-1	20.00	2021-08-05 FH Flow Test	On	20.00	155.82	208	135.82

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30	R-1	20.00	<None>	208	20.00

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Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

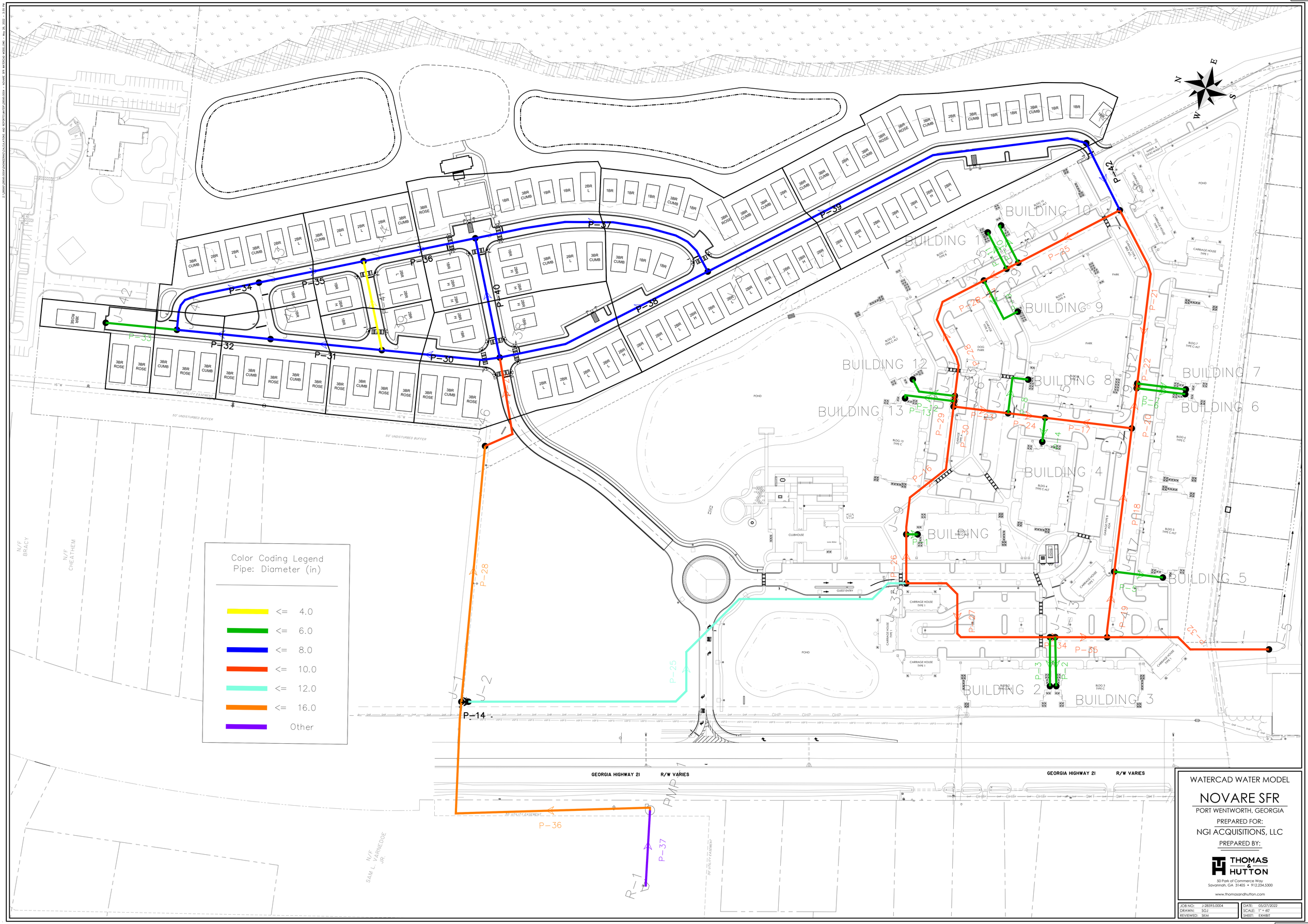
Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth

APPENDIX C

EXHIBITS

Z:\JOBS\28595.0004\ENGINEERING\CALCULATIONS AND REPORTS\WATERCAD\28595.0004 – NOVARE SFR MASTERPLAN MODEL.CPM – May 26, 2022 – 3:55 PM

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Water Model Report (2847 : Site Plan Review Application (Specific) Wentworth Grove Subdivision July 2023)



WATERCAD WATER MODEL

NOVARE SFR

PORT WENTWORTH, GEORGIA

PREPARED FOR:

NGI ACQUISITIONS, LLC

PREPARED BY:

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

JOB NO:	J-28595.0004
DRAWN:	SGJ
REVIEWED:	SKM
DATE:	05/27/2022
SCALE:	1" = 60'
SHEET:	EXHIBIT

TMS	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0906-04-037	Rice Hope CJ LLC	100 Magnolia Blvd, Port Wentworth GA 31407	PO Box 450233, Atlanta, GA 31145-0233
7-0975-02-006	Birch Circle LLC	7514 Hwy 21, Port Wentworth GA 31407	514 S Main St, Hinesville, GA 31313-4355
7-0975-02-007	James Wood Industries LLC	7512 Hwy 21, Port Wentworth GA 31407	136 Post House Trl, Port Wentworth, GA 31322-9624
7-0975-02-008	Christian, Brenda Sue	Hwy 21, Port Wentworth GA 31407	6 Hasleiters Retreat, Savannah, GA 31411-3107
7-0975-02-009	Smith, Eric C.	7508 Hwy 21, Port Wentworth GA 31407	PO Box 2264, Rincon, GA 31326-2264
7-0975-02-010	Cheathem, Lula Ghyll Roberts	Hwy 21, Port Wentworth GA 31407	1595 Berkely Ave, North Baldwin, NY 11510-1635
7-0975-02-011	Wilson, David Johnson Edward	7500 Hwy 21, Port Wentworth GA 31407	2119 Biscayne Dr, Savannah, GA 31406-2801
7-0975-02-012	Johnson, Edward	Hwy 21, Port Wentworth GA 31407	2127 Mason Dr, Savannah, GA 31404-5652
7-0975-02-013	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-014	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0975-02-015	Fieldstone Group LLC	Hwy 21, Port Wentworth GA 31407	204 Wiley Bottom Rd, Savannah, GA 31411-1537
7-0906-04-075	BEP Rice Hope LLC	Hwy 21, Port Wentworth GA 31407	100 Lakeside Blvd, Port Wentworth, GA 31407-3391
7-0907-01-003	Exley, Thomas L	Hwy 21, Port Wentworth GA 31407	PO Box 1338, Rincon, GA 31326-1338
7-0907A-02-011	Jones, Carol D	22 Treadway St, Port Wentworth GA 31407	22 Treadway St, Port Wentworth GA 31407
7-0907A-02-010	Otto, James Paul	20 Treadway St, Port Wentworth GA 31407	20 Treadway St, Port Wentworth GA 31407
7-0907A-03-001	Mack, Evon	216 Black Creek Dr, Port Wentworth GA 31407	216 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-002	Edge, Melissa G	214 Black Creek Dr, Port Wentworth GA 31407	214 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-003	Robinson, Charles Jerome	112 Black Creek Dr, Port Wentworth GA 31407	112 Black Creek Dr, Port Wentworth GA 31407
7-0907A-03-004	Pelton, Joshua	110 Black Creek Dr, Port Wentworth GA 31407	110 Black Creek Dr, Port Wentworth GA 31407
7-0907A-07-012	Vogel, Brian R.	21 Treadway St, Port Wentworth GA 31407	21 Treadway St, Port Wentworth GA 31407
7-0907A-07-013	Chisholm, Pamela R.	19 Treadway St, Port Wentworth GA 31407	19 Treadway St, Port Wentworth GA 31407

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-APO (2847 : Site Plan Review Application

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Timeline (2847 : Site Plan Review Application (Specific) Wentworth Grove

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

T R LONG ENGINEERING, P.C.

1000 Towne Center Blvd.
Suite 304
Pooler, Georgia 31322
(912) 355-1046

July 11, 2023

Mr. Jason Stewart
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Site Development Plans
Novare Single Family Revised July 5, 2023
Port Wentworth. Georgia

Dear Mr. Stewart:

T. R. Long Engineering, P.C. has reviewed the revisions to the construction plans for the above referenced project. These plans were prepared by Thomas & Hutton revised July 5, 2023. The proposed plans generally meet the intent of the ordinances and guidelines governing construction in Port Wentworth.

Concurrence with the site plan by T. R. Long Engineering, P.C. and Port Wentworth does not relieve the owner/developer, designer, engineer, and contractor nor their representatives from their individual or collective responsibilities to comply with provisions of Local, State, and Federal regulations and/or ordinances. T. R. Long Engineering, P.C. and Port Wentworth's review of the submitted documents for completeness and general compliance with codes, ordinances and/or standards. No design liability can be assumed or assigned to T. R. Long Engineering, P.C. or Port Wentworth. All design liability remains with the professional engineer who signed and sealed those documents. Additionally, concurrence with the submitted documents and their intent is not to be construed as a check of every item submitted and does not prevent Port Wentworth from requiring corrections and/or addressing of omissions in the submitted documents and/or construction.

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

Sincerely,

Trent R. Long, P.E.

Attachment: Wentworth Grove Subdivision S-Site Plan 2023-Concurrence Letter 6.11.23 (2847 : Site Plan Review Application (Specific)