CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 11, 2022

Council Meeting Room	Regular Meeting	6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 9, 2022 6:30 PM

B. Planning Commission - Regular Meeting - Jun 13, 2022 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

- Public Hearing
- Action

C. Zoning Map Amendment Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Buck Island, LLC., & BEP Land Investors, LLC., for PIN # 70906 04011 (Rice Hope Road) to Rezone from M-P-O (Master Plan Overlay) to P-I-1 (Planned Industrial) Zoning District for the purpose of a warehouse development (Rice Hope Commerce Center)

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

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

- Public Hearing
- Action

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

- Public Hearing
- Action

C. Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 9, 2022

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Lauree Morris called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Franklin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Apr 11, 2022 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

Minutes Acceptance: Minutes of May 9, 2022 6:30 PM (ADOPTION OF MINUTES)

8. SITE PLAN/SUBDIVISION APPROVAL

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

The applicant, Kim Thomas, was present. Jay Maupin, Maupin Engineering was also present on behalf of the applicant. Mr. Maupin gave an brief overview of the project and offered to answer any questions the commission may have. Janet Hester asked if the hydrology report was submitted and that she had some stormwater concerns. Mr. Maupin responded that the report was submitted with site plan application and that part of the development plan they are showing to clear out the existing ditches and downstream drainage ditches. Lauree Morris asked why there would be no trees planted along highway 21. Mr. Maupin responded that they were going to screen for the residential properties. There were no public comments. Vice-chairman Morris made a motion to approve the application with the condition that all engineer comments be resolved. Commissioner Herrin seconded the motion with conditions. The vote was unanimous.

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

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

The owner, Shane Malek, was present and gave a brief presentation of the projects and offered to answer any questions the commission may have. Rosetta Franklin asked if the homes are available for purchase. Mr. Malek responded that they are for rent only. Janet Hester asked questions regarding if these would be "Airbnb rentals". Mr. Malek stated that lease agreement does not allow the unit to be used as a "Airbnb". Lauree Morris asked what the rent is for these units. Mr. Malek stated that the rent is at a premium rate. There were no public comments. Commissioner Hester made a motion to deny the application. Commissioner Fanklin seconded the motion. Commissioners Hester and Franklin voted Yes. Commissioners Herrin and Morris voted No. The vote was a tie. After several minutes of discussion, Commissioner Herrin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Franklin seconded the motion with conditions. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted no. The motion to approve with conditions passed 3-1.

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

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

Minutes Acceptance: Minutes of May 9, 2022 6:30 PM (ADOPTION OF MINUTES)

The applicant was not present. There were no public comments. Commissioner Herrin made a motion that this application be tabled. Commissioner Franklin seconded the motion. The vote was unanimous.

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

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

The applicant, Chad Zittrouer, was present. Mr. Zittrouer gave a brief presentation and offered to answer any questions the commission may have. Janet Hester asked several questions regarding traffic impacts and stormwater concerns. Lauree Morris asked if on the original rezoning application was all of the proposed development shown. Mr. Zittrouer responded that yes there was and excess of a million square feet of warehouse proposed. Lauree Morris asked questions regarding wetlands and any impacts to them. Mr. Zittrouter stated that they have the wetland permit and that the credits for any impacts have been paid for.

Public Hearning:
- Robin Shubert, 230 Monteith Road - spoke against the application
- Mable Thomas, 208 Monteith Road - spoke against the application

Commissioner Herin made a motion that the application be tabled. Commissioner Hester seconded the motion. The vote was unanimous.

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

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

The applicant, Chad Zittrouer, was present. Mr. Zittrouer gave a brief presentation and offered to answer any questions the commission may have. There were no public comments. Vice-Chairman Morris made a motion that the application be tabled until the concerns of the road closure was agreed upon. Commissioner Franklin seconded the motion. The vote was unanimous.

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

9. NEW BUSINESS

Minutes Acceptance: Minutes of May 9, 2022 6:30 PM (ADOPTION OF MINUTES)

10. ADJOURNMENT

A. Adjournment

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

_____
Chairman

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

_____
Secretary

Minutes Acceptance: Minutes of May 9, 2022 6:30 PM (ADOPTION OF MINUTES)

CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 13, 2022

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Lauree Morris called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

Item 6A was requested to be removed from the agenda by the applicant. The agenda was approved with the requested change.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 9, 2022 6:30 PM

Meeting minutes tabled to next month due to minute corrections requested by Commissioner Hester.

Minutes Acceptance: Minutes of Jun 13, 2022 6:30 PM (ADOPTION OF MINUTES)

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

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

Application withdrawn by applicant. Agenda correction approved during item 4.1.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District

The applicant, Katy Parker, was present. Dr. Parker's architect Chad Lord was also present. Mr. Lord gave a brief overview of the project.
-Public Hearing
--Georgia Benton, 135 Saussy Road - spoke against the application
--Vince Thompson, 8144 Old Hwy 21 - spoke against the application
--Angela Steel Scruggs, 158 Grace Lane, Rincon - spoke against the application
--Thomas Haralson, 100 Roseberry Cir - spoke against the application
--Mrs. Harry Stewart, 502 Rice Hope Plantation Road - spoke against the application
--Toyna Brown, Berrien Road - spoke against the application
--Murray Marshall, 196 Coffee Point Dr, Savannah - spoke against the application
--Trent Thompson, 8140 Old Hwy 21, spoke against the application
--Carol Johnson, 121 Rice Hope Plantation Road, spoke against the application
--Dawn Sample, 920 Meinhard Rd, spoke against the application
--Donna Archer, 125 Rice Hope Plantation Rd, spoke against the application
--Trevor Ferguson, 6 Laurel Ridge Ct, spoke against the application
--Jason Todd, 8142 Old Hwy 21, spoke against the application
--Christine Stewart, 504 Rice Hope Plantation Rd, spoke against the application

After the public hearing was closed, Dr. Parker responded to some of the concerns. Dr. Parker stated that the facility would be staffed 24 hours a day, 7 days a week and she currently resides at the location and intends on moving somewhere nearby. Dr. Parker explained the clients will not be allowed to leave the property without a staff member, the clients will not be allowed to have vehicles, and there is a screening process that each client has to go to before being accepted. Commissioner Morris asked how may vehicles would come and go to the property each day. Dr. Parker responded that there will be around 15 full time staff members and that some outside counselors. Commissioner Hester made the comment that she appreciates what Dr. Parker is trying to do but does not think this the appropriate location for this type of facility. Commissioner Morris asked

Minutes Acceptance: Minutes of Jun 13, 2022 6:30 PM (ADOPTION OF MINUTES)

if they have approached the Health Department to make sure the septic system would be able to handle the amount of people that would live in the house. Dr. Parker has not. Commissioner Franklin made the motion to Deny the application. Commissioner Herrin seconded the motion to Deny the application. The vote to Deny the application was unanimous.

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

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

Nikhil Duggiral with Thomas & Hutton, was present and gave an overview of the project. Commissioner Hester asked if the developers/applicants had a community meeting. Mr. Duggiral stated no they have not. Commissioner Morris asked what the buffer between the wetlands and the building. Mr. Duggiral stated a buffer is not required but he believes the closest building is around 30 feet from the wetland. Commissioner Morris asked if a tree survey has been done. Mr. Duggiral stated there was and they would protect any significant trees as designed by City ordnance. Steve Davis stated that he was concerned about the setback only being 20 foot from Highway 30.

-Public Hearing
--Georgia Benton, 135 Saussy Road - spoke against the application.
--Janet Bryant, 154 Berrien Road - spoke against the application
--Vince Thompson, 8104 Old Hwy 21, asked questions about the City tree ordnance

After the public hearing was closed, Mr. Duggiral answered concerns raised. There were several comments made regarding the note on the plans stating "Berrien Road - 30' R/W (This Section Closed)) near phase 1 of the project. Mr. Duggiral explained that the comment was just from the surveyors that the road was closed or impassable when the survey was done and the Developer had no intentions of closing Berrien Road. After several minutes of discussion, Commissioner Morris made motion to approve the application with the condition that a 50 foot buffer between the wetlands and development be implemented and that the setback from Highway 30 be increased. Commissioner Herrin seconded the motion to approve with conditions. Commissioners Herrin, Franklin, and Morris voted Yay. Commissioner Hester voted Nay. The motion was approved 3-1.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

Minutes Acceptance: Minutes of Jun 13, 2022 6:30 PM (ADOPTION OF MINUTES)

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

_____
Chairman

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

_____
Secretary

Minutes Acceptance: Minutes of Jun 13, 2022 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2697)

DOC ID: 2697

Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

Issue/Item: Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

Background: These parcels was annexed by the City of Port Wentworth in 2014 and was never assigned City of Port Wentworth zoning.

Facts and Findings:

Funding: N/A

Recommendation: The Planning Commission will hear this item on July 11, 2022 at 6:30 PM.

ATTACHMENTS:

- Annexation Gulfstream Rd Rezoning - map numbered (PDF)
- Annexation Gulfstream Rd Rezoning - Map Number Key (PDF)
- Annexation Gulfstream Rd Rezoning - APO Master List (PDF)

Annexation Gulfstream Rd Rezoning

Property Boundaries (Parcels)

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

SAGIS

Attachment: Annexation Gulfstream Rd Rezoning - map numbered (2697 : ZMA Gulfstream Road Annexation JULY 2022)

Annexation Gulfstream Rd Rezoning Map Key

Map #	PIN #	Address	Owner	Estimated Acreage	Current Zoning	Proposed Zoning
1	70913 01013	18 Gulfstream Rd	Clifton Landfill Inc	8.66	PUD-IN	P-I-2
2	70913 01012	60 Clifton Blvd	Brasstown Chili LLC	2	PUD-IN	P-I-2
3	70913 01007	84 Clifton Blvd	Savannah Regional Industrial Landfill In Republic Services Property Tax	120.52	PDR-IL	P-I-2
4	70913 01010	Gulfstream Rd	Clifton Landfill Inc	55.38	M	P-I-2
5	70913 01008	34 Gulfstream Rd	Sapp Capital Management LLC	2.9	M	P-I-2
6	70913 01011	116 Gulfstream Rd	116 Gulfstream Road LLC	10.02	M	P-I-2
7	70913 01001	120 Gulfstream Rd	Georgia Power Company	17.25	PDR-L	P-I-2
8	70914 01001B	120 Gulfstream Rd	Georgia Power Company	8	PDR-L	P-I-2
9	70914 01001A	Gulfstream Rd	Georgia Power Company	8	M	P-I-2
10	70970A02004	Gulfstream Rd	Williams Brothers Trucking Inc	3	PUD-IN	P-I-2
11	70970A02006	20 Mincey Blvd	Mincey Investments, LLC	1.02	PUD-IN	P-I-2
12	70970A02007	24 Mincey Blvd	Davenport & Smith Daniel & Jack	0.8	PUD-IN	P-I-2
13	70970A02003	32 Mincey Blvd	IG Mincey LLC	3.99	PUD-IN	P-I-2
14	70914 01003	46 Mincey Blvd	Gim Corporation	3.01	PUD-IN	P-I-2
15	70914 01004	60 Mincey Blvd	Sloan Theresa Joyce	2	PDR-IL	P-I-2
16	70970A01002	190 Gulfstream Rd	Duke Realty Limited Partnership ATTN: VP, Property Management	9.99	PUD-IN	P-I-2

Attachment: Annexation Gulfstream Rd Rezoning - Map Number Key (2697 : ZMA Gulfstream Road Annexation JULY 2022)

PIN	Owner	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip
70913 01007	SAVANNAH REGIONAL INDUSTRIAL LANDFILL IN	PO BOX 29246	PHOENIX	AZ	85038
70913 01008	SAPP CAPITAL MANAGEMENT LLC	34 GULFSTREAM ROAD	PORT WENTWORTH	GA	31407
70913 01010	CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
70913 01011	116 GULFSTREAM ROAD LLC	9 CEDAR VIEW DR	SAVANNAH	GA	31410
70913 01012	BRASSTOWN CHILI LLC	315 COMMERCIAL DR STE B-7	SAVANNAH	GA	31406
70913 01013	CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
70914 01001A	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01001B	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01004	SLOAN THERESA JOYCE	103 LAKE TOMACHEECHEE DRIVE	RINCON	GA	31326
70970A02004	WILLIAMS BROTHERS TRUCKING INC	PO BOX 188	HAZELHURST	GA	31539
70970A02006	MINCEY INVESTMENTS, LLC	10 BRADLEY PINES DR	SAVANNAH	GA	31410
70970A02007	DAVENPORT & SMITH DANIEL & JACK	PO BOX 7207	GARDEN CITY	GA	31418
10970A03003	DUKE REALTY LIMITED PARTNERSHIP	PO BOX 40509	INDIANAPOLIS	IN	46240
20912 01001	MAYOR & ALDERMEN OF SAVANNAH	PO BOX 1027	SAVANNAH	GA	31412
20912 01002	MAYOR & ALDERMEN OF SAVANNAH	PO BOX 1027	SAVANNAH	GA	31412
20970A04001	SOUTHERN REGION INDUSTRIAL REALTY INC	C/O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST.	ATLANTA	GA	30308
60892 01001	BOASSO AMERICA CORPORATION	1208 E KENNEDY BLVD SUITE 132	TAMPA	FL	33602
60892 01002	BOASSO AMERICA CORPORATION	1208 E KENNEDY BLVD SUITE 132	TAMPA	FL	33602
60892 01025	COMMERCE COURT INDUSTRIAL LLC	C/O CRITERION GROUP, LLC, 28-18 STEINWAY	LONG ISLAND CITY	NY	11103
60892 01026	COMMERCE COURT INDUSTRIAL LLC	C/O CRITERION GROUP, LLC, 28-18 STEINWAY	LONG ISLAND CITY	NY	11103
60892 01029	CENTERPOINT GARDEN CITY LLC	1808 SWIFT DRIVE SUITE A	OAK BROOK	II	60523
70970A01002	DUKE REALTY LIMITED PARTNERSHIP	PO BOX 40509	INDIANAPOLIS	IN	46240
70970A02003	IG MINCEY LLC	261 FIFTH AVENUE SUITE 1501	NEW YORK	NY	10016
20970 01001	STATE OF GEORGIA	C/O COASTAL STATE PRISON POST OFFICE BOX 7150	GARDEN CITY	GA	31418
70913 01001	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01003	GIM CORPORATION	C/O C JAMES MCCALLER JR 115 W OGLETHORPE AVE	SAVANNAH	GA	31401
10916 01001	WAREHOUSE RENTALS LLC	PO BOX 126	VALDOSTA	GA	31601

Attachment: Annexation Gulfstream Rd Rezoning - APO Master List (2697 : ZMA Gulfstream Road Annexation JULY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2685)

DOC ID: 2685

Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

Issue/Item: Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

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

Facts and Findings: The total amount of property to be rezoned is 1.5 acres. The applicant is requesting to rezone the property to P-C-2 (Planned Community Business) to develop a Gas Station / Convenience Store and Retail Store. The concept layout of the proposed plan includes a 2,500 square foot Convenience Store with 6 fuel pumps, and a 5,525 square foot Retail Store. The access for the development will be off of Meinhard Road. The project will also include associated drainage, and water and sewer utilities.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 PM.

ATTACHMENTS:

- ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (PDF)
- ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Timeline (DOCX)
- ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Plat (PDF)
- ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Site Plan (PDF)

220248

RECEIVED
APR 22 2022
BY: KS

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: The Dewitt-Tilton Group Phone # 912-777-3404

Mailing Address: 119 Canal St. Suite 106 Pooler, GA 31322

Property Owner: ANJPK Property LLC Phone # 813-420-0224

Use back if more than one owner

Owner Address: 906 Meinhard Road

PIN #('s): 70978-02004 & 70978-02007 # of Acres 1.5

Zoning Classification: Present R-A Requested PC-2 (P-C-2)

Use of Property: Present Vacant Requested Commercial

N/A 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.

X 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?)

Currently vacant - commercial zoning needed

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
13 day of April, 2022.

Notary Public Victoria M. Cochran
exp 11.7.2025

Baleigh S. Kelly
Signature of Applicant

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on April 21, 2022, 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 21 day of April, 2022.

Baleigh S. Kelly
Signature of Official

Kimberly S. Thomas
Notary Public

KIMBERLY S. THOMAS
Notary Public, Georgia
County
Expires
2023

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

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: The Dewitt-Tilton Group

Address: 119 Canal St. Suite 106 Pooler, GA 31322

Telephone Number: 912-777-3404

A.N. Patel

Signature of Owner

Personally appeared before me

Atulkumar Patel

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 Victoria M. Cochran exp 11.7.2025

4.13.22

Date

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on April 21, 2022, 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 13 day of April, 2022.

Notary Public Victoria M. Cochran
Exp 11.7.2025

Bailey S. Kelly
Signature of Applicant

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00353516 5/05/2022 3:15 PM
OPER: ME TERM: 011
REF#: CK 1063

TRAN: 112.0000 BLDG PERMIT
220248 481.00CR
ANJPK PROPERTY, LLC
906 MEINHARD ROAD
DEV-ZMA 481.00CR

TENDERED: 481.00 CHECK
APPLIED: 481.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

the Dewitt Tilton group
COMMERCIAL CONSTRUCTION

RE-ZONING APPLICATION

To: City of Port Wentworth

Date: April 21, 2022

From: Kim Thomas
The Dewitt-Tilton Group

Project Name & Location:
906 Meinhard Road
Port Wentworth, GA

Property Owner:

- ANJPK PROPERTY LLC

PIN Number(s):

- 70978 02004

Address(es):

- 906 Meinhard Road

Nearby Adjoining Properties:

1. Angela B & James L Lingle Jr
   70978 02009
   916 Monteith Road Port Wentworth, GA 31407 (Property & Mailing)
2. Charles Waring Beatty Jr
   70978 02008
   912 Meinhard Road Port Wentworth, GA 31407 (Property & Mailing)
3. Bennett Talmadge L Jr. & Tina L
   70978 02007
   Monteith Road (Property)
   906 Meinhard Road Port Wentworth, GA 31407 (Mailing)
4. ANJPK Property LLC
   70978 02007
   Monteith Road (Property)
   133 Grimsby Road Port Wentworth, GA 31407 (Mailing)
5. Hydraubear Inc
   70978 03001
   Monteith Road (Property)
   59 Amanda Dr. Savannah, GA 31406 (Mailing)
6. Lake Shore Homeowners Association
   70978B12001
   Fox Glen Court (Property)
   6 Laurel Lane Port Wentworth, GA 31407 (Mailing)

** 119 Canal St. Suite 106 * Pooler, GA 31322 ** (P) 912-777-3404 ** www.DewittTiltonGroup.com **

Price is in effect at time of order and subject to change due to the ever-changing market and availability.
This document is confidential and contains proprietary information and intellectual property of The Dewitt-Tilton Group, Inc. (DTG). Neither this document nor any of the information contained herein may be reproduced or disclosed under any circumstances to a third party without the prior written consent of The Dewitt-Tilton Group, Inc. Please be aware that disclosure, copying, distribution or use of this document and the information contained therein is strictly prohibited.

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

7. Freddie Lecount
   70978B12008
   173 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)
8. AH4R Properties LLC
   70978B12007
   171 Fox Glen Court Port Wentworth, GA 31407 (Property)
   23975 Park Sorrento Suite 300 Calabasas, CA 91302 (Mailing)
9. Cassandra Floyd
   70978B12006
   169 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)
10. Mary Clairmont
    70978B12005
    167 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)
11. Shantal M. Sams
    70978B12004
    165 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)
12. Tracy Kessler
    70978B12003
    163 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)
    Lauretta Pierce
    167 Fox Glen Court Port Wentworth, GA 31407 (Mailing)
13. Jack Imler III
    70978B12002
    161 Fox Glen Court Port Wentworth, GA 31407 (Property & Mailing)

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

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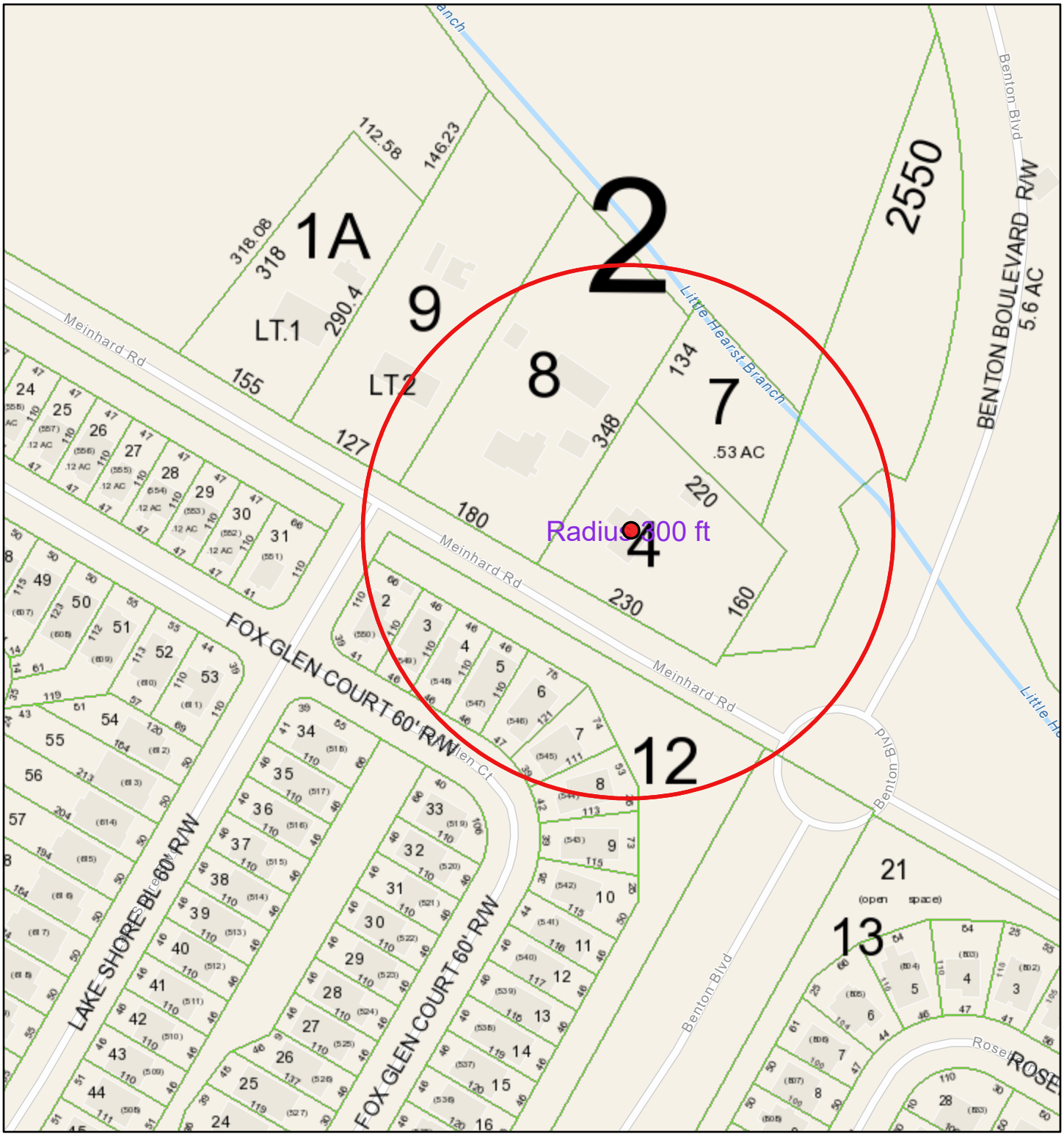
SAGIS Map Viewer



4/12/2022, 12:06:00 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Override 1

Property Boundaries (Parcels)

SAGIS

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

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

Rubnitz Thompson Ziblut

Jeff@rtzlaw.com
617 Stephenson Ave, Ste 202
Savannah, GA 31405
phone 912.353.9300 fax 912.353.7595

Anitaben & Atulkumar Patel
ANJPK Property, LLC
133 Grimsby Road
Savannah, GA 31407

RE: Purchase of 906 Meinhard Road, Port Wentworth, GA 31407 and
0 Montieth Road, Port Wentworth, GA 31407
File No. 211253

Dear Anitaben and Atulkumar:

Enclosed please find the original Deed and Owner's Policy of Title Insurance for the property referenced above.

In addition to commercial real estate transactions, we also assist individuals with drafting wills, preparing estate plans, purchasing and protecting investment property, leases, contracts, business formations, asset protection and related services. We suggest individuals review and update wills after experiencing significant events (such as marriage, divorce, birth of a child, receipt of an inheritance, relocation to Georgia, change in wealth, or retirement). Our firm also provides residential real estate and general business law services.

It has been our pleasure to work with you on this transaction. Please contact us again for any future legal services you may need.

Best Regards,

Jeffrey W. Rubnitz
Enclosures (Deed and Title Policy)

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

Rubnitz Thompson Ziblut

Return To:
Jeffrey W. Rubnitz
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 211253

Type: WD
Kind: WARRANTY DEED
Recorded: 7/19/2021 8:02:00 AM
Fee Amt: $325.00 Page 1 of 3
Transfer Tax: $300.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 1205083031,
7067927936

BK 2453 PG 603 - 605

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this **13th day of July, 2021**, by and between **TALMADGE L. BENNETT, JR. AND TINA L. BENNETT**, ("Grantor") and **ANJPK PROPERTY LLC** ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars ($10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

All that lot or parcel of land situate and being in Chatham County, Georgia, near Meinhard Station containing Four Tenths (0.4) acres and being more particularly described as follows: Commencing at a point at the center line of the Savannah and Atlanta Railway right of way, where said right of way intersects with the North side of Route 30 in Chatham County, Georgia and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of Two Thousand Five Hundred Thirty-five (2,535) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Five (105) feet to a stake; thence North Thirty-two degrees Thirty minutes East (N 32° 30' E) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to a stake; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Seven and Eight Tenths (107.8) feet; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Fifty-one and Three Tenths (151.3) feet to the point of beginning and being bounded on the North by lands of Kellar Oliver; on the East by the remaining property of Gladys Mason, on the South by Route 30 and on the West by the lands of Laura Lee Wells, all of which will more fully appear by reference to a map or plat surveyed for J. F. Wells, by Robert D. Gignilliat, Jr., Chatham County Surveyor, on January 29, 1968.

AND, ALSO;

All that lot, tract or parcel of land situate and being in Chatham County, Georgia, near Meinhard Station containing Six Tenths (0.6) acres and being a portion of

the lands of Gladys Mason and being more particularly described as follows: Commencing at a point at the center of the Savannah and Atlanta Railway right-of-way, where said right-of-way intersects with the North side of Route 30 in Chatham County, Georgia, and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of Two Thousand Six Hundred Forty (2,640) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Thirty (130) feet to a stake; thence North Thirty-three degrees Twenty-five minutes East (N 33° 25' E) a distance of Two Hundred Eleven (211) feet to an iron pipe; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Thirty (130) feel to a stake; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to the point of beginning and being bounded on the North by the lands of Kellar Oliver, on the East by the remaining property of Gladys Mason, on the South by Route 30, and on the West by the lands of J. S. McGrath; all of which will more fully appear by reference to a map or plat surveyed for Laura Lee Wells by Robert D. Gignilliat, Jr. Chatham County Surveyor, on December 9, 1965.

AND, ALSO;

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, containing 0.53 of an acre, more or less, that is shown and more particularly described by the plat of survey made by Warren E. Poythress, Surveyor, dated February 15, 1994, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 13-P, Page 22 (n/k/a Plat Record Book 13-P, Page 22A), which is incorporated into this description by specific reference thereto.

Said property having addresses of 906 Meinhard Road and 0 Montieth Road, Port Wentworth, GA 31407, and property tax numbers of 7-0978-02-004 and 7-0978-02-007.

This being the same property conveyed to Talmadge L. Bennett, Jr. and Tina L. Bennett by Executrix's Deed from Diane Wexel, Individually and as Executrix under the Last Will and Testament of James F. Wells, dated September 11, 2002, and recorded in Deed Book 240-D, Page 486, Chatham County records.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the Property together 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 Grantee, forever in Fee Simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires: _____
[notarial seal]

Talmadge L. Bennett, Jr.

Tina L. Bennett

(seal)

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

Rubnitz Thompson Ziblut, LLC
Attorneys at Law
617 Stephenson Avenue, Suite 202
Savannah, GA 31405
Phone (912) 353-9300
Facsimile (912) 353-7595

ORIGINAL TITLE POLICY ATTACHED

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

Fidelity National Title
Insurance Company

Policy No.: 137097-1-211253-2021.2730610-224675025

OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Polic must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against los from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, o delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those act by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, bu unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or

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Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

FIDELITY NATIONAL TITLE INS. CO.

SCHEDULE A

Policy No.: 2730610-224675025
File No.: 211253
Address Reference: 906 Meinhard Road, Port Wentworth, GA 31407
Chatham County, State of GEORGIA

Amount of Insurance: $300,000.00
Premium: $1,165.00

Date of Policy: July 19, 2021 at 08:02 AM

1. Name of Insured:

   ANJPK PROPERTY LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   ANJPK PROPERTY LLC by virtue of Limited Warranty Deed from Talmadge L. Bennett, Jr. and Tina L. Bennett dated July 13, 2021, and recorded on July 19, 2021 at 08:02 AM, in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Deed Book 2453, Page 603.

4. The Land referred to in this policy is described as follows:

   All that lot or parcel of land situate and being In Chatham County, Georgia, near Meinhard Station containing Four Tenths (0.4) acres and being more particularly described as follows: Commencing at a point at the center line of the Savannah and Atlanta Railway right of way, where said right of way intersects with the North side of Route 30 in Chatham County, Georgia and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of Two Thousand Five Hundred Thirty-five (2,535) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Five (105) feet to a stake; thence North Thirty-two degrees Thirty minutes East (N 32° 30' E) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to a stake; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Seven and Eight Tenths (107.8) feet; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Fifty-one and Three Tenths (151.3) feet to the point of beginning and being bounded on the North by lands of Kellar Oliver; on the East by the remaining property of Gladys Mason, on the South by Route 30 and on the West by the lands of Laura Lee Wells, all of which will more fully appear by reference to a map or plat surveyed for J. F. Wells, by Robert D. Gignilliat, Jr., Chatham County Surveyor, on January 29, 1968.

   AND, ALSO;

   All that lot, tract or parcel of land situate and being in Chatham County, Georgia, near Meinhard Station containing Six Tenths (0.6) acres and being a portion of the lands of Gladys Mason and being more particularly described as follows: Commencing at a point at the center of the Savannah and Atlanta Railway right-of-way, where said right-of-way intersects with the North side of Route 30 in Chatham County, Georgia, and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

SCHEDULE A
(Continued)

distance of Two Thousand Six Hundred Forty (2,640) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Thirty (130) feet to a stake; thence North Thirty-three degrees Twenty-five minutes East (N 33° 25' E) a distance of Two Hundred Eleven (211) feet to an iron pipe; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Thirty (130) feel to a stake; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to the point of beginning and being bounded on the North by the lands of Kellar Oliver, on the East by the remaining property of Gladys Mason, on the South by Route 30, and on the West by the lands of J. S. McGrath; all of which will more fully appear by reference to a map or plat surveyed for Laura Lee Wells by Robert D. Gignilliat, Jr. Chatham County Surveyor, on December 9, 1965.

AND, ALSO;

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, containing 0.53 of an acre, more or less, that is shown and more particularly described by the plat of survey made by Warren E. Poythress, Surveyor, dated February 15, 1994, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 13-P, Page 22 (n/k/a Plat Record Book 13-P, Page 22A), which is incorporated into this description by specific reference thereto.

Said property having addresses of 906 Meinhard Road and 0 Montieth Road, Port Wentworth, GA 31407, and property tax numbers of 7-0978-02-004 and 7-0978-02-007.

This being the same property conveyed to Talmadge L. Bennett, Jr. and Tina L. Bennett by Executrix's Deed from Diane Wexel, Individually and as Executrix under the Last Will and Testament of James F. Wells, dated September 11, 2002, and recorded in Deed Book 240-D, Page 486, Chatham County records.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

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Policy No.: 2730610-224675025

FIDELITY NATIONAL TITLE INS. CO.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Easements, or claims of easements, not shown by the Public Records.
6. All State, County and City taxes for the year of 2021 and subsequent years which are liens not yet due and payable, also, any additional taxes for the current year or any prior years as a result of any re-assessment or re-billing of taxes.
7. Matters that would be disclosed by a current and accurate survey and inspection of the subject property.
8. Such state of facts as are disclosed on plats recorded as follows in the Chatham County records: Plat Book 13-P, Page 22
9. All assessments, taxes and special assessments which are now a lien or payable or which may become due or payable, including, but not limited to water bills and sanitary bills.
10. Construction Easement to Chatham County recorded in Deed Book 1398, Page 522, Chatham County records.
11. Easement to Georgia Power Company recorded in Deed Book 1508, Page 378, Chatham County records.
12. Easements to Southern Natural Gas Company recorded in Deed Book 56-G, Page 473, Chatham County records; in Deed Book 56-S, Page 269, aforesaid records; and in Deed Book 92-I, Page 200, aforesaid records.
13. Condemnation Judgments recorded in Deed Book 105-B, Page 17, Chatham County records; and in Deed Book 105-B, Page 19, aforesaid records.
14. Easement to Savannah Electric and Power Company recorded in Deed Book 141-I, Page 205, Chatham County records.
15. No insurance afforded as to the exact amount of acreage contained in the property description herein.
16. Rights of parties in possession pursuant to unrecorded leases or agreements.

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(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By: _____
Authorized Officer or Agent
Rubnitz Thompson Ziblut, LLC, 617 Stephenson
Rubnitz Thompson Ziblut, LLC
617 Stephenson Ave Ste 202
Savannah, GA 31405-5845
Tel:912-353-9300
Fax:912-353-7595

By:

Randy R. Quirk
President

Attest:

Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

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The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as 'Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

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(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION INTENTIONALLY DELETED

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

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In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at FIDELITY NATIONAL TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Application (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

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Project Timeline

Project Number: 220248

Project Name: 906 Meinhard Road / ZMA Application

Applicant / Engineer: The Dewitt-Tilton Group, Kim Thomas

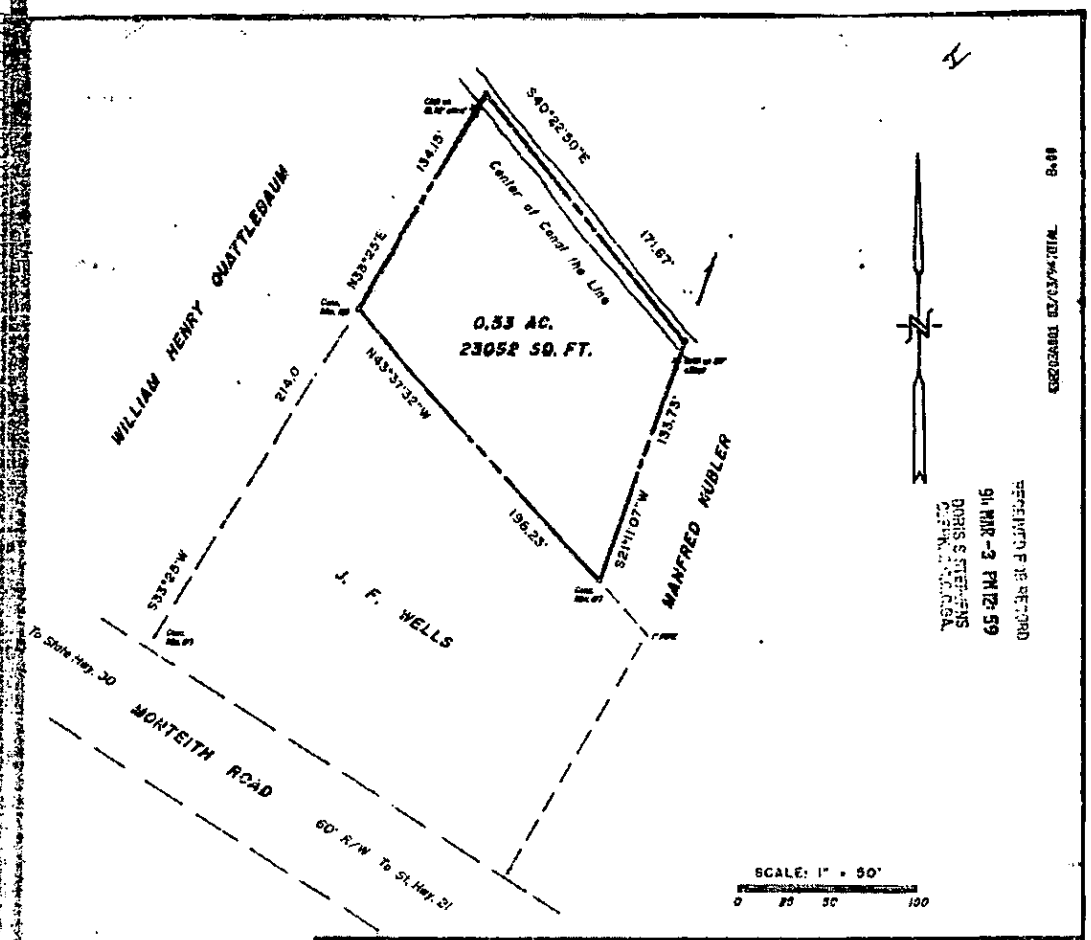
Owner: ANJPK Property, LLC

City Review Engineer: N/A

- 4/22/2022 – application received complete
- 5/16/2022 – signs ordered.
- 6/13/2022 – Kim Thomas sent email requesting to be withdrawn from the June 13th Planning Commission meeting and be rescheduled for the July 11, 2022 Planning Commission meeting.

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Timeline (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906

13P
22



PROPERTY SURVEY
FOR
J. F. WELLS

LOCATED IN THE TOWN OF PORT WENTWORTH IN THE 8TH G.M.D., CHATHAM COUNTY, GEORGIA

13P-22

DATE: FEBRUARY 15, 1994

BY: Warren E. Poythress

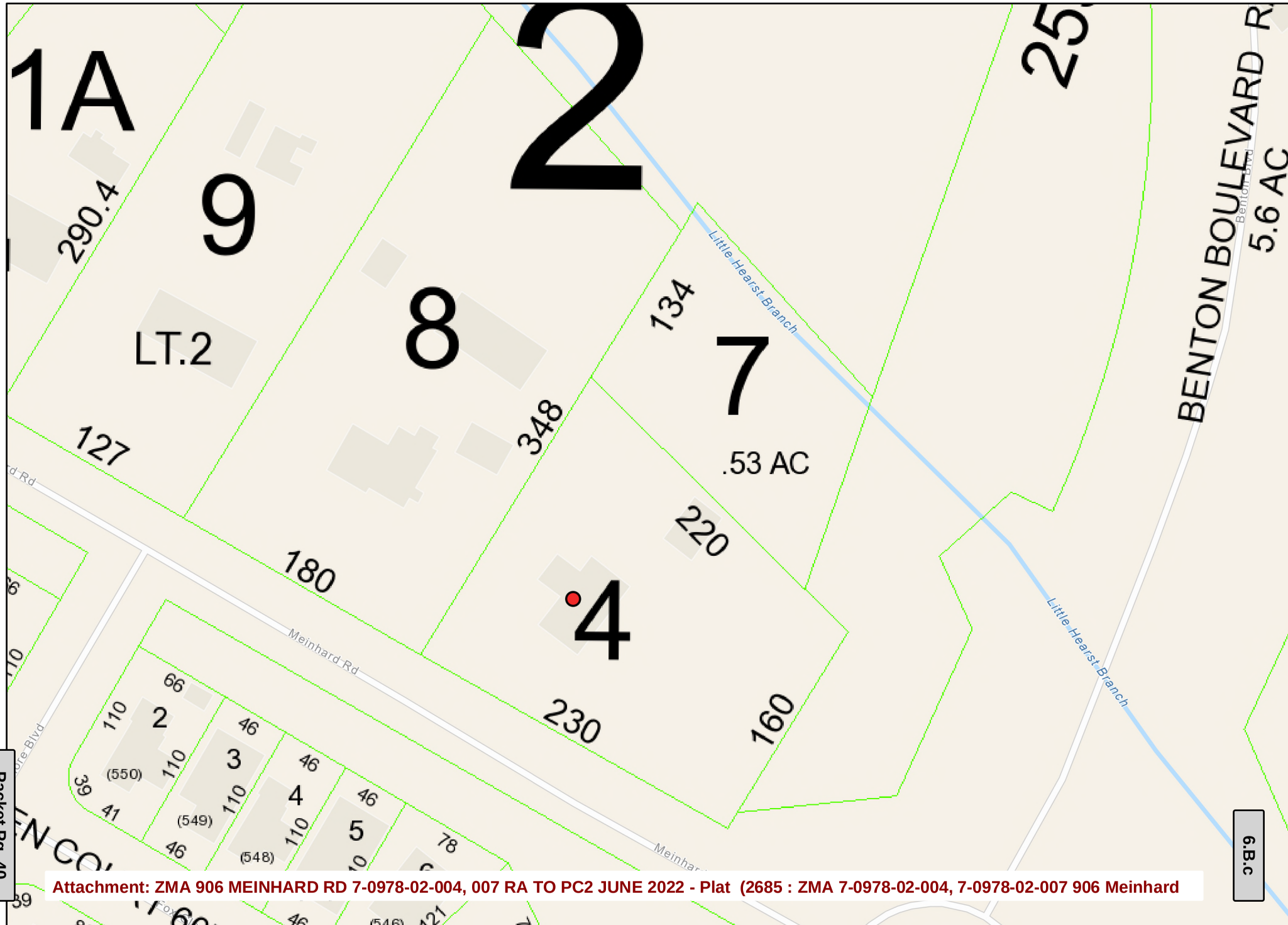
WARREN E. POYTHRESS
R.L.S. 1953

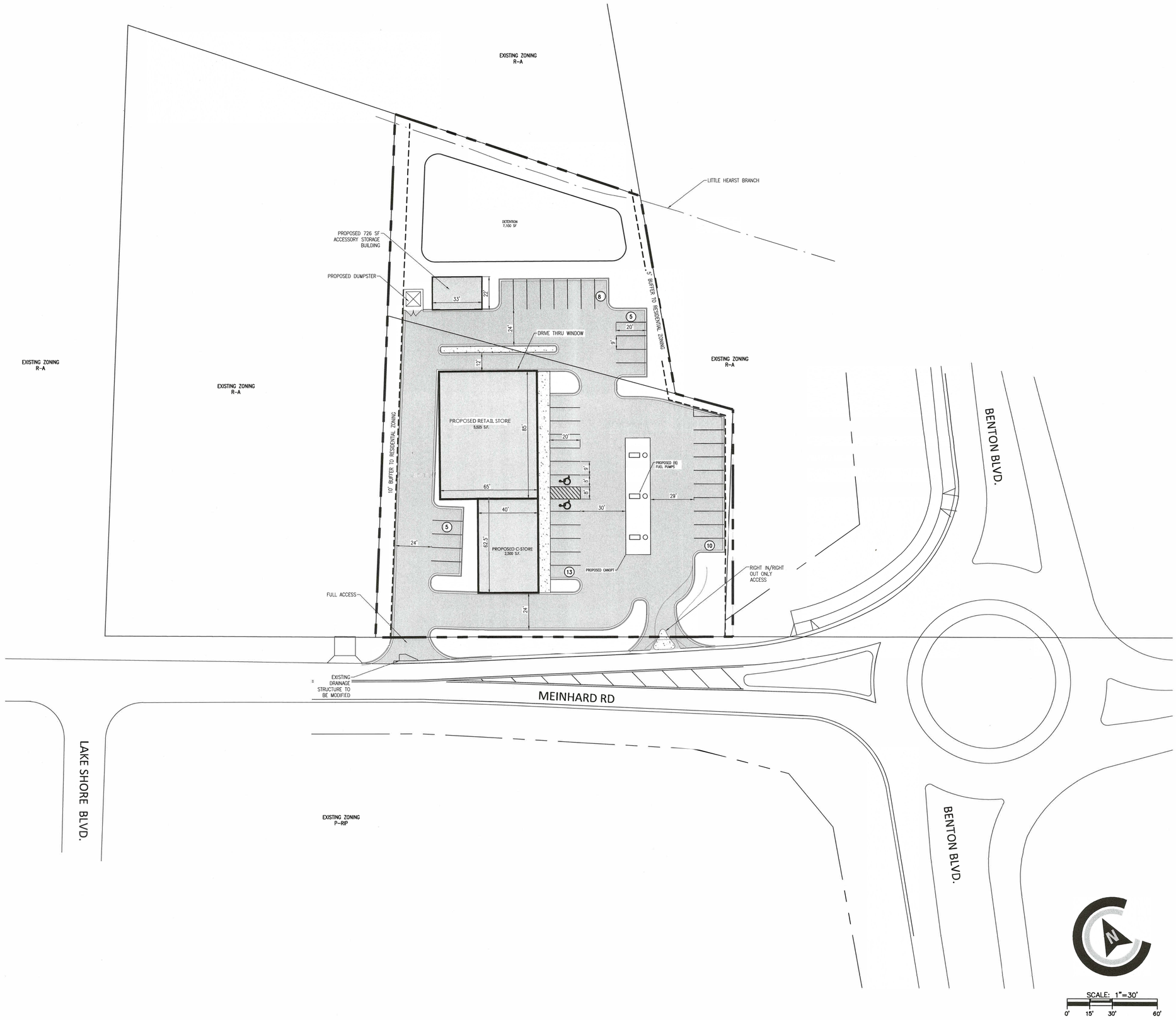
EQUIPT. LIETZ SDM3E
FIELD ERROR CLOSURE - 1/16,732
ANGULAR ERROR - 05"/ POINT
PLAT ERROR CLOSURE - 1/99,915
CLOSURE-COMPASS RULE

GEORGIA REGISTERED No. 1953 LAND SURVEYOR WARREN E. POYTHRESS

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Plat (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906 Meinhard

SAGIS Map Viewer





SCALE: 1"=30'

0' 15' 30' 60'

SITE DATA

SITE AREA: ±1.50 ACRES

AREA TO BE DEVELOPED: 1.5 AC
PROPOSED DETENTION: 7,100 SF (10.9%)

PROPOSED
RETAIL STORE : 5,525 SF
C-STORE: 2,500 SF
ACCESSORY STORAGE BUILDING: 726 SF
(6) FUEL PUMPS

EXISTING ZONING: R-A
PROPOSED ZONING C-2

PARKING REQUIREMENTS:

1 SPACE PER 200 SF LEASABLE AREA = 41 SPACES

2 ADA SPACE PER 26-50 SPACES = 2 ADA SPACE

PARKING PROVIDED = 41 SPACES, INCLUDING 2 ADA SPACES

NOT FOR CONSTRUCTION

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

REVISIONS:

CONCEPTUAL PLAN

PROPOSED RETAIL STORE AND C-STORE

LOCATED IN PORT WENTWORTH, GEORGIA

JOB NUMBER:
DATE: 08/20/2021
DRAWN BY:
CHECKED BY: STAFF
SCALE: AS NOTED

CONCEPTUAL SITE PLAN

SHEET:

CP4.0

Attachment: ZMA 906 MEINHARD RD 7-0978-02-004, 007 RA TO PC2 JUNE 2022 - Site Plan (2685 : ZMA 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd JULY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2681)

DOC ID: 2681

Zoning Map Amendment Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Buck Island, LLC., & BEP Land Investors, LLC., for PIN # 70906 04011 (Rice Hope Road) to Rezone from M-P-O (Master Plan Overlay) to P-I-1 (Planned Industrial) Zoning District for the purpose of a warehouse development (Rice Hope Commerce Center)

Issue/Item: Zoning Map Amendment Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Buck Island, LLC., & BEP Land Investors, LLC., for PIN # 70906 04011 (Rice Hope Road) to Rezone from M-P-O (Master Plan Overlay) to P-I-1 (Planned Industrial) Zoning District for the purpose of a warehouse development (Rice Hope Commerce Center).

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

Facts and Findings: The proposed development consists of 961,000 SF of warehouse space, associated auto parking, trailer parking, drainage, utility, access and infrastructure improvements. The DRI is under review by the Georgia Department of Community Affairs. The DIA is under currently review by City engineers Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (PDF)
- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Timeline (DOCX)
- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (PDF)
- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - North Parcel Legal Ex 1 (PDF)
- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Rice Hope Overall Exh 4.25.22 (PDF)
- ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - SITE PLAN 4.25.22 (PDF)

220247

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Kern & Co., LLC - Chad Zittrouer Phone # 912-354-8400

Mailing Address: P O Box 15179 - Savannah, GA 31416

Property Owner: Buck Island, LLC and BEP Land Investors, LLC Phone #

Use back if more than one owner

Owner Address: Buck Island, LLC - 3071 Slate Mills Road - Sperryville, VA 22740
BEP Land Investors, LLC - 7715 Chatham Road - Chevy Chase, MD 20815

RECEIVED
APR 29 2022
BY:

PIN #('s): 7-0906-04-011 # of Acres 184.93

Zoning Classification: Present M-P-O Requested P-I-1

Use of Property: Present Vacant - Planned Residential Requested Warehouse-Distribution

_____ 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.

_X_ 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 attached Proposed Amendment to Zoning Map Narrative.

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 29th day of April, 2022

Amanda E Lewis
Notary Public

AMANDA E LEWIS NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES August 15, 2025

Signature of Applicant

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

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: Kern & Co., LLC - Chad Zittrouer

Address: P O Box 15179 - Savannah, GA 31416

Telephone Number: 912-354-8400

BUCK Island LLC

BY: Paul F. L

Signature of Owner

Personally appeared before me

PAUL F. LARNER

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

Carole R Smith

Notary Public

4/28/2022

Date

CAROLE R SMITH NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES APR 25 2026

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

Buck Island, LLC

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

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:

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.

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 24th day of April, 2022

Notary Public

CAROLE R. SMITH NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES APR 25 2026

Paul F. Lamar

Signature of ~~Applicant~~ Owner

BEP Land Investors, LLC

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: Kern & Co., LLC - Chad Zittrouer

Address: P O Box 15179 - Savannah, GA 31416

Telephone Number: 912-354-8400

By: BEP Land Investors, LLC

Signature of Owner

Personally appeared before me

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

Carole R. Smith

Notary Public

4/27/22

Date

CAROLE R SMITH NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES APR 25 2026

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

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:

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.

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

By: BEP Land Investors, LLC

Sworn to and subscribed before me this 25th day of April, 2022

Signature of ~~Applicant~~ Owner

Carole R. Smith

Notary Public

CAROLE R. SMITH NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 23, 2025

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

Adjacent Property Owners

Pin #	Current Owner	Current Owner's Mailing Address
70906 04064	Buck Island, LLC & BEP Land Investors, LLC	100 Lakeside Blvd., Port Wentworth, GA 31407
70906 03017	Braz & Motta Carlos R & Jennifer	149 Barrenton Rd., Pooler, GA 31322
70906 03018	Foster Herbert	8164 Old Highway 21, Port Wentworth, GA 31407
70906 03020	Mazza James D & Sylvia	457 Cypress Point Rd., Springfield, GA 31329
70906 03005	Graham Floyd L	P.O. Box 3931, Savannah, GA 31414
70906 04091	BEP RH Tract 2 LLC c/o Highbrook Investors	100 Lakeside Blvd., Port Wentworth, GA 31407
70906 04001	Matthews Staci S	3 Annes Log Ct, Pooler, GA 31322
70906 03023	Stewart Harry Jack	502 Rice Hope Plantation Rd., Port Wentworth, GA 31407
70906 03024	Stewart Christopher P & Christine L	504 Rice Hope Plantation Rd., Port Wentworth, GA 31407
70906 03006Z	Stewart Paul Sr	508 Rice Hope Plantation Rd., Port Wentworth, GA 31407
70906 03006Y	Stewart Paul Sr	508 Rice Hope Plantation Rd., Port Wentworth, GA 31407
70906 04012	Hill John E	8547 Heatherwood Dr., Savannah, GA 31406

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

EXHIBIT A-1

All that tract or parcel of land lying and being in the 8th Georgia Militia District, City of Port Wentworth, Chatham County, Georgia, and being more particularly described as follows:

Commence at the intersection of the easterly right of way line of Old Augusta Road (50' R\W), and the southerly line of Rice Hope Road, said Rice Hope Road being a private access easement and private road 30 feet in width; thence along the southerly line of Rice Hope Road S 83°23'23" E, a distance of 677.61 feet to a point; thence S 83°22'09" E a distance of 287.88' to a point; thence leave the aforesaid line of Rice Hope Road N 06°41'27" E a distance of 30.20' to a point on the northerly line of Rice Hope Road; thence along the aforesaid line of Rice Hope Road S 83°20'02" E a distance of 463.24' to a point; thence S 78°01'37" E a distance of 334.85' to a point thence S 63°17'49" E a distance of 177.72 to a point; thence S 67°33'59" E a distance of 46.32' to a point; thence S 57°34'31" E a distance of 394.98' to the Point of Beginning; thence leave the aforesaid line of Rice Hope Road N 06°33'01" E a distance of 1668.24' to a point; thence S 71°49'11" E a distance of 11.96' to a point; thence S 06°09'51" W a distance of 39.95' to a point; thence S 02°29'35" W a distance of 51.84' to a point; thence S 20°02'11" W a distance of 56.39' to a point; thence S 04°12'35" W a distance of 57.87' to a point; thence S 28°11'33" E a distance of 54.52' to a point; thence S 47°18'34" E a distance of 38.50 to a point; thence S 75°30'03" E a distance of 30.20' to a point; thence S 81°40'10" E a distance of 31.80' to a point; thence S 86°37'34" E a distance of 35.94' to a point; thence S 65°37'13" E a distance of 35.86' to a point; thence S 31°41'16" E a distance of 47.16' to a point; thence S 52°36'16' E a distance of 40.58' to a point; thence S 88°28'18" E a distance of 43.61' to a point; thence N 88°02'12" E a distance of 46.15' to a point; thence N 31°29'51" E a distance of 16.90' to a point; thence N 64°16'38" W a distance of 31.12' to a point; thence N 81°27'58" W a distance of 21.76 to a point; thence N 38°22'33" W a distance of 31.07' to a point; thence N 37°26'26" W a distance of 27.05' to a point; thence N 52°30'25" W a distance of 25.61' to a point; thence N 10°49'10" W a distance of 33.36' to a point; thence N 21°14'29" E a distance of 31.66' to a point; thence N 39°11'00" W a distance of 34.67' to a point; thence N 21°01'00" W a distance of 38.04' to a point; thence N 52°38'11" E a distance of 44.03' to a point; thence N 67°22'48" E a distance of 35.84' to a point; thence S 85°56'50" E a distance of 30.18' to a point; thence S 59°14'05" E a distance of 35.29' to a point; thence S 49°10'47" E a distance of 26.43' to a point; thence S 60°14'26" E a distance of 13.63' to a point; thence S 25°01'32" E a distance of 39.29' to a point; thence S 69°29'29" E a distance of 37.64' to a point; thence S 66°29'03" E a distance of 32.69' to a point; thence S 48°57'22" E a distance of 36.41' to a point; thence S 63°09'48" E a distance of 33.58' to a point; thence N 54°49'51" E a distance of 30.48' to a point; thence N 74°05'34" E a distance of 14.93' to a point on the westerly line of a 100' Savannah Electric and Power Company and City of Savannah Water Main Easement; thence along the aforesaid easement line N 08°06'02" E a distance of 421.08' to a point; thence leave the aforesaid easement line N 88°26'41" W a distance of 7.09' to a point; thence N 82°03'58" W a distance of 28.19' to a point; thence N 14°11'42" W a distance of 24.59' to a point; thence N 79°01'12" W a distance of 36.16' to a point; thence N 69°44'52" W a distance of 24.54' to a point; thence N 62°06'07" W a distance of 38.62' to a point; thence N 74°52'53" W a distance of 30.60' to a point; thence N 41°23'19" W a distance of 28.87' to a point; thence N 01°51'36" E a distance of 29.79' to a point; thence N 36°25'16" E a distance of 36.39' to a point; thence N 35°31'38" E a distance of 49.86' to a point; thence N 26°59'23" W a distance of 40.07' to a point; thence N 54°56'56" W a distance of 28.70' to a point; thence N 59°57'17" W a distance of 45.11' to a point; thence N 70°10'49" W a distance of 43.03' to a point; thence N 03°39'01" W a distance of 29.31' to a point; thence N 01°07'56" E a distance of 32.03' to a point; thence N 36°20'51" W a distance of 30.80' to a point; thence N 77°12'42" W a distance of 43.93' to a point; thence S 85°29'24" W a distance of 27.37' to a point; thence S 69°03'09" W a distance of 40.05 to a point; thence S 69°25'27" W a distance of 31.97' to a point; thence N 86°45'55" W a distance of 31.28' to a point; thence N 54°40'07" W a distance of 49.23' to a point; thence N 36°04'27" W a distance of 18.38' to a point; thence N

52°15'19" W a distance of 29.91' to a point; thence N 60°19'54" W a distance of 30.93' to a point; thence N 16°35'25" W a distance of 17.11' to a point; thence N 06°29'03" W a distance of 27.44' to a point; thence N 02°49'48" E a distance of 23.39' to a point; thence N 47°27'04" W a distance of 27.28' to a point; thence N 44°04'51" W a distance of 35.35' to a point; thence N 64°20'01" W a distance of 34.96' to a point; thence N 36°31'21" W a distance of 22.86' to a point; thence N 58°19'31" E a distance of 25.34' to a point; thence N 04°43'15" E a distance of 28.55' to a point; thence N 49°59'05" W a distance of 45.22' to a point; thence S 72°31'54" W a distance of 30.37' to a point; thence N 79°39'19" W a distance of 37.92' to a point; thence N 82°19'34" W a distance of 31.82' to a point; thence N 81°43'22" W a distance of 26.90' to a point; thence N 20°46'27" W a distance of 25.55 to a point; thence N 42°04'02" E a distance of 17.63' to a point; thence N 14°18'22" E a distance of 28.37' to a point; thence N 55°59'29 E a distance of 31.68' to a point; thence N 19°55'50" E a distance of 19.59' to a point; thence N 59°43'37" W a distance of 42.98' to a point; thence N 33°02'17" W a distance of 15.28' to a point on the Effingham County-Chatham County line; thence along the aforesaid county line S 77°35'55" E a distance of 4801.71' to a point; thence leave the aforesaid county line S 33°06'18" W a distance of 1227.80' to a point; thence N 81°12'09" W a distance of 435.33' to a point; thence S 33°07'51" W a distance of 856.14' to a point on the southerly line of Rice Hope Road; thence along the aforesaid line of Rice Hope Road S 81°52'06" W a distance of 1140.35' to a point; thence leave the aforesaid line of Rice Hope Read N 07°09'35" E a distance of 30.31' to a point on the northerly line of Rice Hope Road; thence leave the aforesaid line of Rice Hope Road N 07°00'01" E a distance of 1449.03' to a point; thence S 86°18'43" W a distance of 458.89' to a point; thence S 07°00'18" W a distance of 1449.11' to a point on the northerly line of Rice Hope Road; thence along the aforesaid line of Rice Hope Road S 86°20'18" W a distance of 702.49' to a point; thence N 82°36'07" W a distance of 341.98' to a point; thence N 64°55'09" W a distance of 396.23' to a point; thence N 57°35'20" W a distance of 160.18' to the Point of Beginning, having on approximate area of 8,055,574 Square Feet, or 184.93 Acres. The foregoing property is identified as PIN# 70906 04011 by the Chatham County Tax Assessor's Office.

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN# 70906

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00353515 5/05/2022 3:14 PM
OPER: ME TERM: 011
REF#: CK 1915

TRAN: 112.0000 BLDG PERMIT
220247 9,652.50CR
BUCK ISLAND,LLC
7-0906-04-011
DEV-ZMA 9,652.50CR

TENDERED: 9,652.50 CHECK
APPLIED: 9,652.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Application (2681 : Zoning Map Amendment PIN#

Project Timeline

Project Number: 220247

Project Name: 7-0906-04-011 Rice Hope Commerce Center / ZMA Application

Applicant / Engineer: Chad Zittrouer, Kern & Co

Owner: Buck Island, LLC / BEP Land Investors, LLC

City Review Engineer: Thomas & Hutton

- 4/29/2022 – application received complete
- 5/5/2022 – send DIA to Thomas & Hutton for review.
- 5/11/2022 – Chad requested to be placed on the July 2022 meetings
- 6/2/2022 – 1st review letter received for DIA from T&H. Chad copied on email.

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Timeline (2681 : Zoning Map Amendment PIN# 70906

ESTD 1946
75H
THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

June 2, 2022

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

Re: Rice Hope Commerce Center ZMA
7-0906-04-011
Port Wentworth, Georgia
Development Impact Assessment Review
J-25412.0033

Dear Brian:

We have received the Zoning Map Amendment Development Impact Assessment for the referenced project submittal. The following information was included in the submittal package:

- One (1) copy of the Port Wentworth Zoning Map Amendment Application
- One (1) copy of a written legal description of the property
- One (1) copy of a list of adjacent property owners
- One (1) copy of a property plat
- One (1) copy of a proposed development site plan
- One (1) copy of a Disclosure of Campaign Contributions & Gifts Form
- One (1) copy of signed property owner agreements
- One (1) copy of a Development Impact Assessment (DIA) prepared by Kern & Company, dated April 22, 2022
- One (1) copy of Development of Regional Impact (DRI) Initial

This Zoning Map Amendment Development Impact Assessment review was completed based on our interpretation of the latest City of Port Wentworth zoning ordinance and development regulations. Thomas & Hutton's review was performed in an effort to assess if the Development Impact Assessment for the proposed rezoning is in conformance with Appendix B, Article V, Section 5.2 of the City of Port Wentworth Code of Ordinances. Our review shall not be interpreted as a detailed technical analysis of the design or for verification of technical sufficiency for elements of design. Under no circumstances shall our review and comments

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (2681 : Zoning Map

related to submitted documents relieve the Applicant's Design Professional of their professional obligations and professional standards of care. As such, all materials submitted by the Applicant's Design Professional shall be the sole responsibility of the Applicant's Design Professional. Thomas & Hutton shall not accept any responsibility for any liability due to design and construction, in whole or in part, for any aspect of the design and construction of design documents. Review and approval of the submitted Development Impact Assessment does not alleviate the Applicant or the Applicant's Agent of the need for approval from the City for a specific site development upon the property or properties in question.

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

Zoning Map Amendment (ZMA) Application Comments

1. Please provide a copy of receipts showing paid filing fees, as per Zoning Map Amendment Application Form, as well as, Appendix B, Article XIV of the Port Wentworth Code of Ordinances.

2. Please provide a Disclosure of Financial Interests Form, as per Zoning Map Amendment Application Form.

Development Impact Assessment (DIA) Comments

I. Executive Summary: No comments.

II. Introduction, Project Description, Objective, Environmental Setting: No comments.

III. Project Impacts & Mitigation Alternatives:

A. Fiscal: No comments.

B. Community Facilities:

1. Water Supply & Distribution:

a. The daily water consumption rate of warehouses is 10 GPD per 1,000 square feet, as per Section 3.5.4, Exhibit 2 of the Port Wentworth CDM. Current water supply calculations appear to utilize a daily water consumption rate of 3 GPD per 1,000 square feet. Please provide clarification or revise.

b. Please include fire flow calculations, as per Appendix B, Article V, Section 5.2, Development Impact Assessment Format subsection of the Port Wentworth Code of Ordinances.

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (2681 : Zoning Map

2. Wastewater Collection & Treatment:

   a. The wastewater collection & treatment materials provided appear to utilize a daily water consumption rate lower than the amount specified in the Port Wentworth CDM, similar to Comment (a) from the Water Supply & Distribution section above. Please provide clarification or revise, as necessary.

   b. Please note that Water/Wastewater Availability Form is required for Specific Development Plan review submittal, as per Section 3.5.2, of the Port Wentworth CDM.

3. Solid Waste: Please provide assumptions used to determine the annual solid waste generated by the site will be less than 1,922 tons annually.

4. Stormwater Management: Applicant has provided an adequate narrative of future stormwater management measures to be taken. Please acknowledge that full stormwater requirements will be implemented and submitted with the Specific Development Plan, as per Section 3.7 of the Port Wentworth CDM.

5. Stormwater Quality: Applicant has provided an adequate narrative of stormwater quality measures to be taken. Please note full calculations will be required with the submittal of the Specific Development Plan, as per Section 3.7 of the Port Wentworth CDM.

6. Schools: No comments.

7. Parks & Recreation: No comments.

8. Public Safety (Police & Fire): No comments.

9. Traffic Impact Study:

   a. Existing Traffic Conditions: Please provide accident data for intersections adjacent to site, as per Appendix B, Article V, Section 5.2, Traffic Impact Study Format subsection of the Port Wentworth Code of Ordinances.

C. Environmental Quality:

1. Noise:

   a. Study: Applicant has identified the noise ordinance specifications for new development. Please provide a noise study, including existing ambient noise levels and estimated noise level data for the proposed development, as per Appendix B, Article V, Section 5.2, Development

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (2681 : Zoning Map

Impact Assessment Format subsection of the Port Wentworth Code of Ordinances.

b. Required Improvements: If noise study finds that noise levels exceed ordinance specifications, please provide a detailed proposal for noise-reduction measurements, as per Appendix B, Article V, Section 5.2, Development Impact Assessment Format subsection of the Port Wentworth Code of Ordinances.

2. Jurisdictional & Non-Jurisdictional Wetlands: Please provide narrative discussion of wetlands impacts and mitigation measures as per Appendix B, Article V, Section 5.2, Subsection Development Impact Assessment Format of the Port Wentworth Code of Ordinances.

3. Floodplains: No comments.

4. Waters of the State: No comments.

5. Historic Resources: No comments.

D. Comprehensive Plan: No comments.

E. Proposed Operation Plan: No comments.

Preliminary Plan Sheet Comments

1. Please indicate the location of all proposed stormwater detention facilities discussed in the Stormwater Quality section of the submitted DIA. Currently, only stormwater detention ponds could be located using the materials within the submittal package.

2. Please indicate the location of any noise reduction measures, if applicable, as per Appendix B, Article V, Section 5.2, Development Impact Assessment Format subsection of the Port Wentworth Code of Ordinances.

3. Please include topographical survey data, as stated in the Preliminary Site Plan requirements in Appendix B, Article V, Section 5.2, Development Impact Assessment Format subsection. A U.S. Geological Survey was located within the submittal package but appears to be missing labels or a legend that would distinguish elevation data.

4. Please include soils data, as stated in the Preliminary Site Plan requirements in Appendix B, Article V, Section 5.2, Development Impact Assessment Format. A U.S. Geological Survey was located within the submittal package but appears to be missing labels or a legend that would distinguish soil data.

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (2681 : Zoning Map

Please note that full development standards and requirements must be submitted with the Specific Development Plan for the site. Thank you for your attention to this project. If there are any questions or comments, please feel free to call us at (912) 234–5300.

Sincerely,

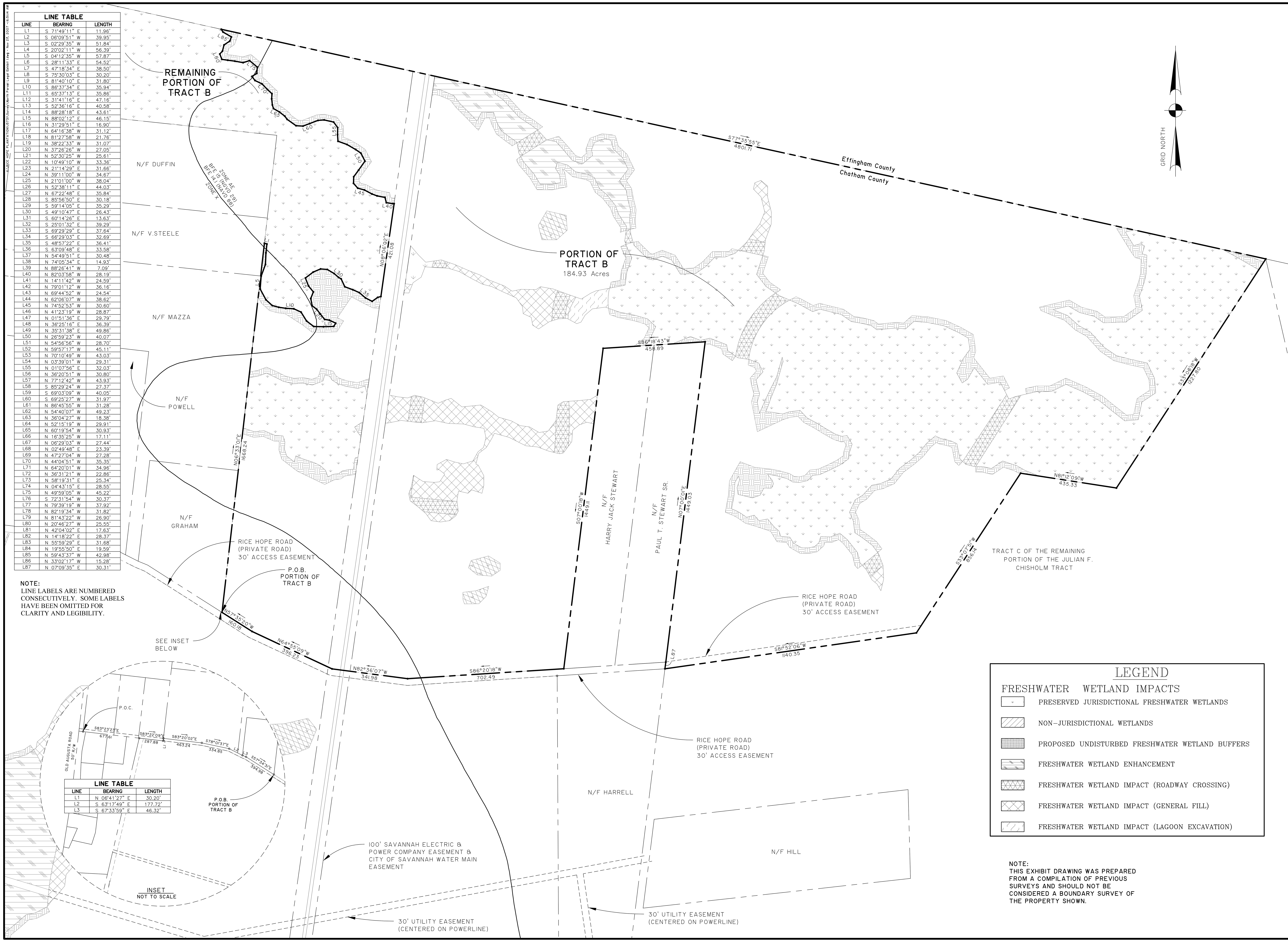
THOMAS & HUTTON

Dana Scheetz

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - 1st Review Letter T&H 6.2.22 (2681 : Zoning Map

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°49'11" E	11.96'
L2	S 06°09'51" W	39.95'
L3	S 02°29'35" W	51.84'
L4	S 20°02'11" W	56.39'
L5	S 04°12'35" W	57.87'
L6	S 28°11'33" E	54.52'
L7	S 47°18'34" E	38.50'
L8	S 75°30'03" E	30.20'
L9	S 81°40'10" E	31.80'
L10	S 86°37'34" E	35.94'
L11	S 65°37'13" E	35.86'
L12	S 31°41'16" E	47.16'
L13	S 52°36'16" E	40.58'
L14	S 88°28'18" E	43.61'
L15	N 88°02'12" E	46.15'
L16	N 31°29'51" E	16.90'
L17	N 64°16'38" W	31.12'
L18	N 81°27'58" W	21.76'
L19	N 38°22'33" W	31.07'
L20	N 37°26'26" W	27.05'
L21	N 52°30'25" W	25.61'
L22	N 10°49'10" W	33.36'
L23	N 21°14'29" E	31.66'
L24	N 39°11'00" W	34.67'
L25	N 21°01'00" W	38.04'
L26	N 52°38'11" E	44.03'
L27	N 67°22'48" E	35.84'
L28	S 85°56'50" E	30.18'
L29	S 59°14'05" E	35.29'
L30	S 49°10'47" E	26.43'
L31	S 60°14'26" E	13.63'
L32	S 25°01'32" E	39.29'
L33	S 69°29'29" E	37.64'
L34	S 66°29'03" E	32.69'
L35	S 48°57'22" E	36.41'
L36	S 63°09'48" E	33.58'
L37	N 54°49'51" E	30.48'
L38	N 74°05'34" E	14.93'
L39	N 88°26'41" W	7.09'
L40	N 82°03'58" W	28.19'
L41	N 14°11'42" W	24.59'
L42	N 79°01'12" W	36.16'
L43	N 69°44'52" W	24.54'
L44	N 62°06'07" W	38.62'
L45	N 74°52'53" W	30.60'
L46	N 41°23'19" W	28.87'
L47	N 01°51'36" E	29.79'
L48	N 36°25'16" E	36.39'
L49	N 35°31'38" E	49.86'
L50	N 26°59'23" W	40.07'
L51	N 54°56'56" W	28.70'
L52	N 59°57'17" W	45.11'
L53	N 70°10'49" W	43.03'
L54	N 03°39'01" W	29.31'
L55	N 01°07'56" E	32.03'
L56	N 36°20'51" W	30.80'
L57	N 77°12'42" W	43.93'
L58	S 85°29'24" W	27.37'
L59	S 69°03'09" W	40.05'
L60	S 69°25'27" W	31.97'
L61	N 86°45'55" W	31.28'
L62	N 54°40'07" W	49.23'
L63	N 36°04'27" W	18.38'
L64	N 52°15'19" W	29.91'
L65	N 60°19'54" W	30.93'
L66	N 16°35'25" W	17.11'
L67	N 06°29'03" W	27.44'
L68	N 02°49'48" E	23.39'
L69	N 47°27'04" W	27.28'
L70	N 44°04'51" W	35.35'
L71	N 64°20'01" W	34.96'
L72	N 36°31'21" W	22.86'
L73	N 58°19'31" E	25.34'
L74	N 04°43'15" E	28.55'
L75	N 49°59'05" W	45.22'
L76	S 72°31'54" W	30.37'
L77	N 79°39'19" W	37.92'
L78	N 82°19'34" W	31.82'
L79	N 81°43'22" W	26.90'
L80	N 20°46'27" W	25.55'
L81	N 42°04'02" E	17.63'
L82	N 14°18'22" E	28.37'
L83	N 55°59'29" E	31.68'
L84	N 19°55'50" E	19.59'
L85	N 59°43'37" W	42.98'
L86	N 33°02'17" W	15.28'
L87	N 07°09'35" E	30.31'

NOTE:
LINE LABELS ARE NUMBERED CONSECUTIVELY. SOME LABELS HAVE BEEN OMITTED FOR CLARITY AND LEGIBILITY.



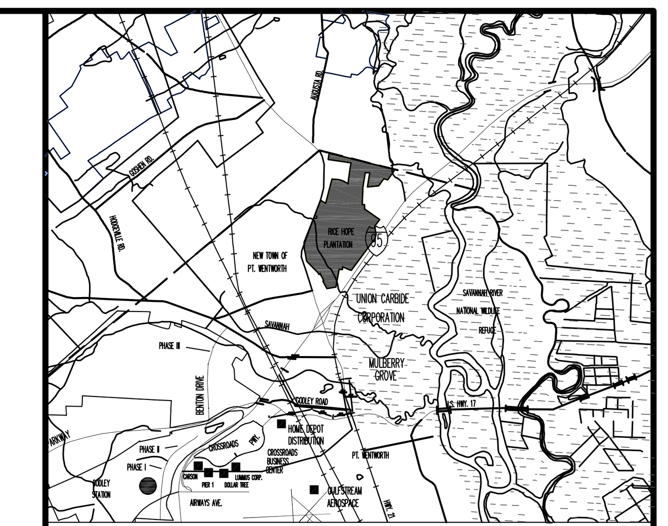
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 06°41'27" E	30.20'
L2	S 63°17'49" E	177.72'
L3	S 67°33'59" E	46.32'

LEGEND

FRESHWATER WETLAND IMPACTS

- PRESERVED JURISDICTIONAL FRESHWATER WETLANDS
- NON-JURISDICTIONAL WETLANDS
- PROPOSED UNDISTURBED FRESHWATER WETLAND BUFFERS
- FRESHWATER WETLAND ENHANCEMENT
- FRESHWATER WETLAND IMPACT (ROADWAY CROSSING)
- FRESHWATER WETLAND IMPACT (GENERAL FILL)
- FRESHWATER WETLAND IMPACT (LAGOON EXCAVATION)

NOTE:
THIS EXHIBIT DRAWING WAS PREPARED FROM A COMPILATION OF PREVIOUS SURVEYS AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY OF THE PROPERTY SHOWN.



VICINITY MAP (NOT TO SCALE)

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ACREAGE SCHEDULE

UPLANDS	120.985 ACRES
100' CITY OF SAVANNAH/ SEPCO EASEMENT	6.203 ACRES
ACCESS EASEMENT	0.792 ACRES
WETLAND BUFFER	9.939 ACRES
JURISDICTIONAL WETLAND IMPACTS	6.708 ACRES
ISOLATED WETLAND IMPACTS	0.645 ACRES
WETLAND ENHACEMENT	2.637 ACRES
PRESERVED WETLAND	37.021 ACRES
TOTALS	184.930 ACRES

NO.	REVISION	BY	DATE
1	GENERAL REVISIONS	JRW	11/27/07

AN EXHIBIT OF

A PORTION OF TRACT B BEING A PORTION OF THE JULIAN F. CHISHOLM TRACT AND BEING A PORTION OF RICE HOPE PLANTATION

8th G.M.D.
CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
RICE HOPE DEVELOPMENT, INC.

THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY, P.O. BOX 2727
SAVANNAH, GA 31405 / (912) 234-5300
www.thomas-hutton.com

200 0 100 200 400
SCALE: 1 INCH = 200 FEET

SCALE	1" = 200'
FILE	J-20147
FIELD DATE	N/A
EXHIBIT DATE	11/12/07
DRAWN BY	J.R.W.
REVIEWED BY	T.R.L.
APPROVED BY	W.C.P.
PARTY CHIEF	A.S.

SHEET 1 OF 2

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - North Parcel Legal Ex 1 (2681 : Zoning Map Amendment PIN# 70906 04011 Rice Hope Commerce Center JULY 2022)

LEGEND

USE IS CONTROLLED BY STREET CLASSIFICATION OF THE MPO ORDINANCE*

- TOWN CENTER
- SCHOOL
- MULTI-FAMILY
- ACTIVE AMENITY PARK
- EXISTING FRONT LOADED LOTS
- EXISTING LOTS TO BE COVERTED TO FRONT LOADED
- FRONT LOADED DEVELOPMENT
- EXISTING LOTS REAR LOADED ONLY

FRONT LOADED PRODUCT AS DEPICTED ON THE APPROVED GENERAL DEVELOPMENT PLAN VOTED ON BY PORT WENTWORTH CITY COUNCIL IN OCTOBER, 2003

* PROPERTIES MARKED WITH AN * ARE NOT OWNED BY BEP AND THE LAND USES SHOWN ARE ASSUMED FROM EITHER THE CURRENT USE ON THE PROPERTY OR THE ORIGINAL LAND USE SHOWN ON THE 2003 GENERAL DEVELOPMENT PLAN.

MULTI FAMILY

100,800 SF
480' x 210'

280,000 SF
1,000' x 280'

130,200 SF
420' x 310'

450,000 SF
1,250' x 360'

EXISTING RICE HOPE PLANTATION ROAD (DIRT)

EXISTING RICE HOPE PLANTATION ROAD (DIRT)

MULBERRY

MULTI FAMILY

MULBERRY BLVD.

MARKET BLVD.

TOWN CENTER

* SCHOOL

PRESERVED WETLANDS (TYP.)

ACTIVE AMENITY PARK

LAKESIDE BLVD.

LAKESIDE

WELCOME CENTER

LAKE

OPEN PACE

INTERSTATE 95

HIGHWAY 21

PARKSIDE BLVD.

OPEN SPACE

PARKSIDE

BLACK CREEK

* MULTI FAMILY

PLANNED / FUTURE CITY OF SAVANNAH WATER RESERVOIR

- TOWN BOULEVARD
- NEIGHBORHOOD BOULEVARD
- AVENUE
- FRONTAGE STREET
- MAJOR STREET
- MINOR STREET
- ROAD
- LANE
- EXISTING RICE HOPE PLANTATION ROAD (DIRT)

APPROVED BY THE PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

NOTES

1) PER APPROVED DRI, THE TOTAL ALLOWED NUMBER OF UNITS FOR ENTIRE MASTER PLAN IS 3,000 D.U. AND 1,000,000 S.F. OF TOWN CENTER
2) LOT SIZE IS CONTROLLED BY STREET CLASSIFICATION OF THE MPO ORDINANCE*.
3) LOT USE IS CONTROLLED BY THE STREET CLASSIFICATION OF THE MPO ORDINANCE*.
4) BUILDING SIDE AND REAR SETBACKS ARE CONTROLLED BY CITY OF PORT WENTWORTH FIRE CODE.
5) STREET LAYOUT IS FOR ILLUSTRATION ONLY AND MAY VARY IN ACCORDANCE WITH THE THE MPO ORDINANCE*.
6) MINOR STREET LOT COVERAGE SHALL BE 80% MAXIMUM. ALL OTHER LOT COVERAGE IS AS LISTED IN THE MPO ORDINANCE*.
7) BLOCK LENGTHS MAY BE UP TO 1,600 LINEAR FEET.
8) OPEN SPACE AND LAKES ARE FOR ILLUSTRATION PURPOSES ONLY AND FINAL SIZE AND LOCATION SHALL COMPLY WITH THE MPO ORDINANCE*.

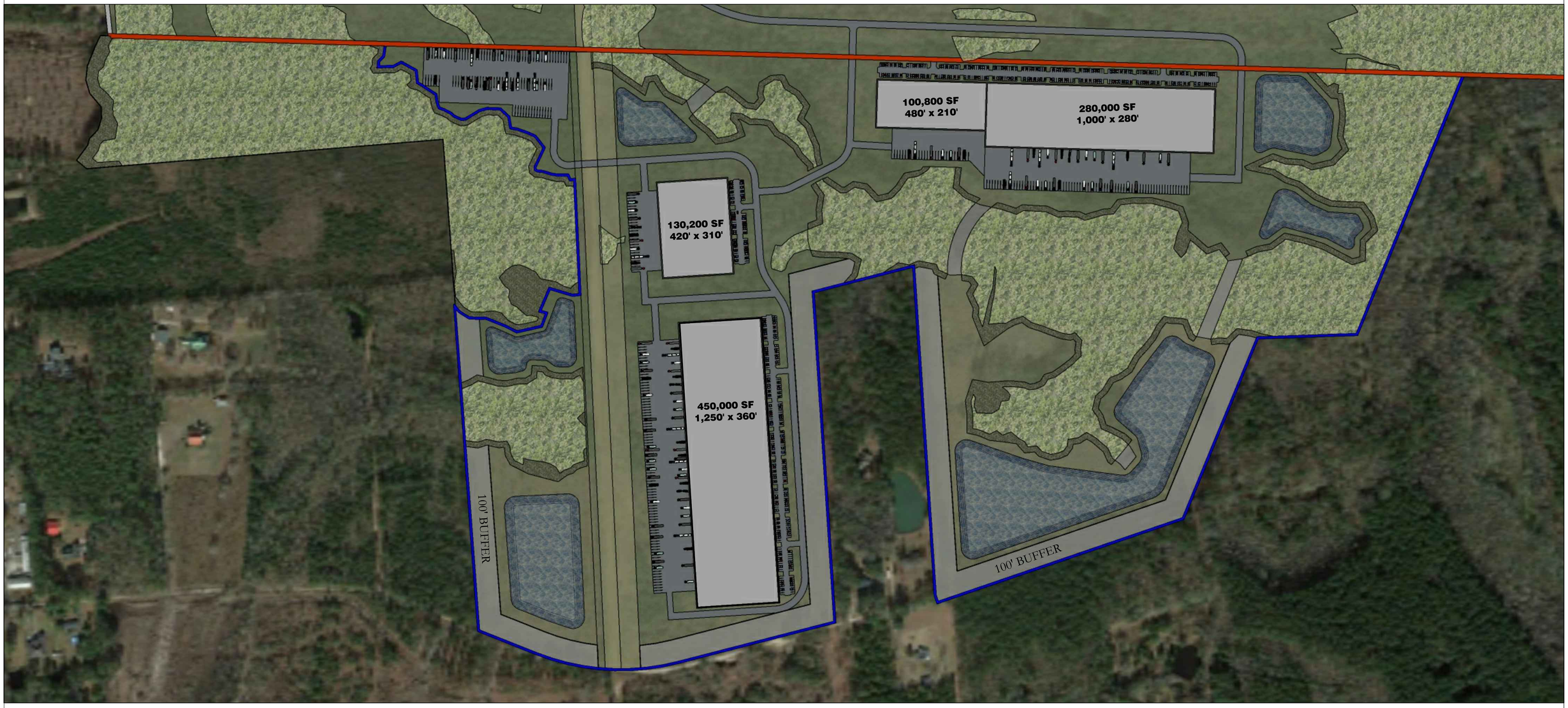
* MPO ORDINANCE - OCTOBER 20, 2003

Attachment: ZMA 7-09006-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - Rice Hope Overall Exh 4.25.22 (2681 : Zoning Map Amendment PIN# 70906 04011 Rice Hope Commerce Center JULY 2022)

CONCEPT PLAN OF
RICE HOPE COMMERCE CENTER
PORT WENTWORTH, GA

APRIL 25, 2022

KC PROJECT # 210163.000



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

Wed, 27 Apr 2022 - 8:55am cstinnett
DRAWING PATH: G:\2021\210163.000\dwg\Old Augusta-Decatur 4.1.22.dwg

Attachment: ZMA 7-0906-04-011 Rice Hope Commerce Center MPO TO PI1 JULY 2022 - SITE PLAN 4.25.22 (2681 : Zoning Map Amendment PIN# 70906 04011 Rice Hope Commerce Center JULY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2684)

DOC ID: 2684

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

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

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. The general development plan for this project was approved during the April 28, 2022 regular City Council meeting.

Facts and Findings: The subject parcel is located on Magellan Blvd. The specific site plan consist of a 6,889 square foot building with associated parking, stormwater detention and drainage. Access is proposed to be on Magellan Blvd and through the Murphy's gas station parking lot. This application is currently under review by City Engineers TR Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 P.M.

ATTACHMENTS:

- Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (PDF)
- Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Timeline (DOCX)
- Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (PDF)

220276

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

RECEIVED
MAY 21 2022
BY:

Site Plan Review Application

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

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

Site Plan Address: 0 Magellan Boulevard

PIN #(s): 70037 02008

Zoning: P-C-3 Estimated Cost of Construction: $ 750,000.00

Type of Construction: Commercial

Applicant's Name: Allen Engineering Services, LLC

Mailing Address: P.O. Box 1749

Rincon, GA 31326

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

Owner's Name (If Different form Applicant): Peachtree Development and Investments, LLC

Mailing Address: 4477 Legendary Drive, Unit 101

Destin, FL 32541

Phone #: (404) 430-5177 Email: jbennett@peachtreedev.com

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

Applicant's Signature — Date: 05/23/2022

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

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (2684 : Site Plan Review Application Advanced Auto

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

05/23/2022
Date

Updated 4/28/2020

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (2684 : Site Plan Review Application Advanced Auto

Property Owners Within 250' of Proposed Advanced Auto Parts Property Lines

PIN	Owner	Mailing_Address	City	State	Zip
70037 02006	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02007	PORT CITY CAR WASH LLC	118 PIPEMAKERS CIRCLE, SUITE 100	POOLER	GA	31322
70037 02008	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02009	MURPHY OIL USA INC	200 EAST PEACH ST	EL DORADO	AR	71730
70037 02010	BRADLEY CREEK PROPERTIES LLC	PO BOX 637	STATESBORO	GA	30459
70037 02016	WPB ESTATE MANAGEMENT LLC	4107 COLUMBIA ROAD	AUGUSTA	GA	30907

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (2684 : Site

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00357311 6/09/2022 2:44 PM
OPER: ME TERM: 011
REF#: CK 001307

TRAN: 112.0000 BLDG PERMIT
220276 886.00CR
PEACHTREE DEVELOPMENT & INVEST
7-0037-02-008
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (2684 : Site Plan Review Application Advanced Auto

Project Timeline

Project Number: 220276

Project Name: Pt Wentworth Advanced Auto Parts

Applicant / Engineer: Allen Engineering Services, LLC

Owner: Peachtree Development and Investments, LLC

City Review Engineer: TR Long

- 5/27/2022 – Application received; Complete
- 6/9/2022 – sent documents to TR Long for review.

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Timeline (2684 : Site Plan Review Application Advanced Auto Parts

SITE DEVELOPMENT PLANS

PORT WENTWORTH
ADVANCED AUTO PARTS

FOR

PEACHTREE DEVELOPMENT AND INVESTMENTS, LLC
4477 LEGENDARY DRIVE, UNIT 101
DESTIN, FLORIDA 32541
TELEPHONE NO. (404) 430-5177

REVISIONS		
REV. NO.	DATE	REQD. BY

VICINITY MAP
NOT TO SCALE

N

allen
ENGINEERING SERVICES

MAY 2022

THIS SITE IS LOCATED AT
LAT 32.197004° LON -81.198301°

INDEX OF DRAWINGS	
SHT NO.	DESCRIPTION
	COVER
C1	GENERAL NOTES AND LEGEND
C2	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C3	STAKING AND TRAFFIC CONTROL PLAN
C4	PAVING, GRADING AND DRAINAGE PLAN
C5	PROFILES
C6	CONSTRUCTION DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS
U1	UTILITY PLAN
U2	UTILITY DETAILS
ES1	EROSION AND SEDIMENT CONTROL NOTES
ES2	EROSION AND SEDIMENT CONTROL NOTES (CONTINUED)
ES3	EROSION AND SEDIMENT CONTROL NOTES (CONTINUED)
ES4	EROSION AND SEDIMENT CONTROL NOTES (CONTINUED)
ES5	INITIAL EROSION AND SEDIMENTATION CONTROL PLAN
ES5	INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN
ES7	FINAL EROSION AND SEDIMENTATION CONTROL PLAN
ES8	EROSION AND SEDIMENTATION CONTROL DETAILS
ES9	EROSION AND SEDIMENTATION CONTROL DETAILS
ES10	EROSION AND SEDIMENTATION CONTROL DETAILS

GEORGIA REGISTERED 32181 PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN 05.23.2022

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

GENERAL NOTES:

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

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

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

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

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

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

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

8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

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

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

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

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

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

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

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

22. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.

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

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

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ANTHONY T. ALLEN

Level II Certified Design Professional

CERTIFICATION NUMBER 0000044936

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

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

12. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS. THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AT 811 TO INSURE PROPER LOCATIONS OF EXISTING UTILITIES.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND

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

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

ADA NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5' X 5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS AMY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED ½" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0" TO ¼" : NO REQUIREMENTS
   B. ¼" TO ½" : BEVEL WITH 1:2 SLOPE
   C. LARGER THAN ½" : CONFORM TO REQUIREMENTS FRO RAMP
3. RAMPS:
   - MAX RAMP SLOPE IS 8.33% (1:12)
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
   - THE MAXIMUM RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, THE MAXIMUM RUN OF THE RAMP IS 30')
   - THE MAXIMUM CROSS SLOPE OF A RAMP IS 2% (1:50)

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

   B. HANDRAILS:
   - HANDRAILS ARE REQUIRED ON BOTH SIDES (MINIMUM 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6"
   - PROVIDE HANDRAIL EXTENSIONS A MINIMUM OF 12" LONG AT BOTH TOP AND BOTTOM LANDINGS
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR A RAIL WITH LESS THAN 4" CLEAR TO THE RAMP
   - IF THE RAMP HAS DROP-OFFS
   - ROUTES BETWEEN BUILDINGS THAT ONLY CONTAIN DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS
   - STAIRS ARE NOT ALLOWED AS PART OF AN ACCESSIBLE ROUTE BUT IF THEY ARE LOCATED ADJACENT TO A ROUTE OR ARE A PART OF A TENANT SPACE THEY MUST MEET THE REQUIREMENTS FOR STAIR RAILS
4. CURB AND SIDEWALK RAMPS:
   - MAX SLOPE OF RAMP IS 8.33%
   - MAX SLOPE OF SIDE FLARES IS 10%
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE IS 5%
   - MINIMUM WIDTH IS 36" (NOT INCLUDING SIDE FLARES)
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS-OF-WAY, AND SHALL BE A MINIMUM OF 24" 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. 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
6. 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)
7. ACCESSIBLE ROUTES:
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
10761
05/23/2022

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

ALLEN ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CIVIL GENERAL NOTES AND LEGEND

SHEET NUMBER
C1
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

CONTACT INFORMATION:

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

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

2. DEVELOPER/OWNER:

PEACHTREE DEVELOPMENT AND INVESTMENTS, LLC
4477 LEGENDARY DRIVE, SUITE 101
DESTIN, FL 32541
(404) 430-5177

SURVEY NOTES:

1. PIN: 70037 02008

2. PROPERTY ADDRESS: 0 MAGELLAN BOULEVARD
SAVANNAH, GEORGIA 31405

3. ZONING: P-C-3

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS LOCATED IN ZONE "X", NOT A SPECIAL FLOOD HAZARD AREA. (COMMUNITY NUMBER 135162, MAP 13051C, PANEL 0030G. DATED: AUGUST 16, 2018

5. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

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

7. THE BEARINGS SHOWN ARE REFERENCED TO NAD83 GA STATE PLANE COORDINATE SYSTEM. THE BEARINGS MAY DIFFER FROM PREVOUS SURVEYS EVEN THOUGH THE PARCEL LINES ARE THE SAME.

8. THE SURVEY WAS COMPLETED ON 03/21/2022

9. THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT LIMITS.

10. THERE ARE STATE WATERS LOCATED WITHIN 200 FEET OF THE PROJECT LIMITS.

11. ACCORDING TO THE WEB SOIL SURVEY, THE EXISTING SOIL TYPE LOCATED WITHIN THE PROJECT LIMITS IS:

Pn- Pooler fine sandy loam

DEMOLITION NOTES:

-- DEMOLITION TO CONSIST OF THE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF EXISTING BUILDINGS, EXISTING BUILDING FOUNDATIONS, ASPHALT PAVING, CONCRETE CURB AND GUTTER, SIDEWALKS, CANOPIES, TREES, SHRUBS, AND OTHER MISCELLANEOUS ITEMS AS INDICATED ON PLANS.

-- DEMOLITION OPERATIONS AND DEBRIS REMOVAL SHALL BE CONDUCTED IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

-- CONTRACTOR SHALL LOCATE, IDENTIFY, STUB-OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN. ALL UNUSED WATER LATERALS SHALL BE TERMINATED AND PLUGGED AT THE MAIN.

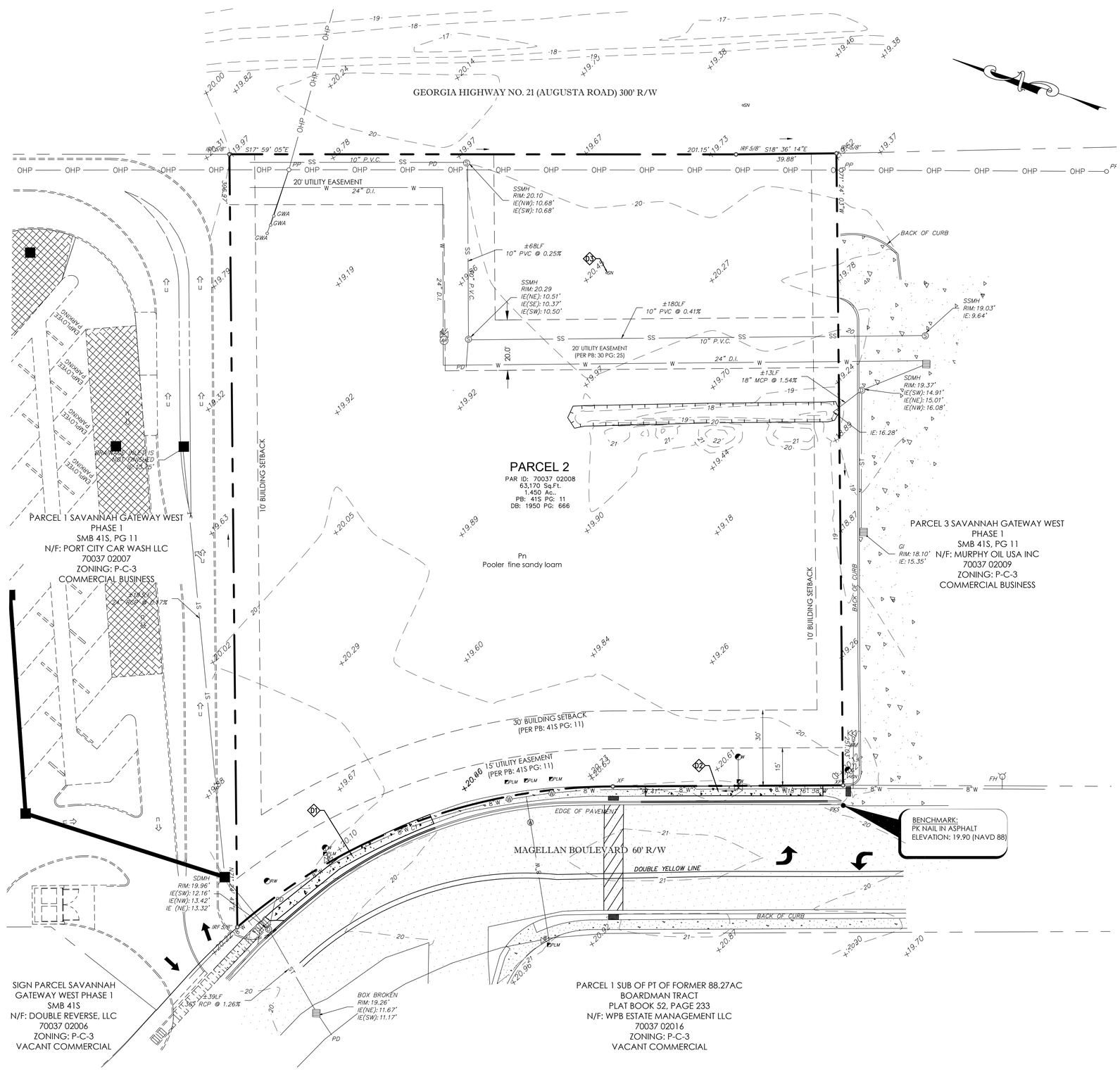
-- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORKS. PRIOR TO FILLING, SUBGRADE IS TO BE CLEARED TO DRY UNDISTURBED NATURAL GROUND OR EXISTING COMPACTED FILL. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONES OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER. CONTROLLED FILL SHALL BE REPLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AND COMPACTED TO 98% MAXIMUM DRY WEIGHT PER AASHTO D-698.

-- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.

-- ALL EXISTING IMPROVEMENTS THAT EXIST ON THE SITE WITHIN THE LIMITS OF CONSTRUCTION AND INTERFERE WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED BY THE CONTRACTOR WHETHER SHOWN ON CONSTRUCTION DOCUMENTS OR NOT.

DEMOLITION KEYED NOTES

D1	DEMOLISH AND REMOVE APPROXIMATELY 34 S.Y. OF CONCRETE SIDEWALK AND APPROXIMATELY 82 L.F. OF 18" CURB AND GUTTER.
D2	DEMOLISH AND REMOVE APPROXIMATELY 31 S.Y. OF CONCRETE SIDEWALK AND APPROXIMATELY 74 L.F. OF 18" CURB AND GUTTER.
D3	REMOVE AND DISPOSE OF SIGN.



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

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER — ANTHONY TOSS ALLEN — 32761 — 05/23/2022

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

allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

SHEET NUMBER
C2
OF 2

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

SITE DATA:

1. P.I.N.: 70037 02008

2. PROPERTY ADDRESS: 0 MAGELLAN BLVD
PORT WENTWORTH, GEORGIA 31407

3. ZONING: P-C-3

4. TOTAL LAND ACREAGE = 1.450 ACRES
DISTURBED = 0.?? ACRES

5. FRONT YARD SETBACK = 40' FROM CENTER OF STREET
SIDE YARD SETBACK (STREET) = 10'
REAR YARD SETBACK = --
MAXIMUM BUILDING HEIGHT = --
MAXIMUM % BUILDING COVERAGE = --

6. PROPOSED BUILDING SIZE:
6,889 S.F.

7. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING, UNLESS OTHERWISE LABELED.

8. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, COMMUNITY NO.135162, MAP 13051C, PANEL NO. 0030G, DATED AUGUST 16, 2018, THIS ENTIRE SITE IS LOCATED IN ZONE X.

9. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

10. WATER TO BE PROVIDED BY THE CITY OF PORT WENTWORTH.
SEWER TO BE PROVIDED BY THE CITY OF PORT WENTWORTH.

11. PARKING CRITERIA
1 SPACE PER 400 S.F. PLUS 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
(AUTOMOTIVE PARTS, EQUIPMENT AND ACCESSORY SALES)

PARKING CALCULATIONS
AAP BUILDING: 6,889 S.F. X (1 SPACE/400 S.F.) = 18 SPACES
MAXIMUM EMPLOYEES = 5

PARKING REQUIRED = 23 SPACES
22 STANDARD SPACES (9' X 20')
1 HANDICAPPED SPACE
(MINIMUM 1 VAN ACCESSIBLE SPACE, AS PER ADA REQUIREMENT)

PARKING PROVIDED = 37
15 STANDARD SPACES (10' X 20')
20 STANDARD SPACES (9' X 20')
2 HANDICAPED SPACES
(MINIMUM 1 VAN ACCESSIBLE SPACE, AS PER ADA REQUIREMENT)

CONTACT INFORMATION:

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

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

2. DEVELOPER/OWNER:

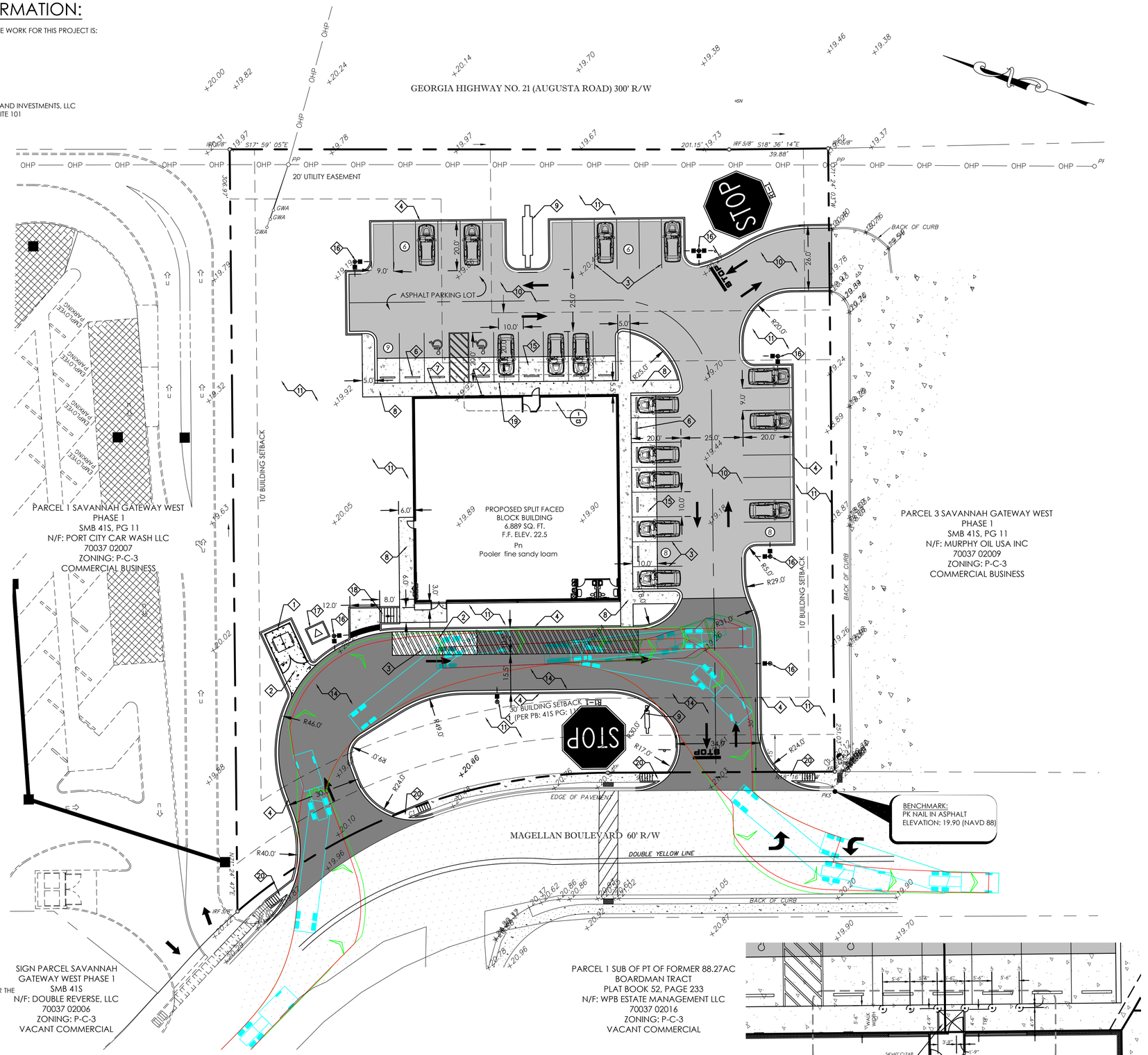
PEACHTREE DEVELOPMENT AND INVESTMENTS, LLC
4477 LEGENDARY DRIVE, SUITE 101
DESTIN, FL 32541
(404) 430-5177

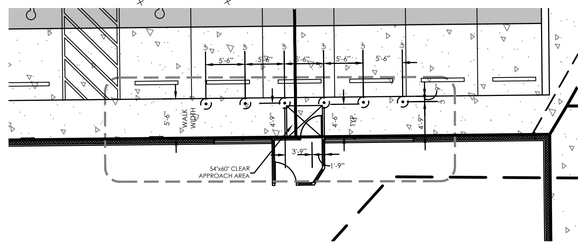
SITE ARCHITECTURAL KEY NOTES:

1. 6' HIGH TREATED WOOD DUMPSTER SCREEN. PAINT TO MATCH THE BUILDING. REFER TO DETAILS SHEET C7.
2. INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6'x6"x 1/8" WWF STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE. REFER TO DETAIL 8/C7.
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DETAILS 1/C8 AND 2/C8 FOR ADDITIONAL INFORMATION.
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL 4/C6. PROVIDE CATCH & SPILL WHERE APPLICABLE.
5. ANCHOR DOWN CONCRETE WHEEL STOPS 42" FROM FACE OF BUILDING. REFER TO DETAIL 3/C6.
6. ANCHOR DOWN CONCRETE WHEEL STOPS 30" FROM FACE OF CONCRETE WALK/SIDEWALK. REFER TO DETAIL 3/C6.
7. WALL MOUNTED HANDICAP PARKING SIGN . REFER TO DETAIL 9/C7.
8. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING ¼"/FT. FOR POSITIVE DRAINAGE.
9. ROAD PYLON SIGN FURNISHED & INSTALLED BY ADVANCE AUTO PARTS- REFER TO SHEET SL1 FOR ELECTRICAL REQUIREMENTS. G.C. IS RESPONSIBLE TO PROVIDE ELECTRICAL. VERIFY LOCATION WITH AAP AND SIGN INSTALLER.
-IF MONUMENT SIGN IS REQUIRED, GC TO CONSULT WITH ADVANCE AUTO PARTS' SIGN COORDINATOR AND ARCHITECTURAL DESIGNER FOR DETAILS. GC IS TO PROVIDE AND INSTALL MONUMENT FOUNDATION DESIGNED FOR SITE SPECIFIC SOIL CONDITIONS AND RELATED ELECTRICAL BASED ON ENGINEERING PROVIDED BY SIGN PERMITTING VENDOR. RE: 9/A8
10. AREA OF LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C8.
11. LANDSCAPING - AREA OF NEW SOD.
12. PROVIDE BOLLARDS AT ALL EXTERIOR MOUNTED METERING DEVICES. (GAS, WATER, ELECTRIC) MIN. (2) TWO AS REQUIRED - SEE DETAIL 1/C8.
13. SEEDED AREA
14. AREA OF HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C8
15. 6" CONCRETE APRON WITH 6" X 6" X ¼" W.W.F. STEEL REINFORCEMENT. USE 4000 PSI CONCRETE MIX. DO NOT USE SLAG OR FLY ASH FOR CEMENTITIOUS MATERIAL.
16. LIGHT POLE AND BASE. RE: SHEET SL1 FOR SITE LIGHTING REQUIREMENTS AND DETAIL 7/S5 FOR STRUCTURAL POLE BASE INFORMATION.
17. POWER COMPANY PAD MOUNTED TRANSFORMER.
18. 6' WIDE (INSIDE OF CURB TO INSIDE OF CURB) RAMP. SCORE RAMP WITH HORIZONTAL LINES AT 3" O.C. WITH A HEAVY BROOM FINISH. CURBING EACH SIDE OF RAMP (TOP AND SIDES) SHALL BE PAINTED "CAUTION YELLOW".
19. STOREFRONT BOLLARD. REFER TO DETAIL 5/C6.
20. HANDICAP RAMP

SITE GENERAL NOTES:

1. THE CONTRACTOR IS TO STAKE THE LOCATION OF THE PYLON SIGN AND NOTIFY ADVANCE AUTO PARTS SIGN COMPANY FOR THE EARLIEST POSSIBLE INSTALLATION DATE.
2. PARKING LOT GRADING SHALL NOT EXCEED 5% MAX. CROSS SLOPE.
3. PARKING SPACES ARE TO BE 10' X 20' UNLESS OTHERWISE NOTED.
4. ALL ABANDONED ENTRANCES/EXITS ARE TO BE REMOVED.
5. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER) UNTIL THE PROJECT IS TURNED OVER TO AND ACCEPTED BY ADVANCE AUTO PARTS.
6. THE CONTRACTOR IS TO PRESSURE WASH ALL PAVED AREAS AND SIDEWALKS THE MORNING PRIOR TO STORE OPENING.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL A MAILBOX ON SITE. THE MAILBOX TYPE, LOCATION, AND INSTALLATION SHALL COMPLY WITH THE LOCAL U.S. POST OFFICE REQUIREMENTS. VERIFY REQUIREMENTS PRIOR TO PURCHASE AND ROUGH-IN.
8. BASE OF PARKING LOT LIGHT POLES SHALL REMAIN UNPAINTED AND RUBBED SMOOTH.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED CERTIFICATION THAT PARKING LOT MEETS REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.





1/C3 ENLARGED PLAN
SCALE: 1" = 10'

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

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05/23/2022

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20' 10' 0' 20'
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PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CIVIL STAKING AND TRAFFIC CONTROL PLAN

SHEET NUMBER
C3
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific)) JULY 2022)

EXISTING ASPHALT PAVEMENT

HEAVY DUTY PAVEMENT

NORMAL DUTY PAVEMENT

CONCRETE PAVEMENT

LEGEND

TG - TOP OF GRAVEL
TC - TOP OF CONCRETE
TP - TOP OF PAVEMENT
FG - FINISHED GRADE

WATER QUALITY CALCULATIONS

TOTAL AREA = 1.45 ACRES
IMPERVIOUS AREA = 0.79 ACRES (34,413 SF)
PERCENT IMPERVIOUS = 54%

VOLUME NEEDED FOR RUNOFF REDUCTION = 34,413 SF * 0.1 FT RAINFALL = 3,413 CF

THE RUNOFF REDUCTION VOLUME WILL BE TREATED BY THE WATER QUALITY DEVICE.

CONTACT INFORMATION:

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

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

2. DEVELOPER/OWNER:

PEACHTREE DEVELOPMENT AND INVESTMENTS, LLC
4477 LEGENDARY DRIVE, SUITE 101
DESTIN, FL 32541
(404) 430-5177

NOTES:

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

2. CONTRACTOR SHALL COMPACT BASE MATERIAL IN ACCORDANCE WITH GDOT AND CITY OF PORT WENTWORTH COMPREHENSIVE DEVELOPMENT MANUAL.

3. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.

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

5. . ACCORDING TO THE FLOOD INSURANCE RATE MAP, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS LOCATED IN ZONE "X", NOT A SPECIAL FLOOD HAZARD AREA. COMMUNITY NO.135162, MAP 13051C, PANEL NO. 0030G, DATED AUGUST 16, 2018

6. P.I.N. 70037 02008

7. A R.O.W. ENCROACHMENT PERMIT IS REQUIRED PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE CITY'S R.O.W.

8. THE ELEVATIONS OF THE SURVEY ARE BASED ON M.S.L. (1988 DATUM) THE BENCHMARK USED IS A 1/4" PK NAIL LOCATED ON THE SOUTH WEST SIDE OF THIS PROPERTY AT ELEVATION 19.90.

9. THE CITY ALWAYS HAS THE RIGHT TO ACCESS THE PROPERTY TO INSPECT STORMWATER FACILITIES.

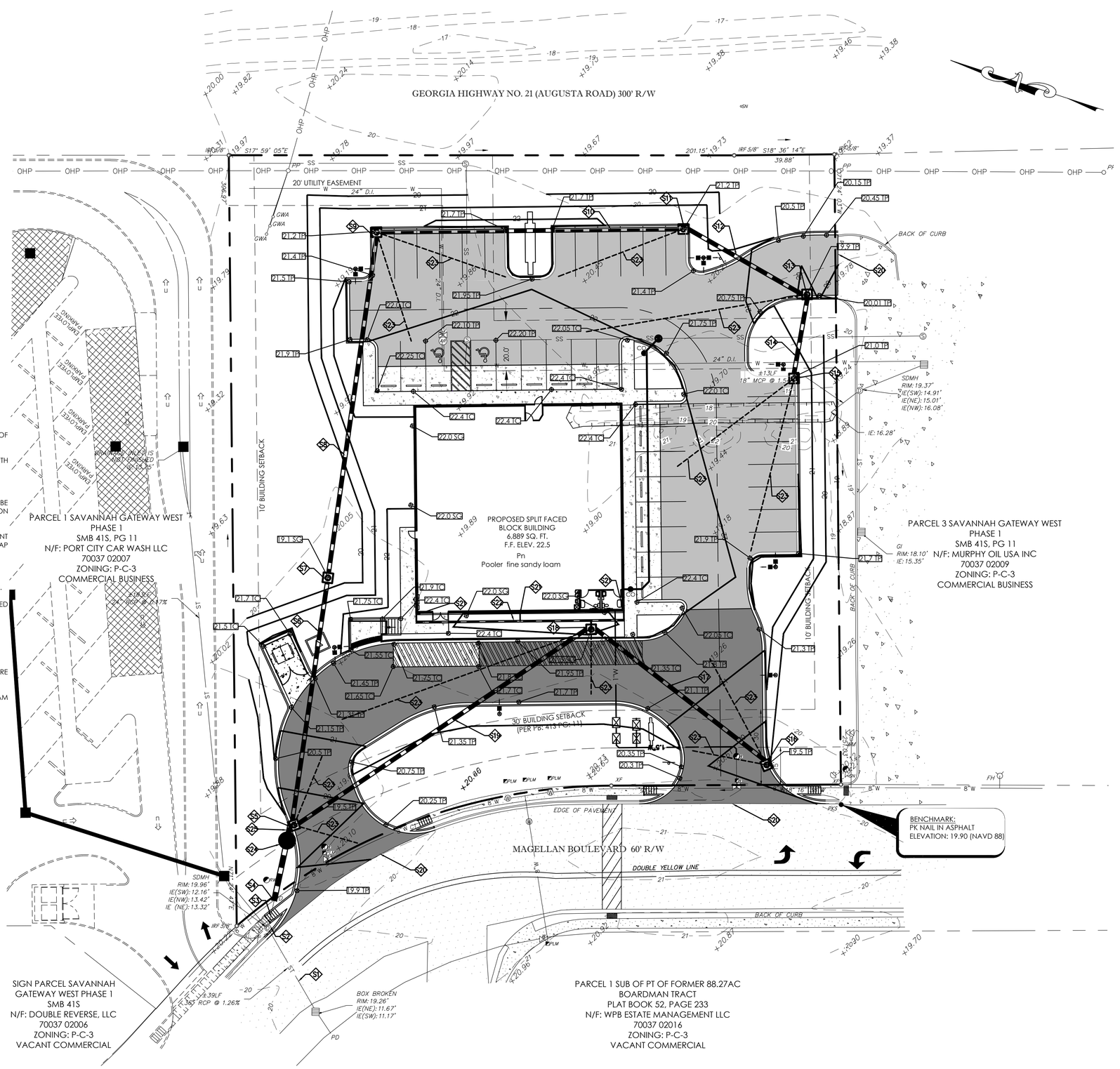
10. ACCORDING TO THE WEB SOIL SURVEY, THE EXISTING SOIL TYPE LOCATED WITHIN THE PROJECT LIMITS IS:
Pn- Pooler fine sandy loam

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

12. STORMWATER RELEASED FROM THIS PROJECT WILL NOT ADVERSELY EFFECT THE UPSTREAM AND/OR DOWNSTREAM STORM SYSTEM.

STORM DRAINAGE KEYED NOTES

S1 EXISTING STORM DRAINAGE IN PUBLIC RIGHT-OF-WAY TO REMAIN.
S2 EXISTING STORM DRAINAGE INLET TO REMAIN.
S3 EXISTING 24" R.C.P. PIPE STUBOUT TO REMAIN.
S4 CONNECT TO EXISTING 24" R.C.P. W/ 25 LF 24" RCP (S = 0.5%); PIPE STUBOUT AT I.E. = 13.50'.
S5 DROP INLET. TOP OF GRATE ELEV = 19.5; I.E. OUT = 13.65 I.E. IN (BOTH 18") = 14.15
S6 100 LF 18" RCP (S = 0.5%)
S7 DITCH INLET. BOTTOM OF DOME ELEV = 19.1; I.E. = 14.65
S8 139 LF 18" RCP (S = 0.7%)
S9 DROP INLET. TOP OF GRATE ELEV = 21.2; I.E. = 15.6
S10 122 LF 18" RCP (S = 0.5%)
S11 DROP INLET. TOP OF GRATE ELEV = 21.2; I.E. = 16.2
S12 56 LF 18" RCP (S = 0.5%)
S13 DROP INLET. TOP OF GRATE ELEV = 19.9; I.E. = 16.5
S14 34 LF 18" RCP (S = 2.9%)
S15 DROP INLET. TOP OF GRATE ELEV = 21.0; I.E. = 17.5
S16 DROP INLET. TOP OF GRATE ELEV = 19.5; I.E. = 16.0
S17 88 LF 18" RCP (S = 0.5%)
S18 DITCH INLET. BOTTOM OF DOME ELEV = 21.5; I.E. = 15.55
S19 142 LF 18" RCP (S = 0.99%)
S20 MATCH TO EXISTING GRADE
S21 CONNECT TO 4" X 6" METAL ROOF DRAIN
S22 83 LF 6" PVC PIPE (S = 0.50%) STUBBED UP AT THE BUILDING FOUNDATION
S23 6" UNDERDRAIN. SEE DETAIL SHEET C6
S24 5' MANHOLE. WATER QUALITY DEVICE BY CONTECH (CS-5). TOP = 20.0; I.E. = 13.63
S25 25 LF 24" RCP (S = 0.5%)



GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN 32761
05/23/2022

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DRAWN	ATA
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JOB NO.	22-002
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CIVIL PAVING, GRADING AND DRAINAGE PLAN

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ANTHONY T. ALLEN
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SHEET NUMBER
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OF 21

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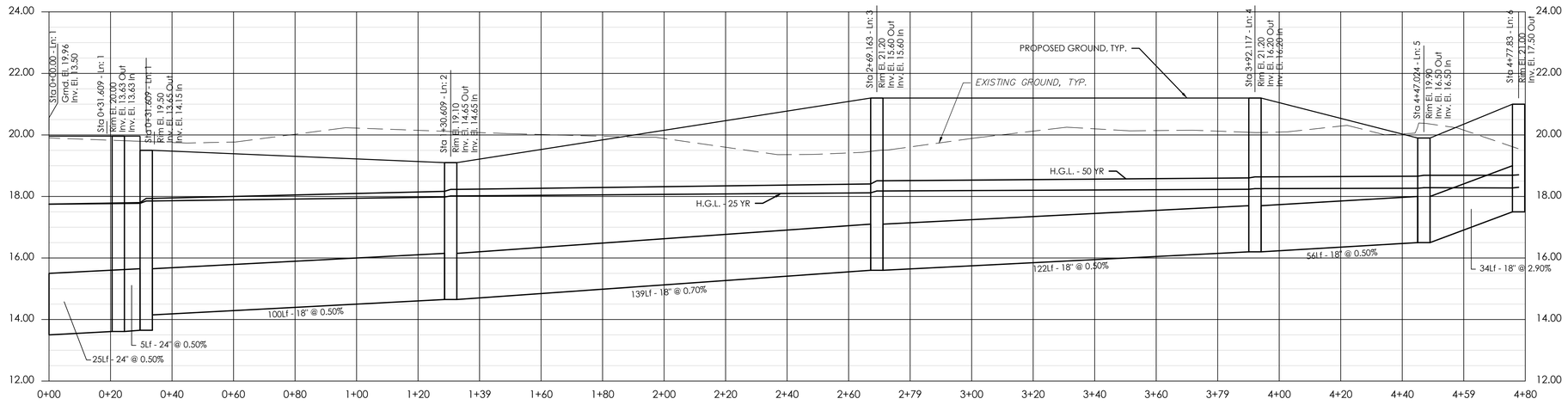
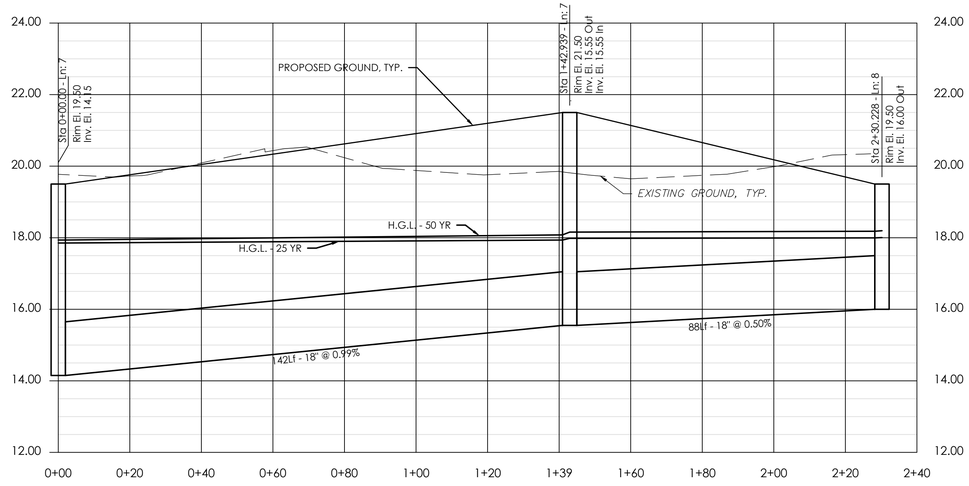


S4 TO S15 PROFILE
STATIONS 0+00.00 TO 4+80
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



S5 TO S16 PROFILE
STATIONS 0+00.00 TO 2+32
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GEORGE ANTHONY TOSS ALLEN
REGISTERED PROFESSIONAL ENGINEER
No. 32761
05/23/2022

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ENGINEERING SERVICES

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DESIGNED	A.T.A.
DRAWN	A.T.A.
CHECKED	A.T.A.
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

DRAINAGE PROFILES

SHEET NUMBER
C5
OF 21

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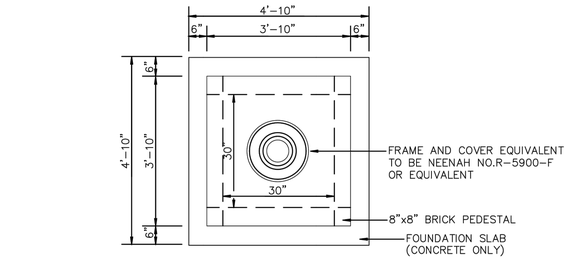


ROOF INLET DETAIL

ROOF INLET DETAIL

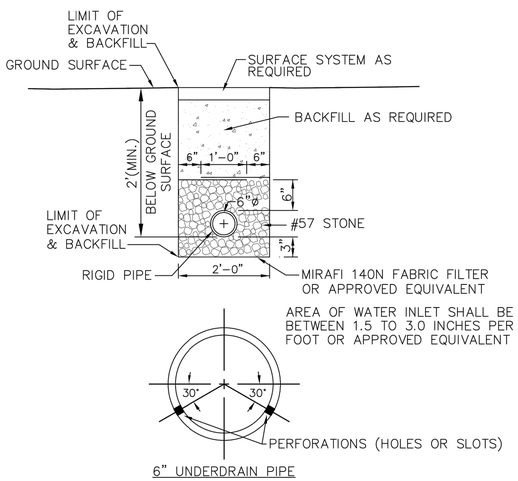
City of Port Wentworth

TECHNICAL DETAILS

SD-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE

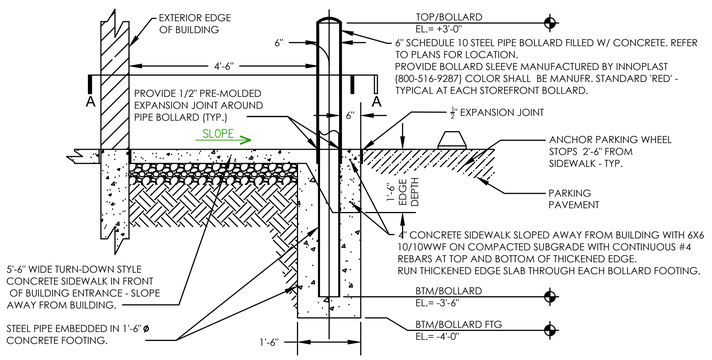
City of Port Wentworth

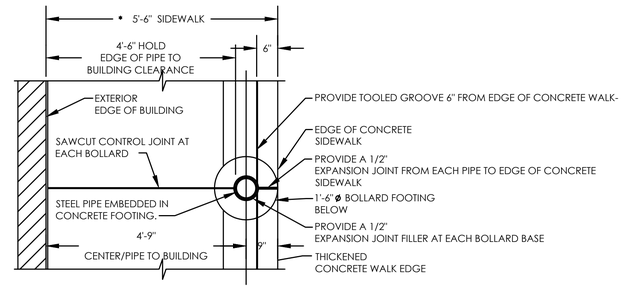
TECHNICAL DETAILS

SD-10

PREPARED BY SAUSSY ENGINEERING, LLC.

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

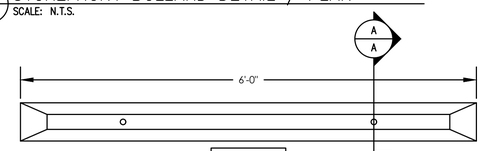


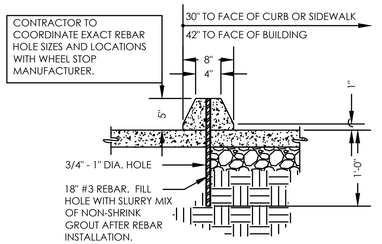


PLAN DETAIL A - A

5 / C6 STOREFRONT BOLLARD DETAIL / PLAN

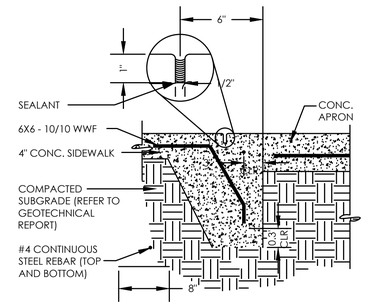
SCALE: N.T.S.





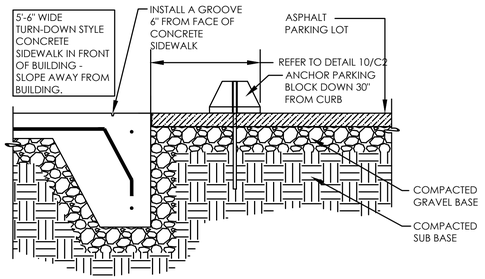
3 / C6 WHEEL STOP

SCALE: N.T.S.



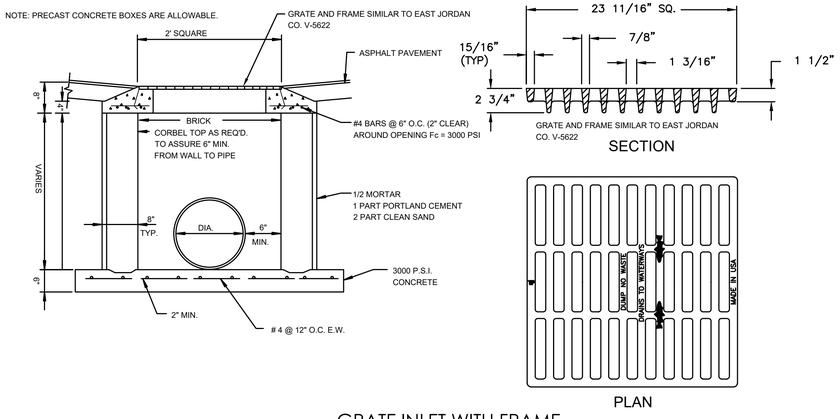
1 / C6 CURB EDGE CONCRETE SIDE WALK

SCALE: N.T.S.



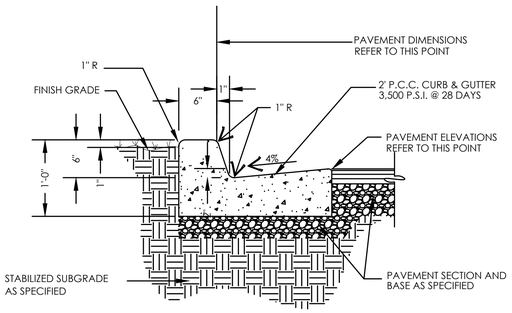
2 / C6 SIDEWALK DETAIL

SCALE: N.T.S.



GRATE INLET WITH FRAME

NOT TO SCALE



4 / C6 CONCRETE CURB AND GUTTER

SCALE: N.T.S.

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PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CONSTRUCTION DETAILS

SHEET NUMBER

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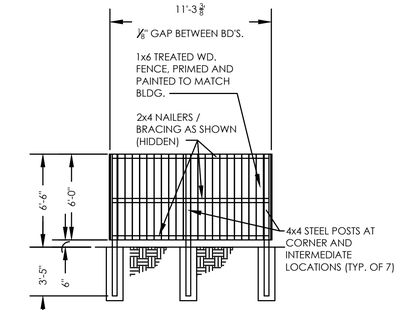
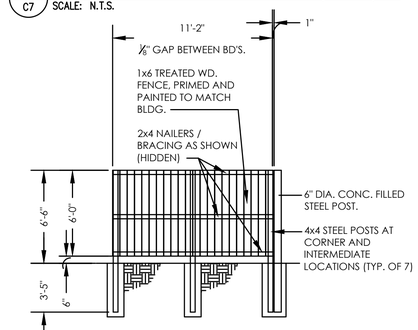
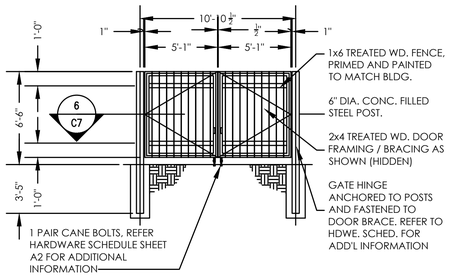
Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)



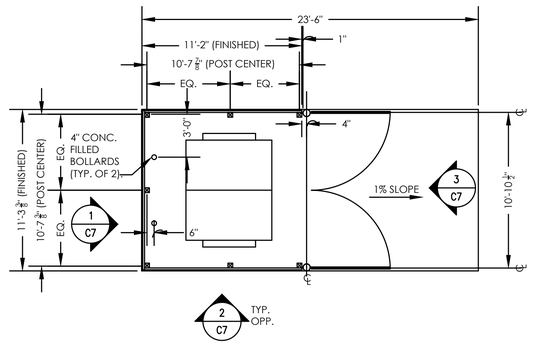
1 C7 DUMPSTER FENCE ELEVATION (REAR)
SCALE: N.T.S.



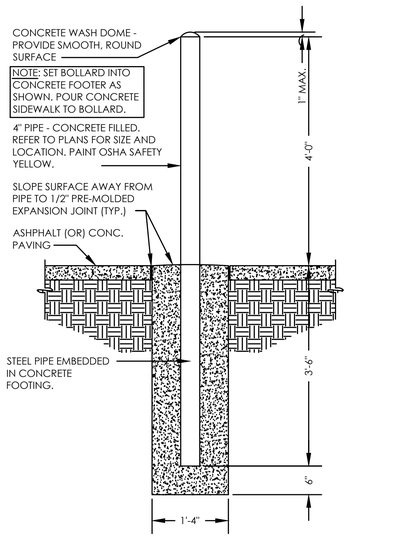
2 C7 DUMPSTER FENCE ELEVATION
SCALE: N.T.S.



3 C7 DUMPSTER GATE ELEVATION
SCALE: N.T.S.



5 C7 TYPICAL PAD LAYOUT
SCALE: N.T.S.



4 C7 TYPICAL BOLLARD DETAIL
SCALE: N.T.S.

1. GUARDRAILS AND HANDRAILS SHALL BE THE PRODUCT OF A COMPANY NORMALLY ENGAGED IN THE MANUFACTURE OF PIPE RAILING. RAILING SHALL BE SHOP ASSEMBLED IN LENGTHS NOT TO EXCEED 24 FEET FOR FIELD ERECTION.

2. THE HANDRAIL SHALL BE MADE OF PIPES JOINED TOGETHER WITH COMPONENT FITTINGS. SAMPLES OF ALL COMPONENTS, BASES, TOEBOARD AND PIPE MUST BE SUBMITTED FOR APPROVAL AT THE REQUEST OF THE ENGINEER. COMPONENTS THAT ARE POP-RIVETED OR GLUED AT THE JOINTS WILL NOT BE ACCEPTABLE. ALL COMPONENTS MUST BE MECHANICALLY FASTENED WITH STAINLESS STEEL HARDWARE.

3. RAILINGS SHALL BE 1 1/2" SCHEDULE 40 ALUMINUM PIPE ALLOY 6105-T5, ASTM-B-429 OR ASTM-B-221. POST SHALL BE 1 1/2" SCHEDULE 40 ALUMINUM PIPE OF THE SAME ALLOY. POST SPACING SHALL BE A MAXIMUM OF 6'-0".

4. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE TOP RAIL

5. INTERMEDIATE RAILINGS SHALL BE PROVIDED SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.

7. THE MANUFACTURER SHALL SUBMIT CALCULATIONS FOR APPROVAL AT THE REQUEST OF THE ENGINEER. TESTING OF BASE CASTINGS OR BASE EXTRUSIONS BY AN INDEPENDENT LAB OR MANUFACTURER'S LAB (IF MANUFACTURER'S LAB MEETS THE REQUIREMENTS OF THE ALUMINUM ASSOCIATION) WILL BE AN ACCEPTABLE SUBSTITUTE FOR CALCULATIONS. CALCULATIONS WILL BE REQUIRED FOR APPROVAL OF ALL OTHER DESIGN ASPECTS.

8. POSTS SHALL NOT INTERRUPT THE CONTINUATION OF THE TOP RAIL AT ANY POINT ALONG THE RAILING, INCLUDING CORNERS AND END TERMINATIONS (OSHA 1910.23). THE TOP SURFACE OF THE TOP RAILING SHALL BE SMOOTH AND SHALL NOT BE INTERRUPTED BY PROJECTED FITTINGS.

9. THE MID-RAIL AT A CORNER RETURN SHALL BE ABLE TO WITHSTAND A 200LB LOAD WITHOUT LOOSENING. THE MANUFACTURER IS TO DETERMINE THIS DIMENSION FOR THEIR SYSTEM AND PROVIDE PHYSICAL TESTS FROM A LABORATORY TO CONFIRM COMPLIANCE.

10. CONCRETE ANCHORS SHALL BE STAINLESS STEEL TYPE 303 OR 304 WEDGE ANCHORS AND SHALL BE FURNISHED BY THE HANDRAIL MANUFACTURER. THE ANCHOR DESIGN SHALL INCLUDE THE APPROPRIATE REDUCTION FACTORS FOR SPACING AND EDGE DISTANCES IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED DATA.

11. TOE RAILINGS SHALL BE PROVIDED SUCH THAT A 2-INCH DIAMETER SPHERE CANNOT PASS THROUGH OPENING BETWEEN CURB & RAIL

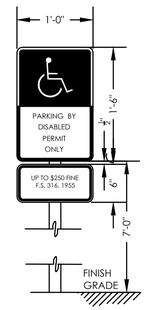
12. A SELF-CLOSING GATE SHALL GUARD OPENINGS IN THE RAILING (OSHA 1910.23). SAFETY CHAINS SHALL NOT BE USED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS.

13. FINISH SHALL BE ALUMINUM ASSOCIATION M10-C22-A41 (215-R1). THE PIPE SHALL BE PLASTIC-WRAPPED. THE PLASTIC WRAP IS TO BE REMOVED AFTER ERECTION. THEN PAINT AS SCHEDULED

14. ALUMINUM SURFACES IN CONTACT WITH CONCRETE, GROUT OR DISSIMILAR METALS WILL BE PROTECTED WITH A COAT OF BITUMINOUS PAINT, MYLAR ISOLATORS OR OTHER APPROVED MATERIAL.

15. REFER TO TYPICAL ANSI/ADA DETAILS FOR LOCAL AUTHORITY HAVING JURISDICTION FOR EXTENSIONS & MOUNTING HIEGHTS OF HANDRAILS & COMPLY IN TOTAL.

15 C2 TYP RAILING SPECIFICATION
SCALE: NTS



NOTES:
1. ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.

2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.

3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

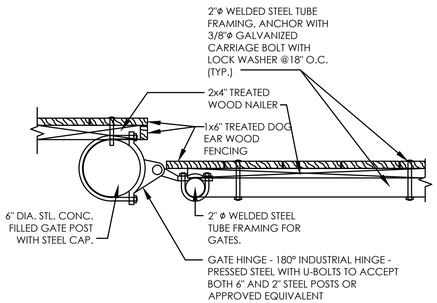
CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.

5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.

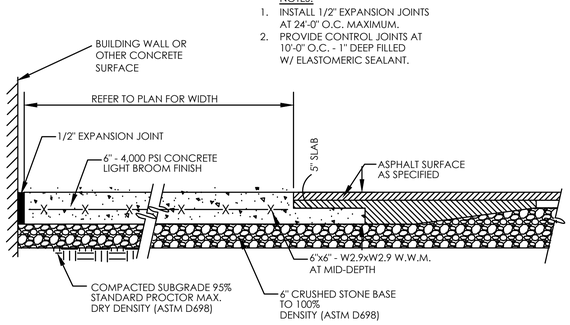
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)

7. SIGN MAY BE MOUNTED ON BUILDING/WALL AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

9 C7 HANDICAP SIGNAGE
SCALE: N.T.S.



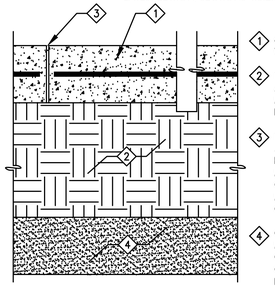
6 C7 SECTION AT GATE POST
SCALE: N.T.S.



7 C7 TYPICAL CONCRETE PAVING – SECTION
SCALE: N.T.S.

1. GENERAL CONCRETE NOTES:
RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS.

2. CONCRETE STRENGTH REQUIRED:
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.



1. 6" - 4000 PSI CONCRETE W/6x6 W/2.1x2.1 WWF.
2. 12" STABILIZED BASE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557)
3. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'-0" O.C. MAXIMUM. PROVIDE A GEOTECHNICAL FABRIC SUCH AS MIRAFI 140N, OR EQUAL, BELOW ALL CONTROL JOINTS.
4. CLEAN FILL OR EXISTING SUBBASE MATERIAL FREE OF ORGANIC MATTER COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR DRY DENSITY.

8 C7 CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

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

allen ENGINEERING SERVICES

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

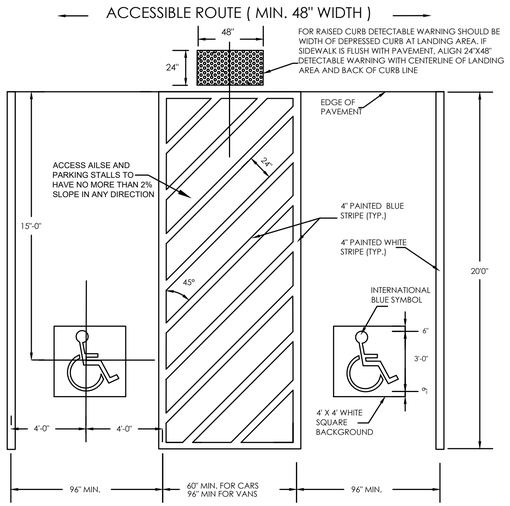
DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CONSTRUCTION DETAILS

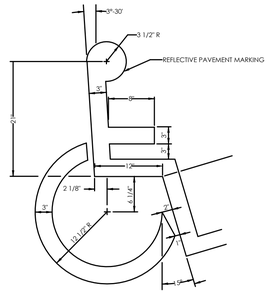
SHEET NUMBER
C7
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

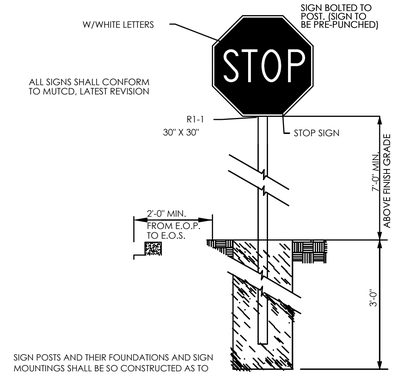


NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND SPECIFICATIONS.

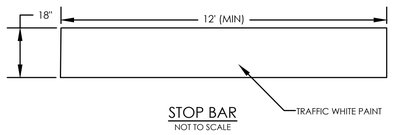
HANDICAP PARKING SPACE STRIPING
NOT TO SCALE



WHEELCHAIR SYMBOL
NOT TO SCALE

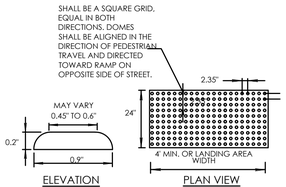


STOP SIGN
NOT TO SCALE

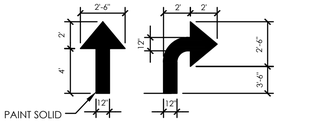


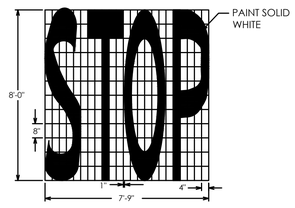
STOP BAR
NOT TO SCALE

NOTES:
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL AND STATE SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, SECTION 705 (DETECTIBLE WARNINGS).
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING ARE SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
5. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF FOUR INCHES THICK.

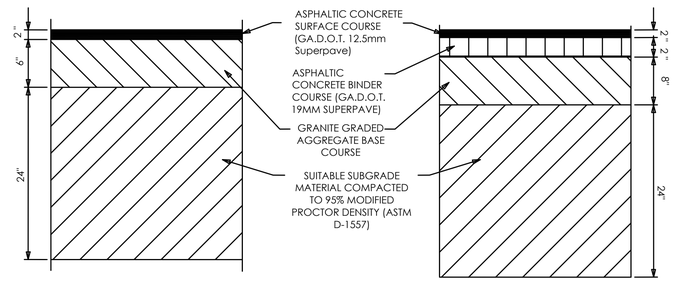


DETECTABLE WARNING DETAIL
NOT TO SCALE





TYPICAL PAVEMENT MARKING
NOT TO SCALE

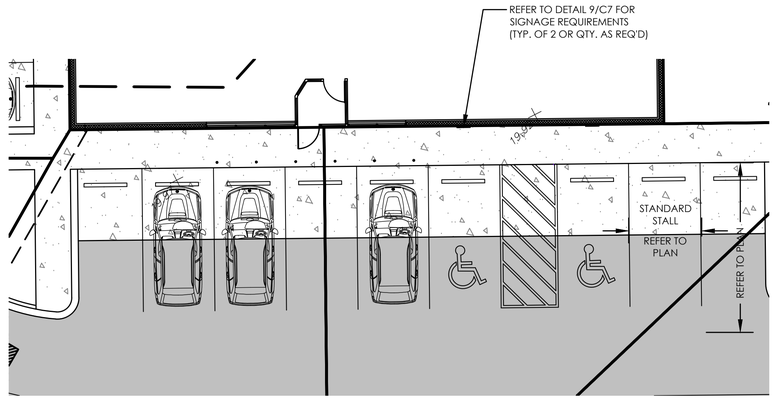


NOTE:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW,
A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.

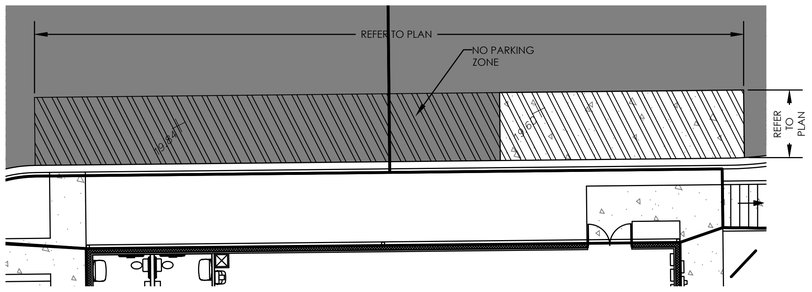
ASPHALT PAVEMENT
NOT TO SCALE

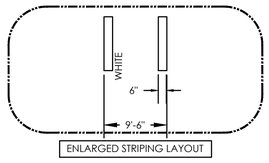
SITE ACCESSIBILITY DETAIL NOTES:

1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



1/C8 HANDICAP STRIPING PLAN
SCALE: 1" = 10'





2/C8 NO PARKING AREA STRIPING PLAN
SCALE: 1" = 10'

GEORGE ANTHONY TOSS ALLEN
REGISTERED PROFESSIONAL ENGINEER
05/23/2022
P.O. BOX 1749
RINCON, GA 31326
PH:(912) 667-2667
E-MAIL: tallen@allenengineering.org
allen ENGINEERING SERVICES

REVISIONS		
NO.	DATE	REQ. BY
-	-	-

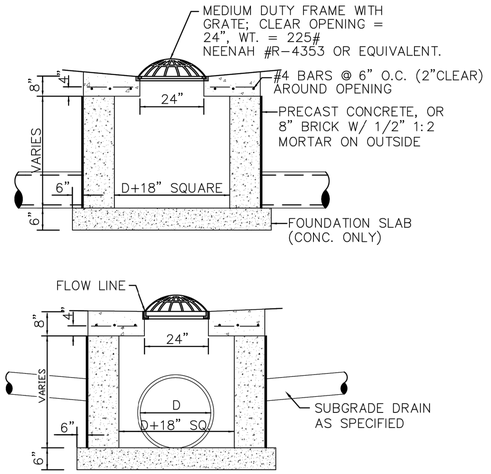
DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CONSTRUCTION DETAILS

SHEET NUMBER
C8
OF 2

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)



DITCH INLET

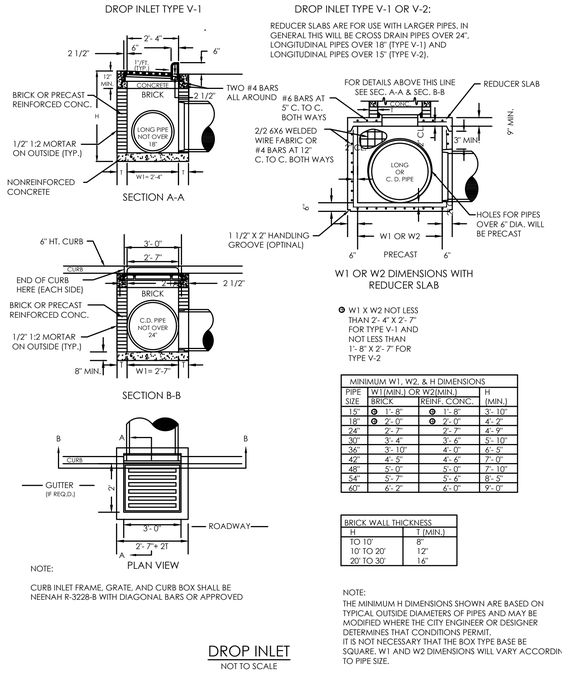
City of Port Wentworth

TECHNICAL DETAILS

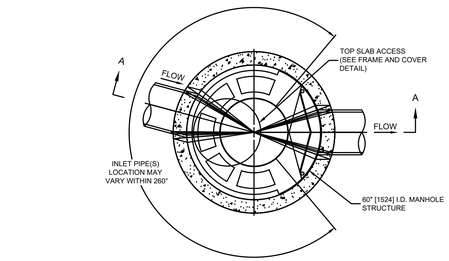
SD-7

PREPARED BY SAUSSY ENGINEERING, LLC.

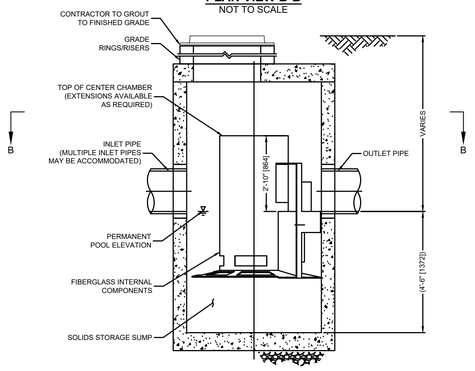
SCALE: N.T.S.
DATED: FEBRUARY 2007



DROP INLET
NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD #### CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			1.3 CFS
PEAK FLOW RATE (cfs [L/s])			9.30 CFS
RETURN PERIOD OF PEAK FLOW (yrs)			25
RIM ELEVATION			20.0
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	13.63	R.C.P.	24"
INLET PIPE 2			
OUTLET PIPE	13.63	R.C.P.	24"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

Project Name: Advanced Auto Parts
Date: 5/23/2022 Flow-Based Sizing Per GSWMM
Structure: WQ
Designed By: PSC

SITE CHARACTERISTIC INPUT

Design Storm, P (inches)	1.20	GSWMM Vol 2. Sec. 3.1.7.1
Total Area, A_T (acres)	1.45	
Impervious Area, A_I (acres)	0.69	

WQv & WQq CALCULATIONS

Percent Impervious Cover, I	48%	
Volumetric Runoff Coefficient, Rv	0.48	GSWMM Vol 2. Sec. 3.1.7.1 - Equation 3.1.19
Water Quality Volume, Qwv (in)	0.574	
Water Quality Volume, Wqv (ac-ft)	0.07	GSWMM Vol 2. Sec. 3.1.7.1 - Equation 3.1.20
Water Quality Volume, Wqv (cf)	3,020.89	
Composite Curve Number, CN	92.3	CN = 1000/(10 + 5P +10WQv - 10(WQv^2 + 1.25WQvP)^1/2)
S = 1000/CN -10, (inches)	0.83	
Ia = 0.2S, (inches)	0.17	
*Ia/P =	0.138	
*Time of Concentration, tc (min)	6	GSWMM Vol 2. Sec. 3.1.7.2
*Use these numbers to determine qu in GSM Fig. 2.1.5-6		
Unit Peak Discharge, qu (cfs/sqmi/in)	1000	
Water Quality Peak Discharge, WQq (cfs)	1.30	GSWMM Vol 2. Sec. 3.1.7.2 - $Q_{WQ} = q_U * A * Q_{WV}$

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REVISIONS

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

DESIGNED	A.T.A.
DRAWN	A.T.A.
CHECKED	A.T.A.
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CONSTRUCTION DETAILS

SHEET NUMBER
C9
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

UTILITY NOTES:

1. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF PORT WENTWORTH.

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

3. A FIRE SYSTEM IS NOT PROPOSED FOR THIS DEVELOPMENT.

4. THE PROJECT WILL NOT DISCHARGE INDUSTRIAL WASTEWATER TO THE SANITARY SEWER SYSTEM.

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

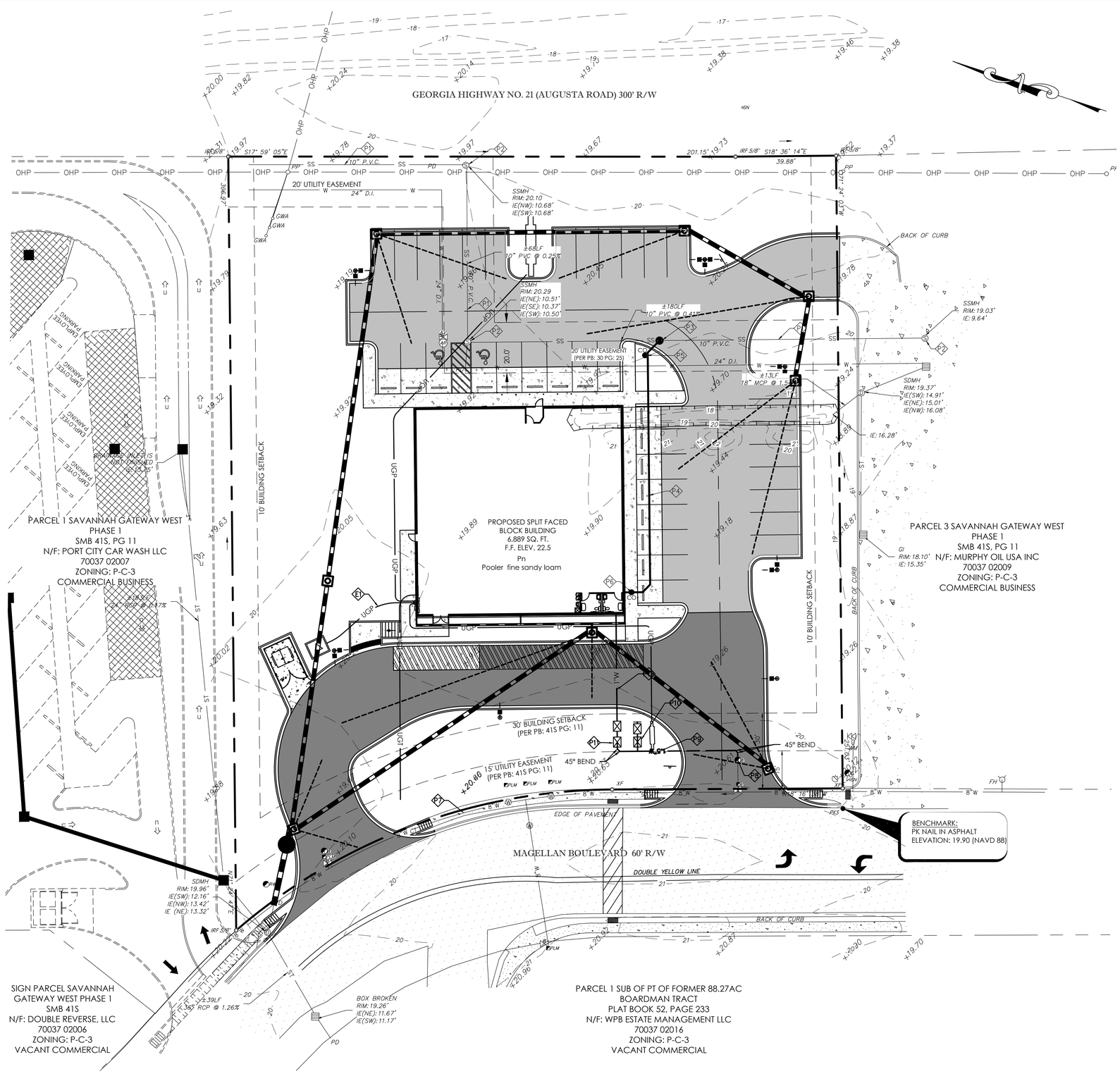
6. AN ACCEPTABLE METHOD OF FLUSHING PRIOR TO CONNECTION TO THE CITY WATER SYSTEM, SPECIFY MINIMUM FLUSH TIME AND VELOCITY THAT ARE NECESSARY TO PURGE THE LINE OF ANY FOREIGN MATERIAL.

7. CONTRACTOR SHALL TAKE PRECAUTION FOR THE PROPOSED ENCROACHMENTS OVER THE EXISTING 24" WATER MAIN DURING CONSTRUCTION. IN THE EVENT OF REPAIR FOR CITY UTILITIES WITHIN THE EASEMENT, THE CITY WILL REPAIR THE UTILITY AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RESTORING THE SITE.

8. ALL MATERIALS USED AND COME IN CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).

PLUMBING KEYED NOTES

- P1 EXISTING SANITARY SEWER MAIN IN PUBLIC EASEMENT TO REMAIN.
- P2 EXISTING SAN. SEWER MANHOLE TO REMAIN. ADJUST TOP TO GRADE.
- P3 CONSTRCUT A DOGHOUSE MANHOLE OVER THE EXISTING 10" PVC SANITARY SEWER LINE. CONNECT THE NEW 4" SAN. SEWER SERVICE LATERAL AT I.E. = 13.00'.
- P4 110 L.F. 4" PVC SDR 26 SEWER LATERAL. SLOPE AT 2% MINIMUM. MINIMUM COVER SHALL BE 36".
- P5 PROVIDE SAN. SEWER CLEANOUT TO GRADE. SET TOP IN CONCRETE FLUSH WITH FINISHED GRADE. CLEANOUT SHALL BE SUITABLE FOR HEAVY TRAFFIC LOADING. REFER TO THE PLUMBING SPECIFICATIONS FOR CLARIFICATION.
- P6 PROVIDE A TWO-WAY SAN. SEWER CLEANOUT TO GRADE. SET TOP IN CONCRETE FLUSH WITH FIN. GRADE. LOCATE WITHIN 5'-0" OF BUILDING EXTERIOR WALL. REFER TO DRAWING P1. CLEANOUT SHALL BE SUITABLE FOR HEAVY TRAFFIC LOADING. REFER TO THE PLUMBING SPECIFICATIONS FOR CLARIFICATION.
- P7 EXISTING WATER MAIN IN PUBLIC RIGHT-OF-WAY TO REMAIN.
- P8 CONNECT THE NEW 1" POLYETHYLENE WATER LATERAL TO THE EXISTING 2" STUBOUT.
- P9 54 L.F. 1" POLYETHYLENE WATER LATERAL. PROVIDE 1" BRANCH TO SERVE SITE IRRIGATION SYSTEM BY OTHERS.
- P10 3/4" IRRIGATION WATER METER IN JUMBO METER BOX . 3/4" ABOVE GROUND REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE IN PREFABRICATED ENCLOSURE BY HOTBOX OR EQUAL. CAP AND MARK 1" POLYETHYLENE IRRIGATION LINE FOR FUTURE CONNECTION.
- P11 3/4" DOMESTIC WATER METER IN JUMBO METER BOX. 3/4" DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTION DEVICE IN JUMBO METER BOX.
- P12 51 L.F. 1" POLYETHYLENE DOMESTIC C.W. SERVICE LATERAL. MINIMUM COVER SHALL BE 36".



GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
05/23/2022

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allen ENGINEERING SERVICES

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

DESIGNED	A/A
DRAWN	A/A
CHECKED	A/A
DATE	05/23/2022
JOB NO.	22-002
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

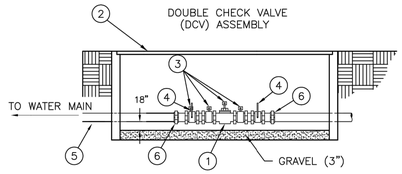
CIVIL UTILITY PLAN

SHEET NUMBER
U1
OF 21

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

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

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific)) JULY 2022)



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS
6	2	CUT TO LENGTH UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

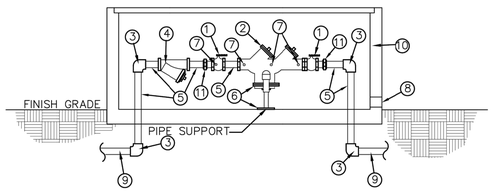
DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth
TECHNICAL DETAILS

W–20

PREPARED BY SAUSSY ENGINEERING, LLC.

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



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL) SEE NOTE 3
5	6	BRASS OR COPPER ONLY. NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN
9		POLYETHYLENE OR COPPER
10		PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
11	2	UNION SEE NOTE 3

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
3. ITEMS 4 AND 11 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL RISERS TO REDUCE THE OVERALL LAYING LENGTH.

TYPICAL OUTSIDE INSTALLATION
REDUCED PRESSURE
TYPE BACKFLOW PREVENTION DEVICE
(3/4", 1", 1 1/2", 2", & 2 1/2" SIZES)

BACKFLOW PREVENTION DEVICE

City of Port Wentworth
TECHNICAL DETAILS

W–25

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DATED: FEBRUARY 2007

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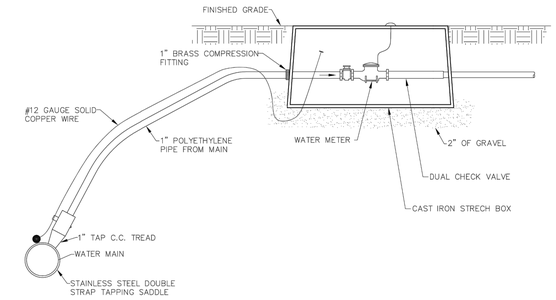
City of Port Wentworth
TECHNICAL DETAILS

WATER METER

W–17

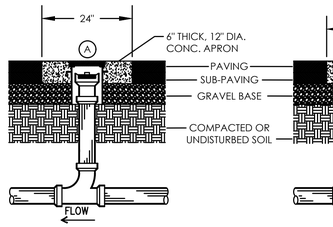
ADDENDUM 01
SCALE: N.T.S.
DATED: FEBRUARY 2007



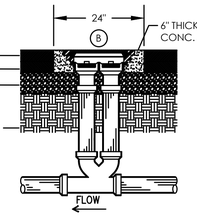
WATER METER INSTALLATION 1" SERVICE PIPE
3/4" METER & 1" METER

NOTES:

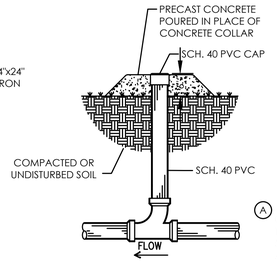
1. WATER METER FOR THE ¾" AND 1" WATER METERS SHALL BE PURCHASED FROM THE CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF 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 PREVENTER.



PAVED AREAS



PAVED AREAS
(2-WAY CLEANOUT)



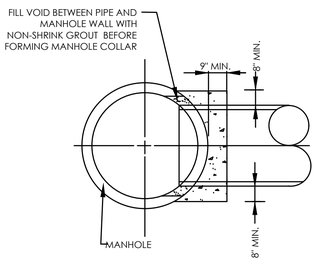
LANDSCAPED AREAS

(A) JOSAM SERIES 58860-22 ACCESS COVER AND CLEANOUT WITH TAPER THREAD BRONZE PLUG SERIES 58540-20 AND "SAN." ON COVER (OR APPROVED EQUIVALENT).

(B) NEENAH MODEL R-6660-DP LIGHT DUTY ACCESS COVER WITH TWO (2) JOSAM SERIES 58190-22 CLEANOUTS WITH TAPER THREAD BRONZE PLUG SERIES 58540-20 (OR APPROVED EQUIVALENT).

EXTERIOR CLEANOUT DETIAL

NOT TO SCALE



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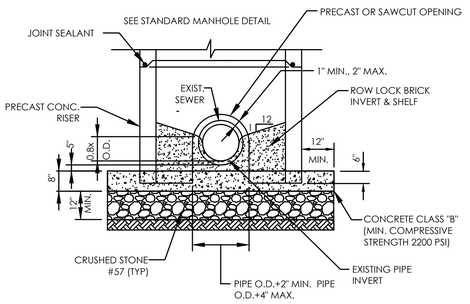
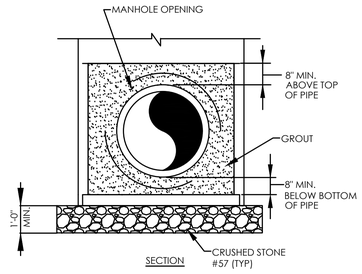
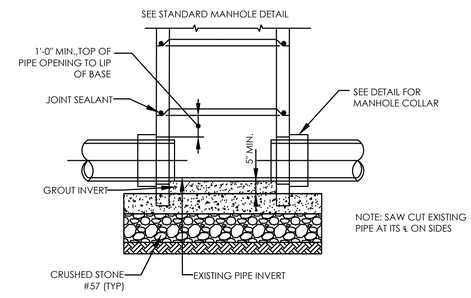




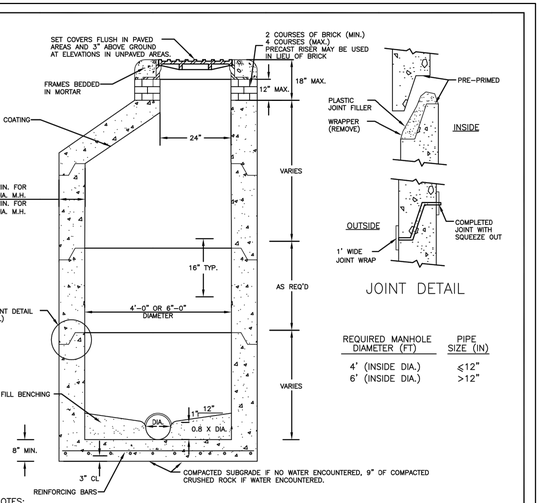
MANHOLE COLLAR

NOT TO SCALE



MANHOLE OVER EXISTING SEWER

NOT TO SCALE



JOINT DETAIL

REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

NOTES:

1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C–478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS–55 DAMP–PROOF COATING OR EQUAL
3. MANUFACTURER CERTIFICATION THAT MANHOLE MEETS ASTM SPECIFICATION SHALL BE SUBMITTED TO CITY OF PORT WENTWORTH.
4. SEE DETAIL SHEET FOR MANHOLE COVER & FRAME.
6. BUOYANCY MAY NEED TO BE CHECKED IF NECESSARY
7. ALL PIPE PENETRATIONS SHALL HAVE A BOOT CONNECTION. SEE DETAIL S–6.

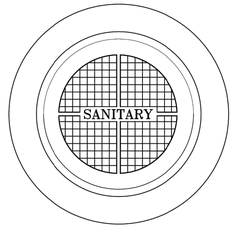
PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

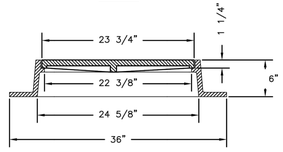
S–1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN



SECTION

NOTE:

MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195–ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" –3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

S–2

PREPARED BY SAUSSY ENGINEERING, LLC.

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

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05/23/2022

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allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

CIVIL UTILITY CONSTRUCTION DETAILS

SHEET NUMBER

U2

OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific)) JULY 2022)

EROSION CONTROL SEQUENCING NOTES:

CLEARING PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

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

GRADING PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION & SEDIMENT CONTROL PHASING SCHEDULE

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

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

SEE SHEET ES1 - ES4 AND ES 8 - ES10 FOR SOIL EROSION NOTES AND DETAILS

TENTATIVE ACTIVITY SCHEDULE

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

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
05/23/2022

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

allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL NOTES

SHEET NUMBER
ES1
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

ATTACHED | YES 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED)

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

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

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

- | N/A 3. LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE GAEPD DISTRICT OFFICE. IF GAEPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPS LISTED IN APPENDIX 1 OF THIS CHECKLIST AND THE GAEPD APPROVAL LETTER. *
(A COPY OF THE WRITTEN APPROVAL BY GAEPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED.)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES

ES2 | YES 4. THE NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS

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

ES2 | YES 5. PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER OF PRIMARY PERMITTEE

PEACHTREE DEVELOPMENT AND INVESTMENTS , LLC
4477 LEGENDARY DRIVE, UNIT 101
DESTIN, FLORIDA 32541
(404) 430-5177
JBENNETT@PEACHTREEDEV.COM

ES2 | YES 6. NOTE TOTAL AND DISTURBED ACREAGES OF THE PROJECT OR PHASE UNDER CONSTRUCTION

TOTAL ACREAGE - 1.450
DISTURBED ACREAGE -1.486

ES2 | YES 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES

THE CONSTRUCTION EXIT FOR THIS SITE IS LOCATED AT:
LAT 32.197004°; LONG -81.198301°

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

ES2 | YES 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS

THIS SITE IS LOCATED AT 0 MAGELLAN BOULEVARD (LOT 2 SAVANNAH GATEWAY WEST) IN THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA. THE SITE IS APPROXIMATELY 1.450 ACRES AND IS CURRENTLY PARTIALLY WOODED AND VACANT. THE INTENTION OF THE OWNER IS TO DEVELOP AN ADVANCED AUTO PARTS STORE AND THE RELATED INFRASTRUCTURE TO SERVE IT. (PIN 70037 02008)

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

ES2 | 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

RUNOFF FROM THE SITE WILL ENTER INTO A MUNICIPAL STORM SEWER SYSTEM WHICH WILL BE BUILT BY THE CURRENT OWNERS OF THE PROPERTY. THIS SITE HAS BEEN PREVIOUSLY MASTER-PLANNED FOR THIS SITE'S RUNOFF. THE ULTIMATE RECEIVING WATER FOR THIS SITE IS THE SAVANNAH RIVER. SEE QUAD MAP ON SHEET ES4.

ES2 | YES 12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 19 OF THE PERMIT

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

Anthy Allen

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

ES2 | YES 13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMPS AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 19 OF THE PERMIT

"I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE STORM WATER OUTFALLS. THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

Anthy Allen

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

ES2 | YES 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION." IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT *

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION:

DATE OF INSPECTION _____

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

_____

GSWCC LEVEL II DESIGN PROFESSIONAL **CERTIFICATION #**

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____

_____

_____

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

ES2 | YES 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS"

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

ES2 | YES 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED

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

ES2 | YES 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL." *

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

ES2 | 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

ES2 | YES 19. CLEARLY NOTE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES""

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

ES2 | YES 20. CLEARLY NOTE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE"

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

ES2 | YES 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING"

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

- | N/A 22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III, C, OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT

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

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

THERE ARE NO DISCHARGES INTO AN IMPAIRED STREAM SEGMENT

ES2 | YES 24. BMPS FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED *

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

ES2 | YES 25. PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS

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

SOIL CLEANUP AND CONTROL PRACTICES:

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

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

ES2 | YES 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED

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

ES2 | YES 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE

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

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATION OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES OR HERBICIDES ON SITE WILL BE UNDER ROOF IN SEALED CONTAINERS

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

ES2 | YES 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

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

WASTE MATERIALS

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

HAZARDOUS WASTES:

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

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

SANITARY WASTES

A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
ALL SANITARY WASTE UNITS WILL BE LOCATED IN ONE AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPS MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. ALL SANITARY WASTE UNITS WILL BE COMPLETELY ENCLOSED SO AS TO PREVENT PRECIPITATION FROM COMING INTO CONTACT WITH THE SANITARY WASTE STORED IN THEM. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE SHEET ES7, BY THE CONTRACTOR ONCE THE LOCATION HAVE BEEN DETERMINED.
SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY/SEPTIC SYSTEM UPON THE COMPLETION OF THIS PROJECT.

ES1 | YES 29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMPS, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION)

PLEASE FIND THE DESCRIPTION, CHART AND TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL ON SHEET ES1 OF THE PLANS

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
05/23/2022

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

DESIGNED	A.T.A.
DRAWN	A.T.A.
CHECKED	A.T.A.
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

SHEET NUMBER
ES2
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

ES3	YES	30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE

INSPECTIONS AND RECORD KEEPING

a. **PERMITTEE REQUIREMENTS.**

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

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

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

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

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

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

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

ES3	YES	31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS

SAMPLING REQUIRMENTS:

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

a. SAMPLING REQUIREMENTS **SHALL INCLUDE THE FOLLOWING:**

(1). A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

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

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

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

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

(1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3). LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

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

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

c. SAMPLING POINTS.

(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

(C). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).

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

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

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

(G). PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3 OR III.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY.

(1). THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.

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

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

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

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

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

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

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

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

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

3.ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

ES3	YES	32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT

RETENTION OF RECORDS:

F. RETENTION OF RECORDS.

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

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

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) AND OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITEE.

ES3	YES	33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION *

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

SAMPLE COLLECTION SHALL PROCEED AS FOLLOWS:

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

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

THE FOLLOWING GUIDELINES SHALL BE ADHERED TO:

- **THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND AN ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.**
- **THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND AN ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.**
- **SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE WATER(S) OUTFALL OR THE STORMWATER CHANNEL(S).**
- **CARE SHOULD BE TAKEN TO AVOID STIRRING SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.**
- **THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.**
- **THE SAMPLE SHOULD BE KEPT FREE FROM FLOATING DEBRIS.**
- **PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT.**
- **ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.**

ES3	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 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 1.486 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.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ANTHONY T. ALLEN

Level II Certified Design Professional

CERTIFICATION NUMBER 0000044936

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

SAMPLING RATIONALE SUMMARY

DRAINAGE BASIN	NTU LIMIT SELECTED*	DRAINAGE AREA (SQUARE MILES)	TYPE OF RECEIVING WATER
1	75	0.02	WARM WATER FISHERIES STREAM
DISTURBED AREA (BASIN 1)= 1.486 ACRES *FROM APPENDIX B OF THE NPDES GENERAL PERMIT.			

Appendix B
Nephelometric Turbidity Unit (NTU) Table
Waters Supporting Warm Water Fisheries

Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01 +	50	50	50	50	50	100	200	100

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32181 ANTHONY TOSS ALLEN 05/23/2022

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allen ENGINEERING SERVICES

REVISIONS

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

SHEET NUMBER
ES3
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

ES4 - ES7	YES	35.	DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED *

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

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

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

RECEIVING WATERS: MUNICIPAL STORM SEWER SYSTEM AND LITTLE HEARST BRANCH.

ES4	YES	36.	A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING:(1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS, (2) INTERMEDIATE GRADING AND DRAINAGE BMPS, AND (3) FINAL BMPS. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMPS, INTERMEDIATE GRADING AND DRAINAGE BMPS, AND FINAL BMPS ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMPS INTO A SINGLE PHASE *

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

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

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

ALL	YES	37.	GRAPHIC SCALE AND NORTH ARROW

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET

ES5 - ES7	YES	38.	EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

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

MAP SCALE	GROUND SLOPE	CONTOUR INTERVALS, FT.
1 INCH = 100FT OR	FLAT 0 - 2%	0.5 OR 1
LARGER SCALE	ROLLING 2 - 8%	1 OR 2
	STEEP 8% +	2.5 OR 10

-	N/A	39.	USE OF ALTERNATIVE BMPS WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMPS AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY GAEPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.GEORGIA.GOV

ALTERNATIVE BMPS WILL NOT BE USED AS PART OF THIS PROJECT

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

ALTERNATIVE BMPS WILL NOT BE USED AS PART OF THIS PROJECT

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

THERE ARE NO STATE WATERS BUFFERS REQUIRED FOR THE EPHEMERAL DRAINAGE DITCH WITH NO POINT OF WRESTED VEGETATION THAT TRAVERSES THE SITE. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS

ES5 - ES7	YES	42.	DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE

THERE ARE STATE WATERS ON OR WITHIN 200' OF THE PROJECT LIMITS. THERE ARE NOR WETLANDS WITHIN THE PROJECT LIMITS

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

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

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

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

ES4	YES	45.	AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED

RUN OFF COEFFICIENT: PRE-CONSTRUCTION CN = 80
POST-CONSTRUCTIONS CN = 88

25-YR PRE DEVELOPMENT STORMWATER RUNOFF: 8.239 CFS

25-YR POST DEVELOPMENT STORMWATER RUNOFF: 9.302 CFS

ES4	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 PROPOSED STORM DRAINAGE SYSTEM CONNECTS TO AN EXISTING UNDERGROUND STORM DRAINAGE SYSTEM. tHERE ARE NO FREE DISCHARGES OF STORMWATER AND THEREFORE THERE ISN'T ANY RIP RAP REQUIRED.

ES5 - ES7	YES	47.	SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE: Pn - POOLER FINE SANDY LOAM

ES5 - ES7	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

ES4	YES	49.	PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL INCLUDED FOR STRUCTURAL BMPS AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITTEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE,A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN

THE SEDIMENT WILL BE CAPTURED BY THE PERIMETER SILT FENCE.

REQUIRED SEDIMENT STORAGE= 67 CY/ DISTURBED ACRE x 1.486 ACRES
REQUIRED SEDIMENT STORAGE= 100 CY

TOTAL PROVIDED STORAGE= 351 CY > 100 CY (REQ'D)

EXPLANATION OF SILT FENCE AS AN EQUIVALENT
STORAGE DEVICE TO EXCEED SEDIMENT STORAGE REQUIREMENT

TEMPORARY SEDIMENT BASINS, RETROFITTED DETENTION PONDS AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION ARE NOT PRACTICAL TO CONTROL THE RELEASE OF SEDIMENT FROM THIS PROJECT BASED UPON SITE SPECIFIC CONDITIONS. THE EXISTING SITE TOPOGRAPHY FOR THE PROPOSED DEVELOPMENT IS RELATIVELY FLAT, WHICH IS TYPICAL OF LOW COUNTRY AREAS. WE PROPOSE THE USE OF SILT FENCE AS AN EQUIVALENT CONTROL TO MEET THE SEDIMENT STORAGE REQUIREMENT OD 67 CY / DISTURBED ACRE. SILT FENCING MUST BE PLACED PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
67 CY SEDIMENTSTORAGE PER DISTURBED ACRE REQUIREMENT

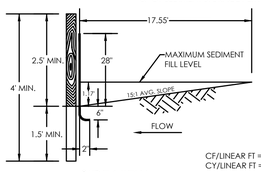
- TOTAL PROJECT ACREAGE = 1.450 AC
- TOTAL DISTURBED ACREAGE = 1.4869 AC
- TOTAL REQUIRED SEDIMENT STORAGE:
  1.486 AC X 67 CY/AC = 99.562 CY

THIS PROJECT UTILIZES SILT FENCING FOR SEDIMENT STORAGE.
SILT FENCE SEDIMENT STORAGE
922 LF SILT FENCE @ 0.38 CY/LF = 350.36 CY
350.36 CY EXCEEDS THE REQUIRED 99.562 CY OF SEDIMENT STORAGE

SEE DETAIL BELOW FOR SILT FENCE DESIGN CALCULATION EXPLANATION.

STORAGE VOLUME PER LINEAR FOOT OF TYPE A AND TYPE C SILT FENCE

NOTE:
67 CY SEDIMENT STORAGE PER ACRE IS REQUIRED



SIDE VIEW
N.T.S.

NOTE:
FLAT SITE - ASSUME 10:1 OR LESS SLOPE

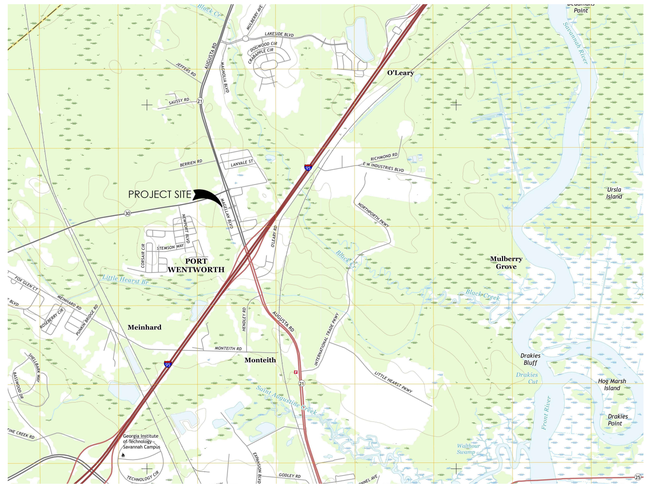
CF/LINEAR FT = (17.55' X 1.17')/2X1' = 10.3 CF
CY/LINEAR FT = (17.55' X 1.17')/2X1' = (10.3 CF/27) = 0.38 CY/LIN FT

ES4 - ES7	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

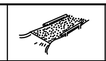
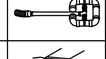
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

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

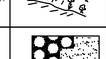


QUAD MAP
NOT TO SCALE

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.

ES5 - ES10	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 PLAN AND DETAIL SHEETS FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA

ES4 - ES7	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 THE YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE 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

DS1 - 1. A WOOD MULCH SHALL BE PLACED AT A RATE OF 140 TONS PER ACRE AND APPLIED TO A DEPTH OF 2 TO 4 INCHES.

DS2 - 1. A TEMPORARY GRASSING OF RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE DURING THE MONTHS OF OCTOBER THROUGH DECEMBER TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE.

2. A 10-10-10 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF DS2 AND SHALL BE APPLIED AT A RATE OF 500 LBS. PER AC. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

3. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE TON PER ACRE.

DS4 - 1. A PERMANENT GRASSING OF CENTIPEDE SOD SHALL BE DURING THE MONTHS OF JANUARY THROUGH FEBRUARY. IF

2. A 10-10-10 FERTILIZER SHALL BE MIXED INTO THE SOIL AT A RATE A 1000 LBS. PER AC.

3. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF DS3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC

4. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE

*IF USING THIS CHECKLIST FOR A PROJECT THAT IS LESS THAN 1 ACRE AND NOT PART OF A COMMON DEVELOPMENT BUT WITHIN 200 FT OF A PERENNIAL STREAM, THE * CHECKLIST ITEMS WOULD BE N/A

EFFECTIVE JANUARY 1, 2022

GEORGE ANTHONY TOSS ALLEN REGISTERED PROFESSIONAL ENGINEER
Anthony Toss Allen 05/23/2022

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

allen ENGINEERING SERVICES

REVISIONS	NO.	DATE	REQ. BY
	-	-	-

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

SHEET NUMBER
ES4
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

SPECIAL NOTES:

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

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

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

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

5. THERE ARE NO WETLANDS LOCATED ON THIS SITE.

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

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

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

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

_____
OWNER/ PRIMARY PERMITEE

DESIGN PROFESSIONAL'S CERTIFICATION:

"I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

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

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

- ALL CLEARING SHALL CONFORM TO LOCAL CODES AND SPECIFICATIONS AND/OR SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
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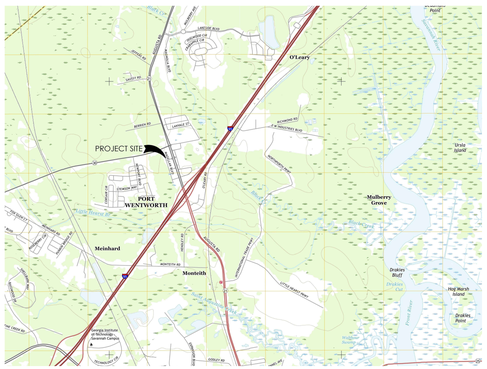

QUAD MAP

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

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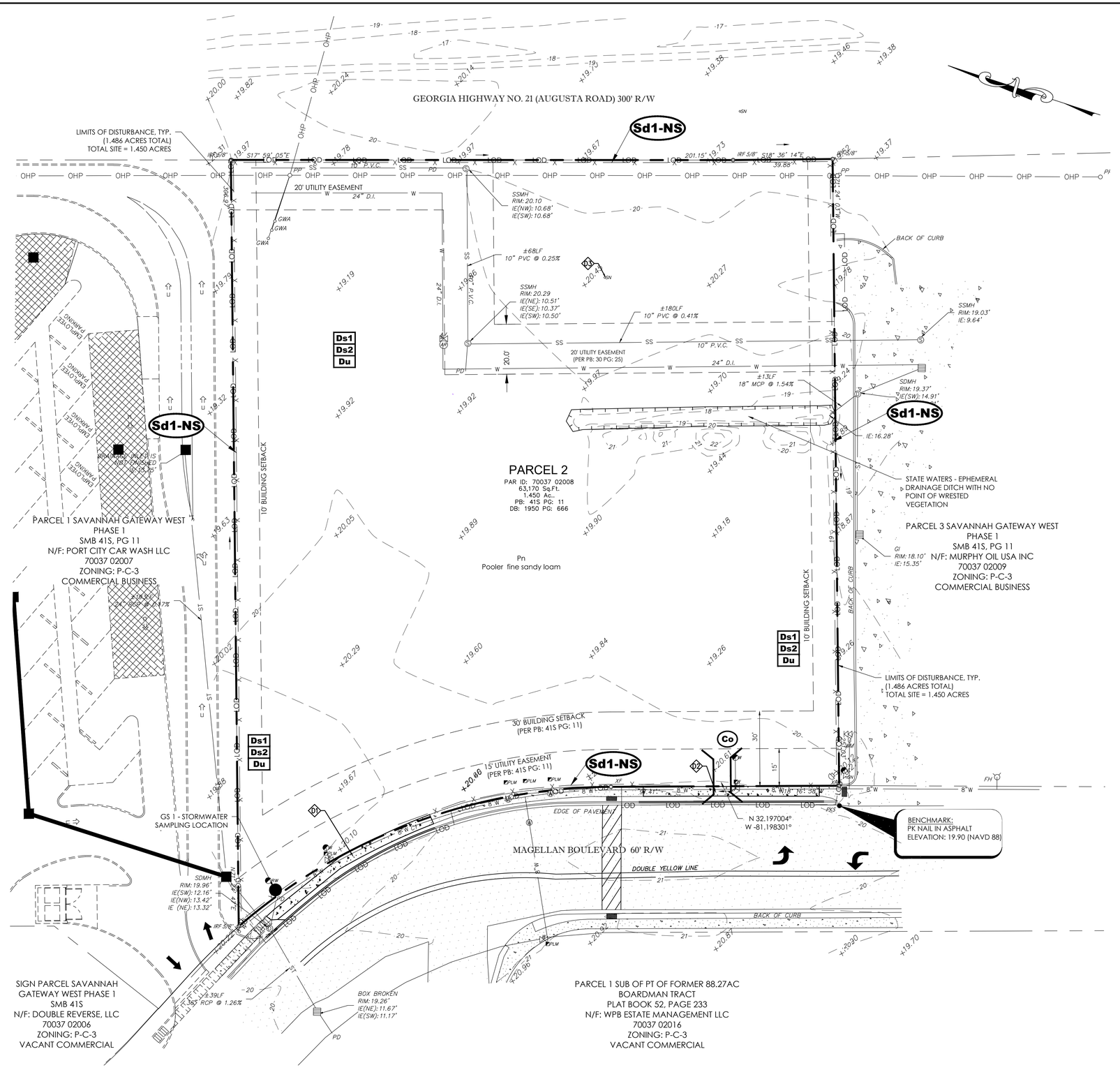

GEORGE ANTHONY TOSS ALLEN REGISTERED PROFESSIONAL ENGINEER 32761 05/23/2022

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

allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
ES5
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

SPECIAL NOTES:

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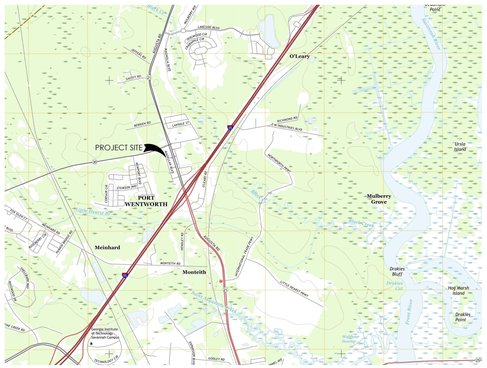

QUAD MAP

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

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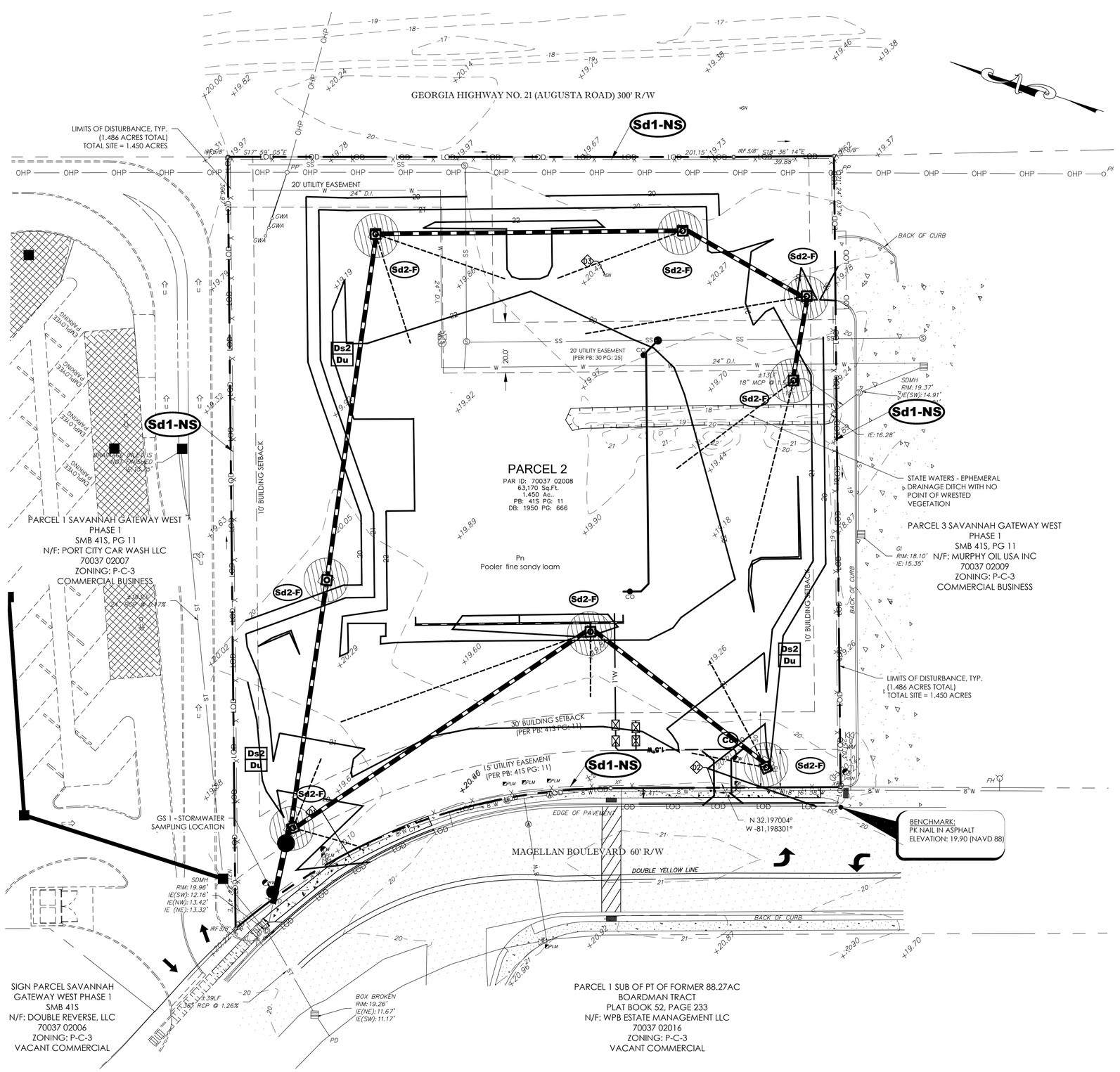

GRAPHIC SCALE: 1"=20'-0"

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN 32761 05/23/2022

P.O. BOX 1749
RINCON, GA 31326
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allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	1" = 20'

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
ES6
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific)) JULY 2022)

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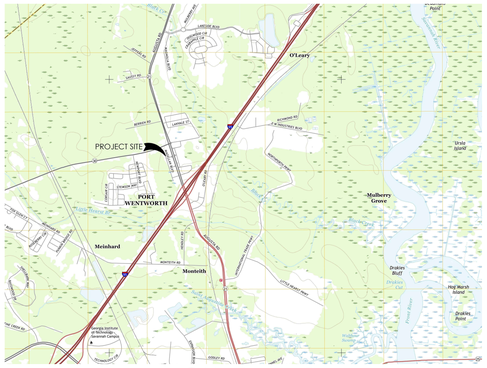

QUAD MAP

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ANTHONY T. ALLEN
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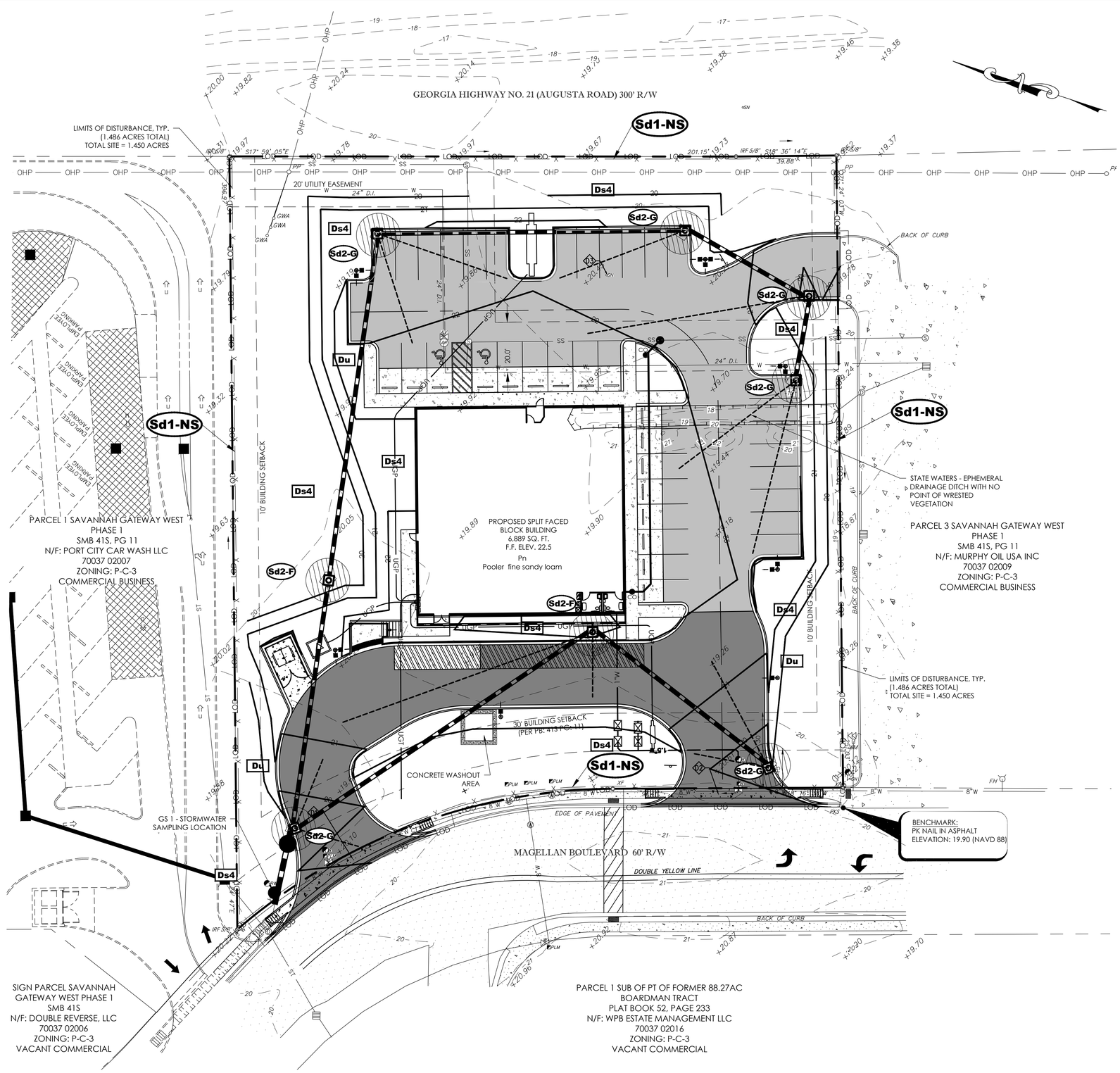

GEORGE ANTHONY TOSS ALLEN — REGISTERED PROFESSIONAL ENGINEER — 05/23/2022

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REVISIONS		
NO.	DATE	REQ. BY
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DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE: 1"=20'-0"

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

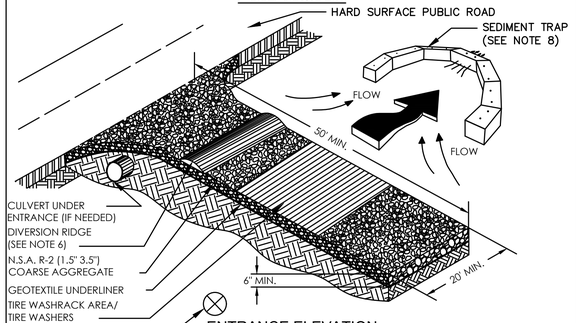
FINAL EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
ES7
OF 21

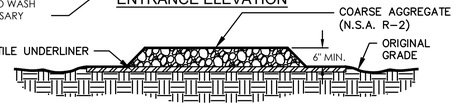
Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific)) JULY 2022)

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



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

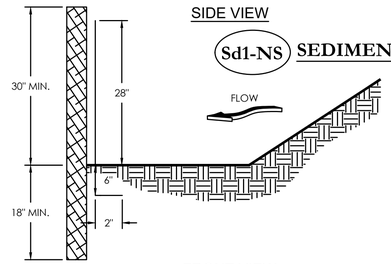
MAINTENANCE

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

Co CONSTRUCTION EXIT

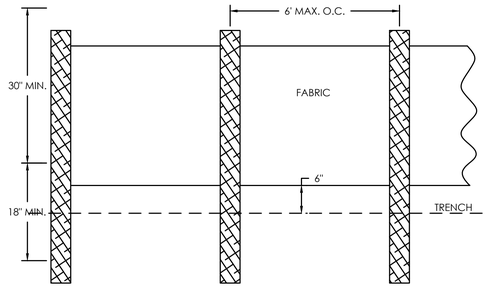
SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



Sd1-NS SEDIMENT BARRIER

FRONT VIEW

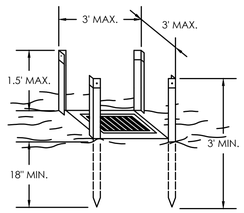


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

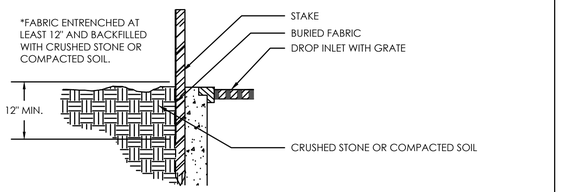
MAINTENANCE
- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
- TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

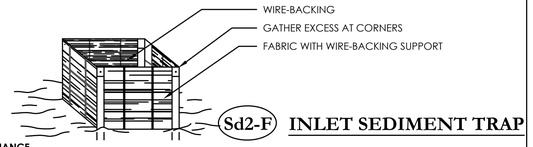
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION



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



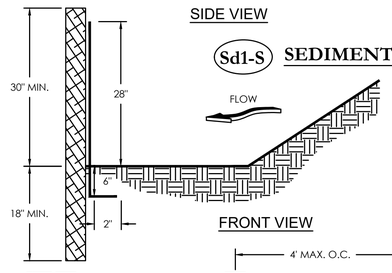


Sd2-F INLET SEDIMENT TRAP

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

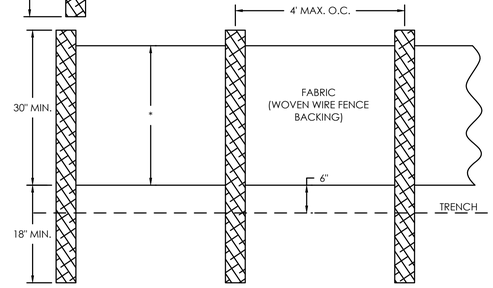
SILT FENCE - TYPE SENSITIVE

SIDE VIEW



Sd1-S SEDIMENT BARRIER

FRONT VIEW



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

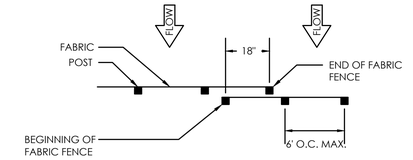
MAINTENANCE
- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
- TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS

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

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



TOP VEIW - NOT TO SCALE

FRONT VIEWS - NOT TO SCALE

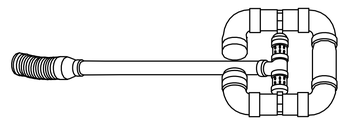
NOTES
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1 SEDIMENT BARRIER

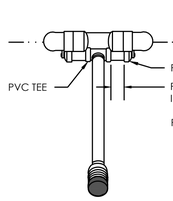
TEMPORARY SEDIMENT POND

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

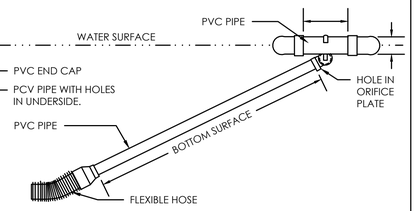
SKIMMER PERSPECTIVE



SKIMMER FRONTAL SECTION VIEW



SKIMMER SIDE SECTION VIEW



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

Sk FLOATING SURFACE SKIMMER

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN 32761 05/23/2022

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DESIGNED	ATA
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SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
ES8
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

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

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

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

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

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

Ds1 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

CONCRETE WASHOUT
SIGN DETAIL
(OR EQUIVALENT)

NOTES:

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

CONCRETE WASHOUT

TYPE "ABOVE GRADE"
WITH STRAW BALES

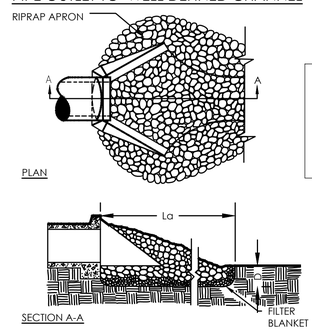
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

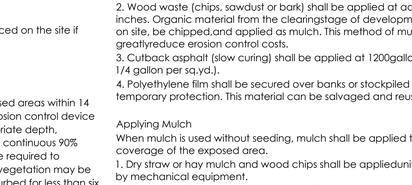
MAINTENANCE
INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

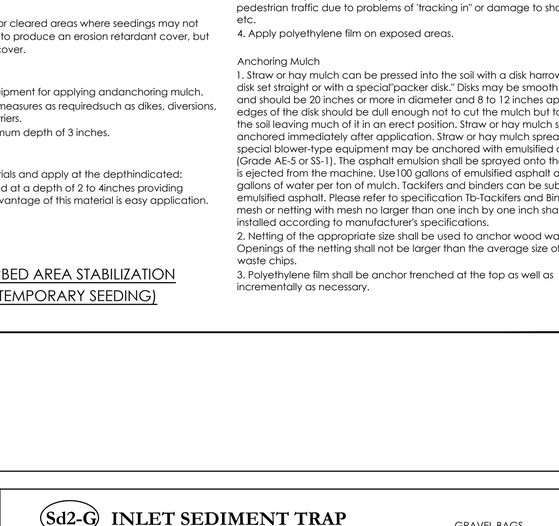
PIPE OUTLET TO WELL DEFINED CHANNEL



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

Sd2-G INLET SEDIMENT TRAP





PLAN

TEMPORARY SEDIMENT TRAP Sd2-GRAVEL BAG
NOT TO SCALE

MAINTENANCE
- THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN DS4- DISTURBED AREA STABILIZATION (WITH SODDING).
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- WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT BACK TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AROUND THE INLET.

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TOSS ALLEN
Anthony Allen 10761
PROFESSIONAL
05/23/2022

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allen ENGINEERING SERVICES

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'	'	'

DESIGNED	A/A
DRAWN	A/A
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PORT WENTWORTH ADVANCE AUTO PARTS
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EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
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OF 21

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DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES**
RYE	3.9 pounds	3 bu.	9/1-3/1
RYEGRASS	0.9 pounds	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 pounds	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 pound	4 lbs.	2/15-6/15
SUDANGRASS	1.4 pounds	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 pound	40 lbs.	4/1-7/15
PEARL MILLET	1.1 pounds	50 lbs.	4/1-9/1
WHEAT	4.1 pounds	3 bu.	9/15-2/1
OATS	2.9 pounds	4 bu.	9/1-12/1
BARLEY	3.3 pounds	3 bu.	9/1-11/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

DEFINITION

A permanent vegetation using sods on highly erodible or critic cally eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently

treated with herbicides or soil sterilants.

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	_	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool	First	6-12-12	1500	50-100
Season	Second	6-12-12	1000	-
Grasses	Maintenance	10-10-10	400	30
Warm	First	6-12-12	1500	50-100
Season	Second	6-12-12	800	50-100
Grasses	Maintenance	10-10-10	400	30

DEFINITION

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

CONDITIONS

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

METHOD AND MATERIALS

A. TEMPORARY METHODS

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

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

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

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

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

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

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

B. PERMANENT METHODS

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

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

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

Du DUST CONTROL ON DISTURBED AREAS

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone" spanning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Dolomitic limestone shall be used for all limestone applications.

Lime and Fertilizer Application

When *hydraulic seeding* equipment is used, the initial fertilizer shall be mixed with seed, innoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied in a slurry. The innoculant, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeder. The slurry mixture will be agitated during application to keep the ingredients thoroughly mixed. The mixture will be spread uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone can be applied in the mulch slurry or in combination with the top dressing.

When *conventional planting* is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distribute in furrows.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth in the closing hole beside each pine tree seedling.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.

2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk"' or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES**
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
UNSCARIFIED LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	40 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species.

Table 6-5.1. Fertilizer Requirements

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool	First	6-12-12	1500	50-100
Season	Second	6-12-12	1000	-
Grasses	Maintenance	10-10-10	400	30
Warm	First	6-12-12	1500	50-100
Season	Second	6-12-12	800	50-100
Grasses	Maintenance	10-10-10	400	30

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER ANTHONY TODD ALLEN
Approved with Conditions
05/23/2022

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

allen ENGINEERING SERVICES

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

DESIGNED	ATA
DRAWN	ATA
CHECKED	ATA
DATE	05/23/2022
JOB NO.	22-002
SCALE	N.T.S.

PORT WENTWORTH ADVANCE AUTO PARTS
PREPARED FOR:
PEACHTREE DEVELOPMENTS AND INVESTMENTS, LLC

EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER
ES10
OF 21

Attachment: Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Site Plan 5.23.2022 (2684 : Site Plan Review Application Advanced Auto Parts 7-0037-02-008 (Specific) JULY 2022)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2683)

DOC ID: 2683

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

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

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. The general development site plan for this project was approved during the March 8, 2022 City Council Meeting.

Facts and Findings: The proposed project consist of a 332,450 s.f. warehouse and a 96,250 s.f. warehouse with associated parking, utilities, drainage and infrastructure improvements. The entrance will be located off of Crossgate Road. The applicant provided a Traffic Impact Analysis with the general development plan. The site plan is currently under review by City Engineer's T. R. Long Engineering. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 PM.

ATTACHMENTS:

- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Comment Letter TR Long 4.19.22 (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Return Comment Letter T&H 5.2.22 (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 2nd Comment Letter TR Long 6.6.22 (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (PDF)

220175

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

RECEIVED
MAR 16 2022
BY: KS

Site Plan Review Application

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

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

Site Plan Address: CROSSGATE RD, PORT WENTWORTH, GA 31407

PIN #(s): 7003501007

Zoning: ~~E-D-Z~~ P-I-2 Estimated Cost of Construction: $

Type of Construction: Two Warehouses (Building A ±106,250 - Building B ±332,450)

Project Name: NFI Crossgate Industrial Park

Applicant's Name: Felipe Toledo, P.E

Mailing Address: 50 Park of Commerce Way, Savannah, GA 31405

Phone #: 912-721-4090 Email: toledo.f@tandh.com

Owner's Name (If Different form Applicant): LRE Crossgate North LLC (c/o Brian Werrell)

Mailing Address: Triad1828 Centre, 2 Copper Street, Camden, NJ, 08102

Phone #: Brian Werrell Email: Brian.werrell@nfiindustries.com

---

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

Felipe Toledo — 3/14/2022

Applicant's Signature — Date

Brian Werrell, Development Manager — 3/11/2022

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

Please see page 2 for required submittal checklist

Updated 10/19/2021

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2683 : Site Plan Review Application (Specific) PIN # 7-

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Felipe Toledo
Applicant's Signature

3/14/2022
Date

Updated 10/19/2021

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2683 : Site Plan Review Application (Specific) PIN # 7-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00349071 3/28/2022 2:12 PM
OPER: ME TERM: 011
REF#: CK 113563

TRAN: 112.0000 BLDG PERMIT
220175 886.00CR
LRE CROSSGATE NORTH, LLC
7-0035-01-007
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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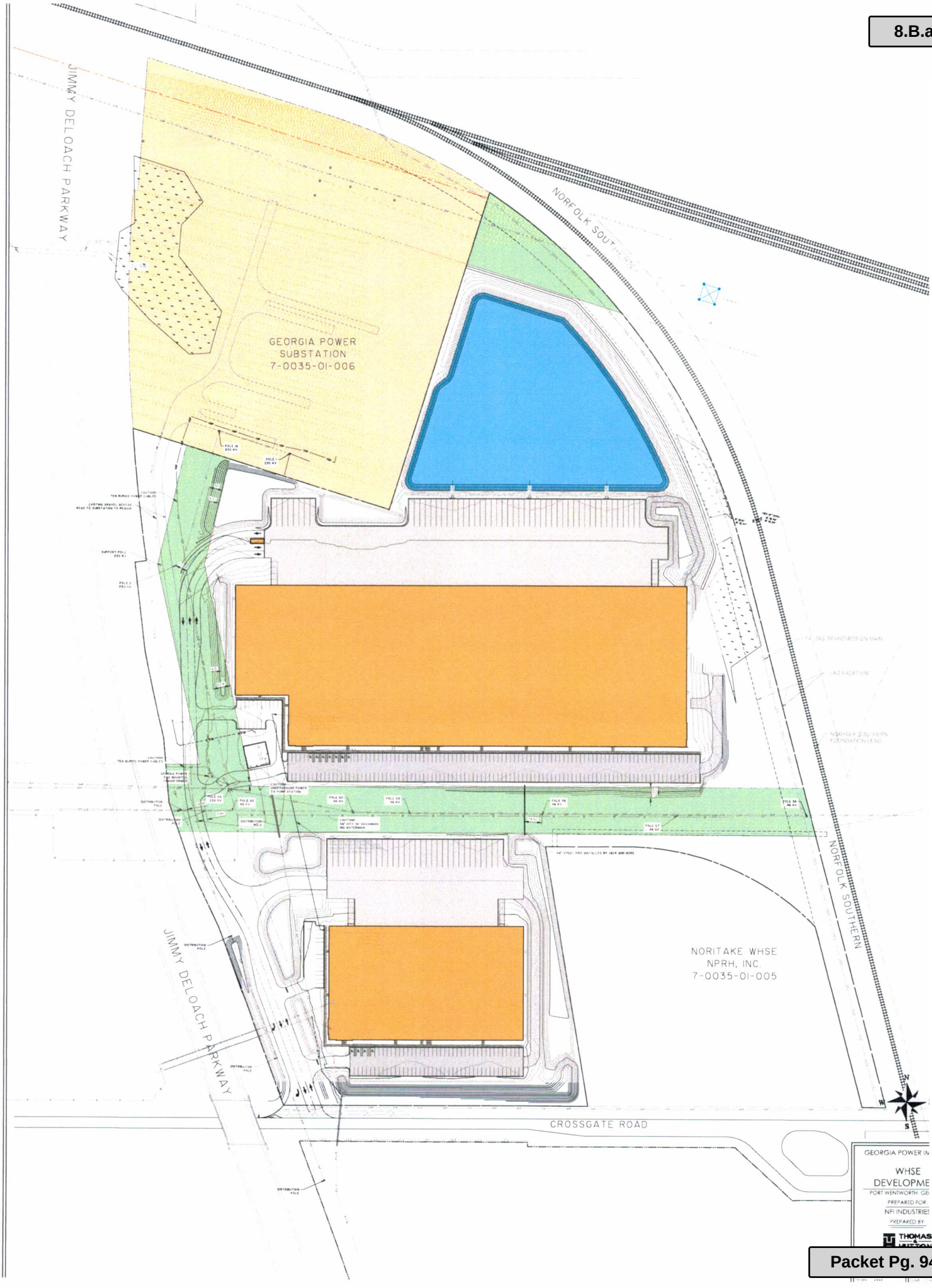
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2683 : Site Plan Review Application (Specific) PIN # 7-

Owner Name	Parcel Number	Property Address	Owner Address	County	State
LRE CROSSGATE SOUTH LLC	7003301004	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
GEORGIA POWER COMPANY	7003501006	HIGHWAY 21, PORT WENTWORTH, GA 31407	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308-3374	Chatham	GA
MCCASKLE, JULIA & HARRIS, SARAH	7001018008	101 GORDON ST, PORT WENTWORTH, GA 31407	101 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
PORT WENTWORTH CITY OF	7000803039	WARREN DR, PORT WENTWORTH, GA 31407	PO BOX 4086, SAVANNAH, GA 31407-4086	Chatham	GA
CRESCENT INVESTMENTS INC	7003501002	6232 HIGHWAY 21 RD, PORT WENTWORTH, GA 31407	6232 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9796	Chatham	GA
MCINTOSH, OWEN E & MCINTOSH, ERMA J	7001018001	115 GORDON ST, PORT WENTWORTH, GA 31407	115 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
CROSSGATE INDL INVTRS LLC	7003501008	1500 CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
BROWNFIELD, PAMELA	7001018002	113 GORDON ST, PORT WENTWORTH, GA 31407	113 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
WATSON, JACQUELINE & WATSON, MARCUS	7001018003	111 GORDON ST, PORT WENTWORTH, GA 31407	111 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SAVANNAH ECONOMIC DEV AUTHORIT	7003301005	1501 CROSSGATE RD, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
GUNN, KELLY LAPERAL	7000803037	60 WARREN DR, PORT WENTWORTH, GA 31407	117 WREN CT, SAVANNAH, GA 31419-8340	Chatham	GA
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	7000902002	1 BIRKENHEAD ST, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
LRE CROSSGATE NORTH LLC	7003501007	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
PARTAIN, KAREN D EDITH F	7001018005	107 GORDON RD, PORT WENTWORTH, GA 31407	107 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORTON, GARY WILSON & NORTON, DONNA	7001018006	105 GORDON ST, PORT WENTWORTH, GA 31407	105 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SOUTHERN REGION INDUSTRIAL REALTY INC	7001001001	DORSET RD, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL Unit 209, NORFOLK, VA 23510-2108	Chatham	GA
NRPH INC	7003501005	1000 CROSSGATE RD, PORT WENTWORTH, GA 31407	15 FAIR LAWN AVE Unit 2A, FAIR LAWN, NJ 07410-2322	Chatham	GA
L-A SAVANNAH-CROSSGATE LLC	7000501004	BONNYBRIDGE RD, PORT WENTWORTH, GA 31407	1960 SATELLITE BLVD Unit 3000, DULUTH, GA 30097-4129	Chatham	GA
PERRY, JULIE STALLINGS	7001018004	109 GORDON ST, PORT WENTWORTH, GA 31407	109 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORFOLK SOUTHERN COPR TAXATION DEPT BOX 209	7000901001	BIRKENHEAD ST, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL, NORFOLK, VA 23510-2108	Chatham	GA
HENDRICK, ROBERT EWING	7001018007	103 GORDON ST, PORT WENTWORTH, GA 31407	103 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2683 : Site Plan



Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (2683 : Site Plan Review Application (Specific) PIN # 7-

Project Timeline

Project Number: 220175

Project Name: NFI Crossgate Industrial Park Specific Site Plan 7-0035-01-007

Applicant / Engineer: Felipe Toledo, Thomas & Hutton

Owner: LRE Crossgate North LLC

City Review Engineer: TR Long

- 3/16/2022 – application received; complete
- 3/25/2022 – sent files to TR Long for review.
- 4/20/2022 – received 1st comment letter from TR Long. Forwarded letter to T&H.
- 5/7/2022 – received 1st resubmittal from T&H. TR Long copied on resubmission.
- 5/9/2022 – Planning Commission voted to recommend tabling this item.
- 5/26/2022 – Stan Fischer sent email asking to withdraw the item from the Council agenda.
- 6/1/2022 – Resubmittal received from T&H. TR Long copied on email.
- 6/6/2022 – received 2nd comment letter from TR Long.
- 6/7/2022 – forwarded comment letter to T&H.
- 6/13/2022 – Email received from Stan Fischer asking to be placed on the July 11, 2022 Planning Commission meeting.
- 6/14/2022 – send email to Stan stating I will need 15 half size copies of the updated site plan by the end of the week to be placed back on the schedule.
- 6/15/2022 – received 15 half size copies.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Timeline (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-

114 North Commerce Street
Hinesville, Georgia 31313
Office: (912) 368-5664
Fax: (912) 368-7206

T R LONG ENGINEERING, P.C.

308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

April 19, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: NFI Industries Buildings A & B – Crossgate Industrial Park
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "NFI Industries Buildings A & B – Crossgate Industrial Park" prepared by Thomas and Hutton Engineering Company dated February 14, 2022. T. R. Long Engineering, P.C. offers the following comments with regards to this submittal:

1. The plans do not include any benchmark or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane.
2. Please revise car parking to show standard parking stalls. The city standard parking stall is 9' x 20' with a 24' travel isle.
3. Please provide documentation that the local fire department is acceptable with a gravel fire lane (gravel access road).
4. Please provide documentation that the local fire department is acceptable with gravel fire lane with a dead end shown at building B.
5. The new driveway connecting to Crossgate Road is not shown intersecting at 90 degrees. Please revise driveway to connect at 90 degrees.
6. The plans show a new onsite driveway that replaces and/or relocates the access easement road for the Georgia Power substation. Please provide documentation that Georgia Power agrees with the new driveway location.
7. On the grading and Drainage sheets several of the proposed contours do not tie to existing grades. Please revise the proposed contours or add existing contours to the grading and drainage sheets so the grading is shown properly.
8. Please provide sanitary manhole #1 & #2 information along Building B on sheet C2.1.
9. Please provide a master water meter and backflow on water system. Coordinate location of master meter and backflow with the City of Port Wentworth Water and Sewer Department.
10. Please remove random dimensions on plan sheet C1.4.
11. Please note vertical separations between water and sewer on sanitary sewer profiles.

Should you have any questions, comments, or need additional information please contact us.

Sincerely,

Trent R. Long, P.E.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Comment Letter TR Long 4.19.22 (2683 : Site Plan Review

ESTD 1946
THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

May 2, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: NFI Industries Building A and B
Crossgate Industrial Park
Port Wentworth, Georgia
J-26327.0010
Response to Comments

Dear Mr. Harvey:

On behalf of our client, NFI Industries, regarding comments for Crossgate Industrial Park Buildings A and B that were issued on February 14, 2022, we offer the following responses (in bold italics):

1. **Comment:** The plans do not include any benchmark or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane.
Response: Survey Control sheet has been added to the plan set.
2. **Comment:** Please revise car parking to show standard parking stalls. The city standard parking stall is 9' x 20' with a 24' travel isle.
Response: In our opinion we are meeting PW requirements. The width of car parking is 62' which equates to a travel lane and two 19' long spaces measured to the edge of pavement. The 18" curb and gutter provides an additional 12" of length to each space and therefore each space is providing the 20' length required by the city.
3. **Comment:** Please provide documentation that the local fire department is acceptable with a gravel fire lane (gravel access road).
Response: Email from the reviewing authority will be provided.
4. **Comment:** Please provide documentation that the local fire department is acceptable with gravel fire lane with a dead end shown at building B.
Response: Email from the reviewing authority will be provided.
5. **Comment:** The new driveway connecting to Crossgate Road is not shown intersecting at 90 degrees. Please revise driveway to connect at 90 degrees.
Response: Please note that entrance drive has been planned to connect to a future roadway that will serve the property to the SW which will provide access in a northerly direction from the Jimmy Deloach Parkway. As it is the intention to not allow truck traffic to head in an easterly direction down Crossgate Road we would ask that connection to Crossgate be allowed at the angle shown. Please note that previous submittal incorrectly showed an exit lane in line with this future roadway.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Return Comment Letter T&H 5.2.22 (2683 : Site Plan Review

The plans have been revised to remove the straight though move and will only allow for vehicles to move in a westerly direction towards Hwy 21.

6. **Comment:** The plans show a new onsite driveway that replaces and/or relocates the access easement road for the Georgia Power substation. Please provide documentation that Georgia Power agrees with the new driveway location.
Response: Access was coordinated with Georgia Power during conceptual design. An email stating that they are OK with road access will be forwarded to Port Wentworth.

7. **Comment:** On the Grading and Drainage sheets several of the proposed contours do not tie to existing grades. Please revise the proposed contours or add existing contours to the grading and drainage sheets so the grading is shown properly.
Response: Corrections have been made.

8. **Comment:** Please provide sanitary manhole #1 & #2 information along Building B on sheet C2.1.
Response: Information has been added to manholes.

9. **Comment:** Please provide a master water meter and backflow on water system. Coordinate location of master meter and backflow with the City of Port Wentworth Water and Sewer Department.
Response: We request that a teams meeting be held. We would request that a 16" gate valve be installed to demarcate the separation between the public and private system. The installation of a backflow preventor and meter on the fire protection line would add significant pressure loss to the system and would be redundant as each buildings fire system will be provided with a backflow preventor.

10. **Comment:** Please remove random dimensions on plan sheet C1.4.
Response: Corrections have been made.

11. **Comment:** Please note vertical separations between water and sewer on sanitary sewer profiles.
Response: Vertical separation has been added.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON

Felipe I. Toledo, P.E.

FIT/dc

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 1st Return Comment Letter T&H 5.2.22 (2683 : Site Plan Review

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

June 6, 2022

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: NFI Industries Buildings A & B – Crossgate Industrial Park
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "NFI Industries Buildings A & B – Crossgate Industrial Park" prepared by Thomas and Hutton Engineering Company dated February 14, 2022, Permit Set. T. R. Long Engineering, P.C. offers the following comments with regards to this submittal:

1. Please provide documentation that the local fire department is acceptable with a gravel fire lane (gravel access road). The response indicated that an email would be provided to Port Wentworth regarding this issue. This will remain a comment until the city accepts the plan for a gravel road.
2. Please provide documentation that the local fire department is acceptable with gravel fire lane with a dead end shown at building B. The response indicated that an email would be provided to Port Wentworth regarding this issue. This will remain a comment until the city accepts the dead-end road.
3. The new driveway connecting to Crossgate Road is not shown intersecting at 90 degrees. The review letter request that the city consider accepting the roadway at this angel since it is intended to tie to an opposing road. The opposing road appears not to intersect at a 90-degree angle either. We recommend that the city require modifications so that the currently planned roadway intersect as close to 90 degrees as possible but no more than 5 degrees deflection. The opposing road should also be redesigned to intersect at a near 90-degree angle.
4. The plans show a new onsite driveway that replaces and/or relocates the access easement road for the Georgia Power substation. Please provide documentation that Georgia Power agrees with the new driveway location. The response indicated that an email would be provided to Port Wentworth regarding this issue. This will remain a comment until the city is satisfied that Georgia Power concurs.
5. On the grading and drainage sheets, several of the proposed contours do not tie to existing grades. The response indicates that this issue has been corrected. However, there are several contours near Crossgate Blvd that do not tie correctly. It is difficult tell how well the project ties to Crossgate Blvd and the existing drainage in this area. Spot elevations and labels of the existing grades along Crossgate are recommended.
6. Please provide sufficient details to completely layout and grade the site especially near Crossgate Blvd. The plans are lacking sufficient layout information and spot elevations. While the computer-generated surface will be provided to the contractor for construction,

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 2nd Comment Letter TR Long 6.6.22 (2683 : Site Plan Review Application

the published plan is the binding document. This information also protects the design firm. The city inspectors and regulators need this information to verify site compliance.

7. Please provide a master water meter and backflow on water system. The response letter recommends that a meeting be held to discuss this issue. We concur that a meeting should be held to discuss this issue.

Should you have any questions, comments, or need additional information please contact us.

Sincerely,

Trent R. Long, P.E.

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - 2nd Comment Letter TR Long 6.6.22 (2683 : Site Plan Review Application

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SITE DEVELOPMENT FOR BUILDINGS A & B
AT
CROSSGATE INDUSTRIAL PARK
PORT WENTWORTH, GEORGIA

PREPARED FOR:

NFI INDUSTRIES

TRIAD 1828 CENTER

2 COOPER STREET

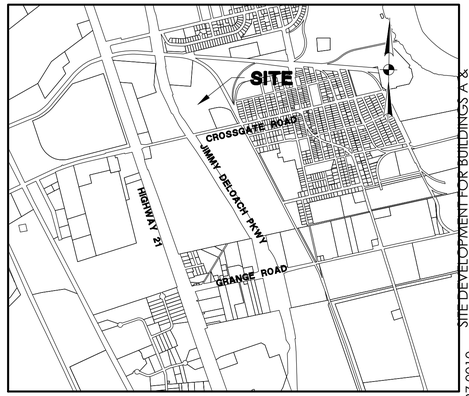
CAMDEN, NJ 08102

FEBRUARY 14, 2022

J-26327.0010

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

J-26327.0010
2/14/22
SITE DEVELOPMENT FOR BUILDINGS A & B

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
GN	GENERAL NOTES
SC1	SURVEY CONTROL SHEET
C1.1	SITE LAYOUT - SHEET 1
C1.2	SITE LAYOUT - SHEET 2
C1.3	ENLARGED PLAN AT BUILDING A
C1.4	ENLARGED PLAN AT BUILDING B
C2.1	WATER & SEWER PLAN - SHEET 1
C2.2	WATER & SEWER PLAN- SHEET 2
C2.3	SANITARY SEWER PROFILES
C2.4	SANITARY SEWER DETAILS
C2.5	WATER SYSTEM DETAILS
C2.6	WATER SYSTEM DETAILS
C2.7	WATER SYSTEM DETAILS
C3.1	PAVING GRADING & DRAINAGE - SHEET 1
C3.2	PAVING GRADING & DRAINAGE - SHEET 2
C3.3	DRAINAGE PROFILES
C3.4	DRAINAGE PROFILES
C3.5	DETAILS
C3.6	DETAILS
EC0.1	EROSION CONTROL NOTES
EC0.2	EROSION CONTROL NOTES
EC0.3	EROSION CONTROL NOTES
EC1.1	INITIAL ESPC PLAN
EC1.2	INITIAL ESPC PLAN
EC1.3	INTERMEDIATE ESPC PLAN
EC1.4	INTERMEDIATE ESPC PLAN
EC1.5	FINAL ESPC PLAN
L2.3	GRASSING SPECIFICATIONS
EC1.6	FINAL ESPC PLAN
EC2.1	EROSION CONTROL DETAILS
EC2.2	EROSION CONTROL DETAILS
EC2.3	EROSION CONTROL DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE SPECIFICATIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 027616 JOSEPH L. MERCER

SUBMITTAL HISTORY

----	----
SUBMITTED TO	DATE

REVISION HISTORY

----		----	----
REV. NO.	REVISION	BY	DATE

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

PERMIT SET, FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review)

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WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

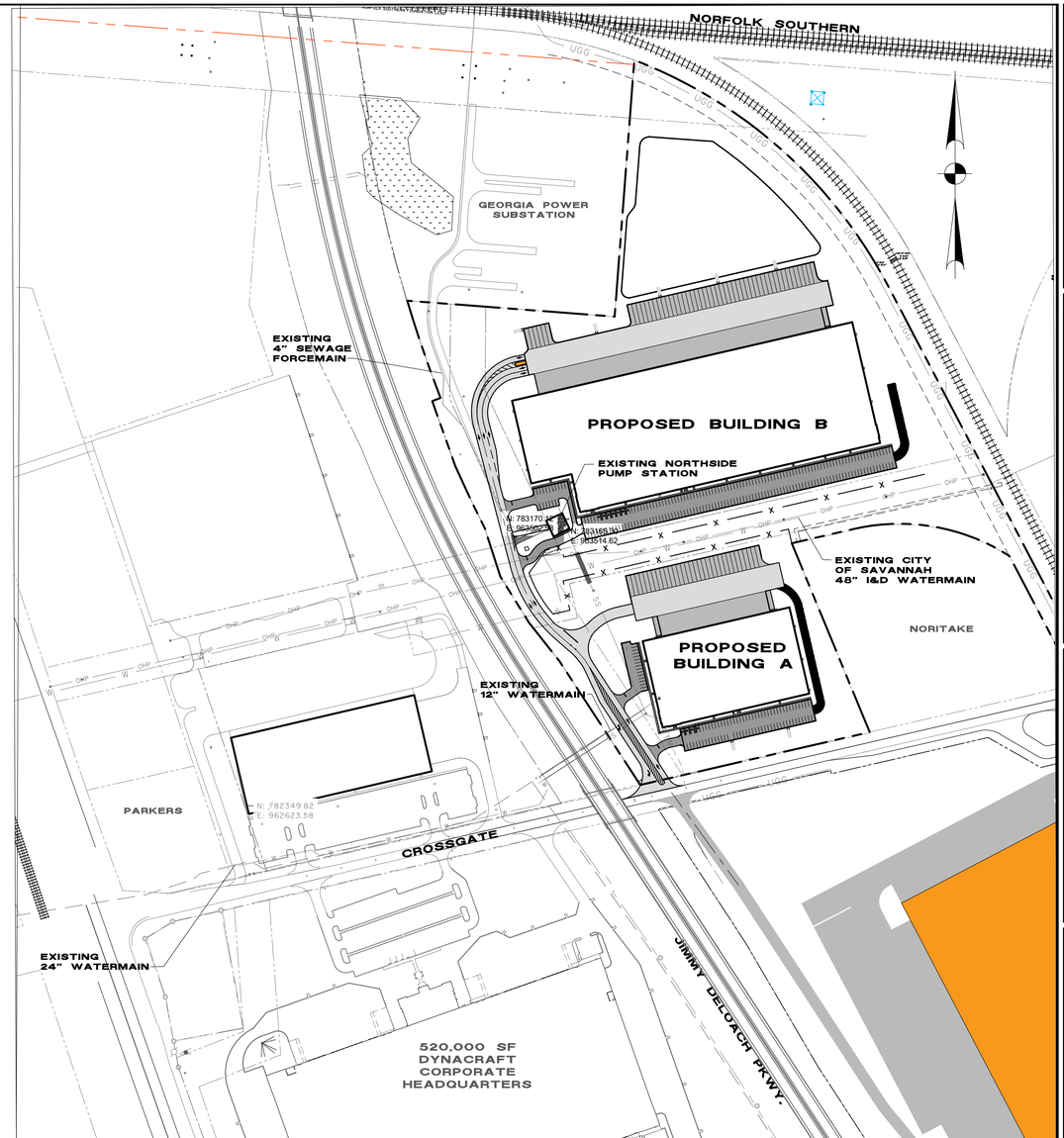
HDPE	HIGH DENSITY POLYETHELENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG		

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES TO CITY OF PORT WENTWORTH SYSTEM. ALL WORK ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH CITY OF PORT WENTWORTH SPECIFICATIONS AND DETAILS.
2. EXISTING NORTHSIDE PUMP STATION AS WELL AS FORCEMAIN, GRAVITY SEWER AND WATER MAINS EXIST ON THE PROJECT SITE THAT ARE OWNED AND MAINTAINED BY THE CITY OF PORT WENTWORTH. CONSTRUCTION OF IMPROVEMENTS WILL REQUIRE MODIFICATIONS, RELOCATIONS AND CONNECTION TO PORT WENTWORTH UTILITIES AND ALL OUTAGES MUST BE SCHEDULED WITH CITY PERSONNEL (OMAR SENATI-MARTINEZ 912-999-2084)
3. SITEWORK FOR THE DISTRIBUTION CENTER PROJECT WILL BE CONSTRUCTED IN CLOSE PROXIMITY TO EXISTING GA POWER TRANSMISSION LINE POLES. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LOCATION OF ORANGE SAFETY BARRIER AROUND THE POLES AND GUY WIRES AND MEETING WITH REPRESENTATIVE FROM GA POWER (STEVE KENARD - 912- 547-1494) PRIOR TO INSTALLATION. ALL WORK SHALL BE PERFORMED SO AS TO CAUSE NO DAMAGE TO EXTING POLES, GUYS OR POWERLINES. THERE IS AN EXISTING GRAVEL DRIVEWAY THAT PROVIDES ACCESS FOR GEORGIA POWER FROM CROSSGATE ROAD TO THE SUBSTATION. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12' WIDE ACCESS TO THE SUBSTAION AT ALL TIMES.
4. A CITY OF SAVANNAH 48" DIAMETER INDUSTRIAL AND DOMESTIC WATER LINE BISECTS THE PROPERTY THAT IS BEING DEVELOPED. PRIOR TO START OF ANY WORK AT THE PROJECT SITE, THE CONTRACTOR SHALL INSTALL ORANGE SAFETY BARRIER AS SHOWN ON DRAWING C1 AND C2 AND NO EQUIPMENT , MATERIAL OR PERSONNEL SHALL BE ALLOWED IN FENCED OFF AREA.
5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAT SHOWN.
6. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
8. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
9. ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC C900) UNLESS OTHERWISE INDICATED.
10. ALL GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC SDR26) UNLESS OTHERWISE INDICATED.
11. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON
12. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
13. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
14. CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
15. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION / DEPTH OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
16. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
18. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY CITY OF PORT WENTWORTH PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
19. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
20. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.



PROJECT MAP

SCALE: 1" = 200'

GENERAL INFORMATION

GENERAL CONTRACTOR

COUNTY CHATHAM
CITY PORT WENTWORTH
ZONING P-I-I

OWNER OF PROPERTY
NFI INDUSTRIES
TRIAD 1828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
856-470-2078

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234-5300

PREPARED FOR:
NFI INDUSTRIES
TRIAD 1828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
856-470-2078

SURVEYOR: THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234-5300

UTILITY: CITY OF PORT WENTWORTH
ATTN: BRIAN HARVEY
DIRECTOR OF DEVELOPMENT SERVICES
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407
912-964-4379 EXT 108

REGISTERED GEORGIA No. 033XXX PROFESSIONAL ENGINEER JOSEPH L. MASSNER

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

PERMIT SET - FOR REVIEW PURPOSES ONLY

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B

GENERAL NOTES

JOB NO:	J-26327.000
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS LISTED

GN

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

J:\26327\26327-0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327-0001 SURVEY CONTROL SHEET.DWG May 5, 2022 - 10:43 AM

GRID NORTH, NAD83 (2011)
GEORGIA SPC, EAST ZONE

NOTES

1. HORIZONTAL AND VERTICAL CONTROL SHOWN ON THIS SHEET SHOULD BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THOMAS & HUTTON PRIOR TO PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
2. ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD88.
3. COORDINATES FOR THIS PROJECT ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, GEORGIA EAST ZONE, NAD83. DUE TO NORMAL VARIATIONS INHERENT TO ESTABLISHING COORDINATE POSITIONS, INDIVIDUAL GPS UNITS SHOULD BE LOCALIZED (OR CALIBRATED) TO THIS SITE.

SAVANNAH & ATLANTA RAILROAD
100' RIGHT-OF-WAY

1304
1100
1202
1206
1207
1210
1211
1212
1215
1220
1222
1223
1016

NOW OR FORMERLY
NRPH, INC
7-0035-01-005
DB 152-B PAGE 215

NOW OR FORMERLY
GEORGIA POWER COMPANY
7-0035-01-006
PRB 47-P PAGE 159
DB 388-O PAGE 124

REMAINING PORTION OF PARCEL B

CROSSGATE ROAD
(PUBLIC RIGHT-OF-WAY VARIES)

JIMMY DELOACH PARKWAY
(PUBLIC RIGHT-OF-WAY VARIES - A LIMITED ACCESS HIGHWAY)

100 0 100 200
1 INCH = 100 FEET

VERTICAL CONTROL TABLE

Point	Elevation (88)	Description
1016	27.86	REBAR W/ T&H CAP
1304	23.89	NGS DISC Z 212

HORIZONTAL CONTROL TABLE

Point	Northing	Easting	Description
1016	782328.399	963555.126	REBAR W/ T&H CAP
1100	782673.223	965029.803	REBAR W/ T&H CAP
1202	783291.459	964702.241	REBAR W/ T&H CAP
1206	783861.531	964402.184	REBAR W/ T&H CAP
1207	784297.056	964054.310	REBAR W/ T&H CAP
1210	784500.786	963592.355	REBAR W/ T&H CAP
1211	784179.071	963248.379	REBAR W/ T&H CAP
1212	783847.318	963197.799	REBAR W/ T&H CAP
1215	783577.383	963204.774	REBAR W/ T&H CAP
1220	782901.922	963443.323	REBAR W/ T&H CAP
1222	782711.639	963647.228	REBAR W/ T&H CAP
1223	782475.455	963815.072	REBAR W/ T&H CAP

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

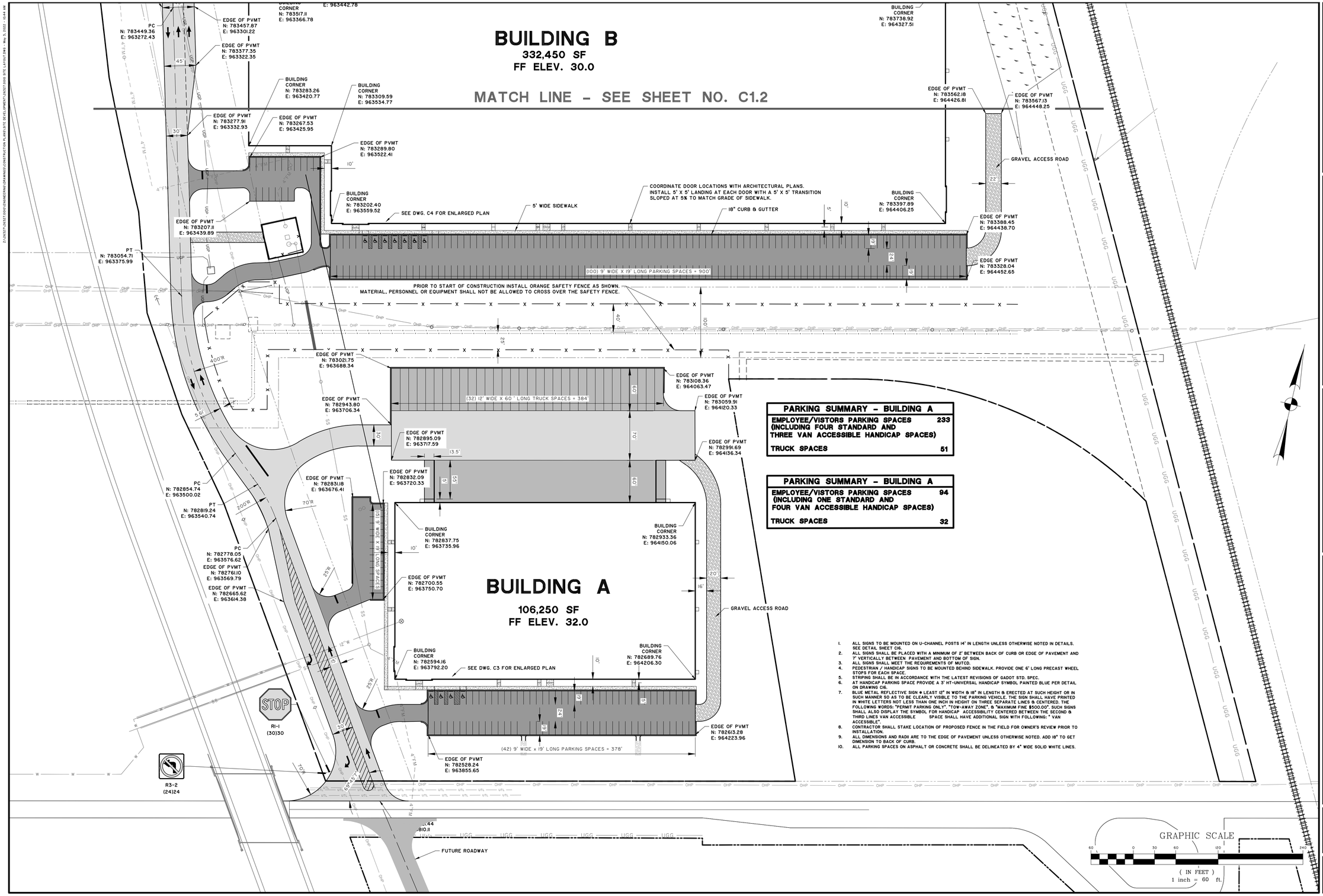
SITE DEVELOPMENT FOR BUILDINGS A & B

SURVEY CONTROL SHEET

JOB NO:	J-26327.0010
DATE:	2/24/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 100'

SC1

PERMIT SET - FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Revie



GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029166 JOSEPH L. MASON

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

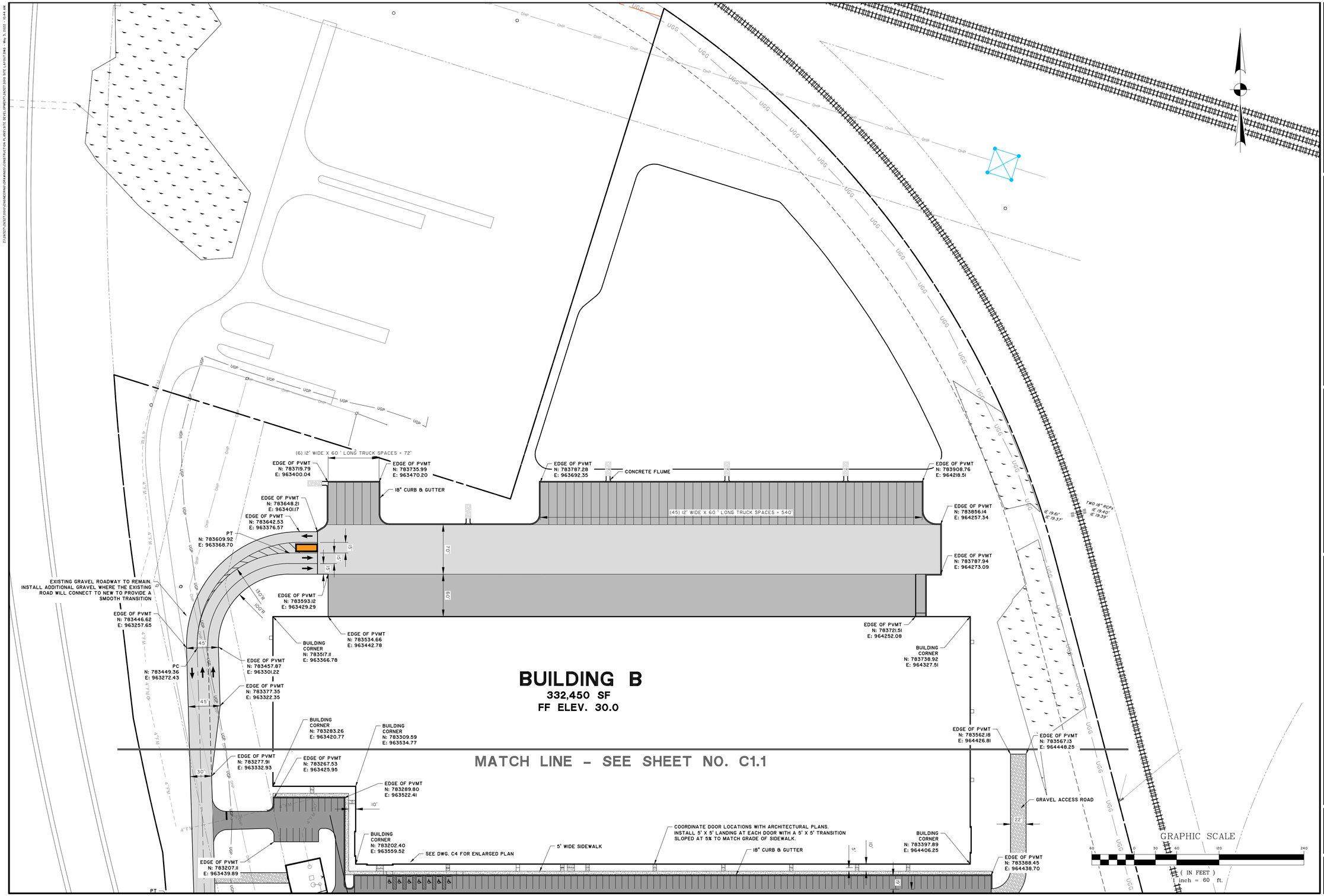
SITE LAYOUT - SHEET I

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C1.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\26327.0010\CRAD\ENGR\SHEETS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0010 SITE LAYOUT.DWG - May 5, 2022 - 10:04 AM



PERMIT SET - FOR REVIEW PURPOSES ONLY

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

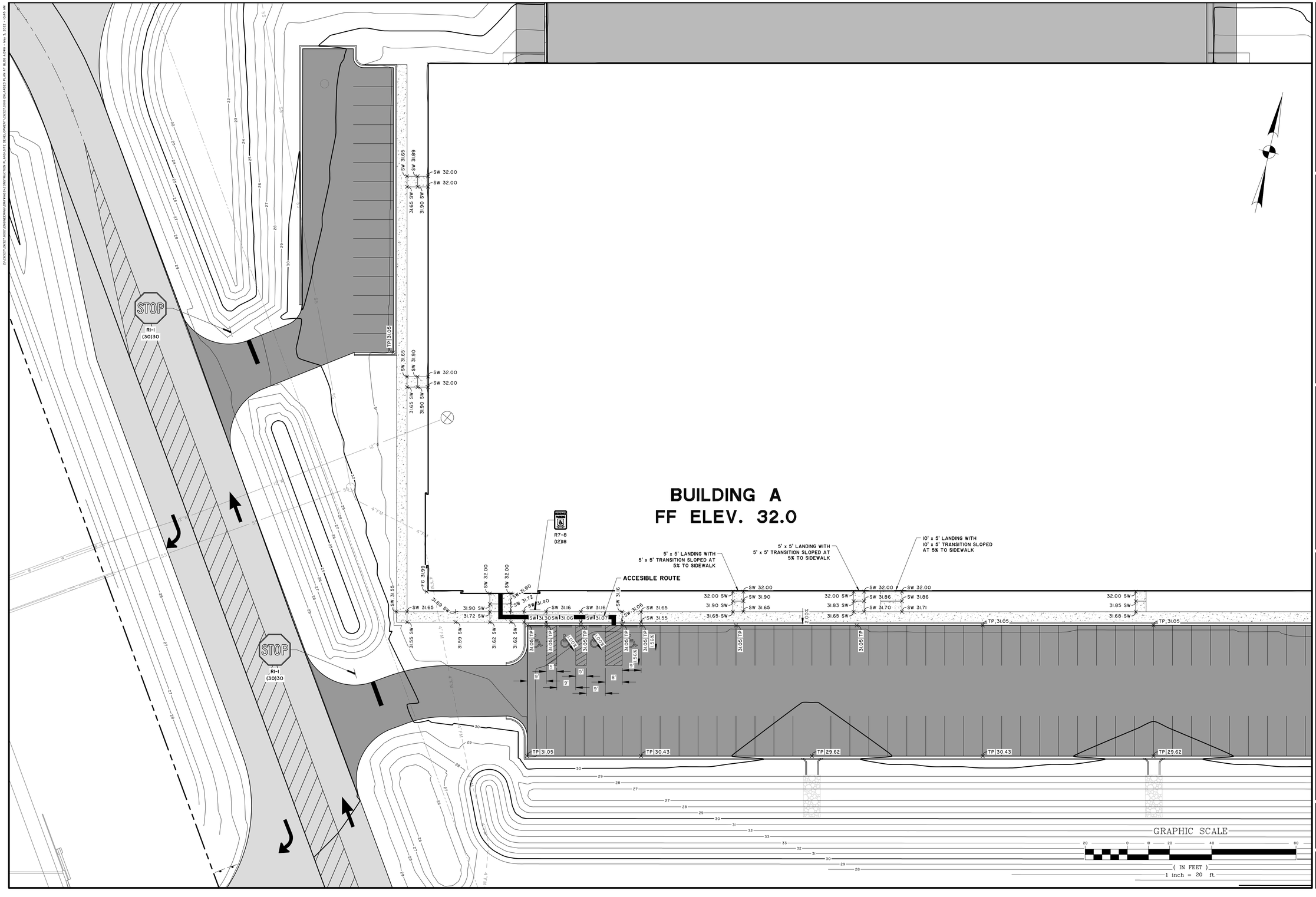
SITE LAYOUT - SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C1.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\26327.0000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0000 ENLARGED PLAN AT BLDG A.DWG - May 5, 2022 - 10:41 AM



BUILDING A
FF ELEV. 32.0

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED No. 029166 PROFESSIONAL ENGINEER JOSEPH L. MERCER

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

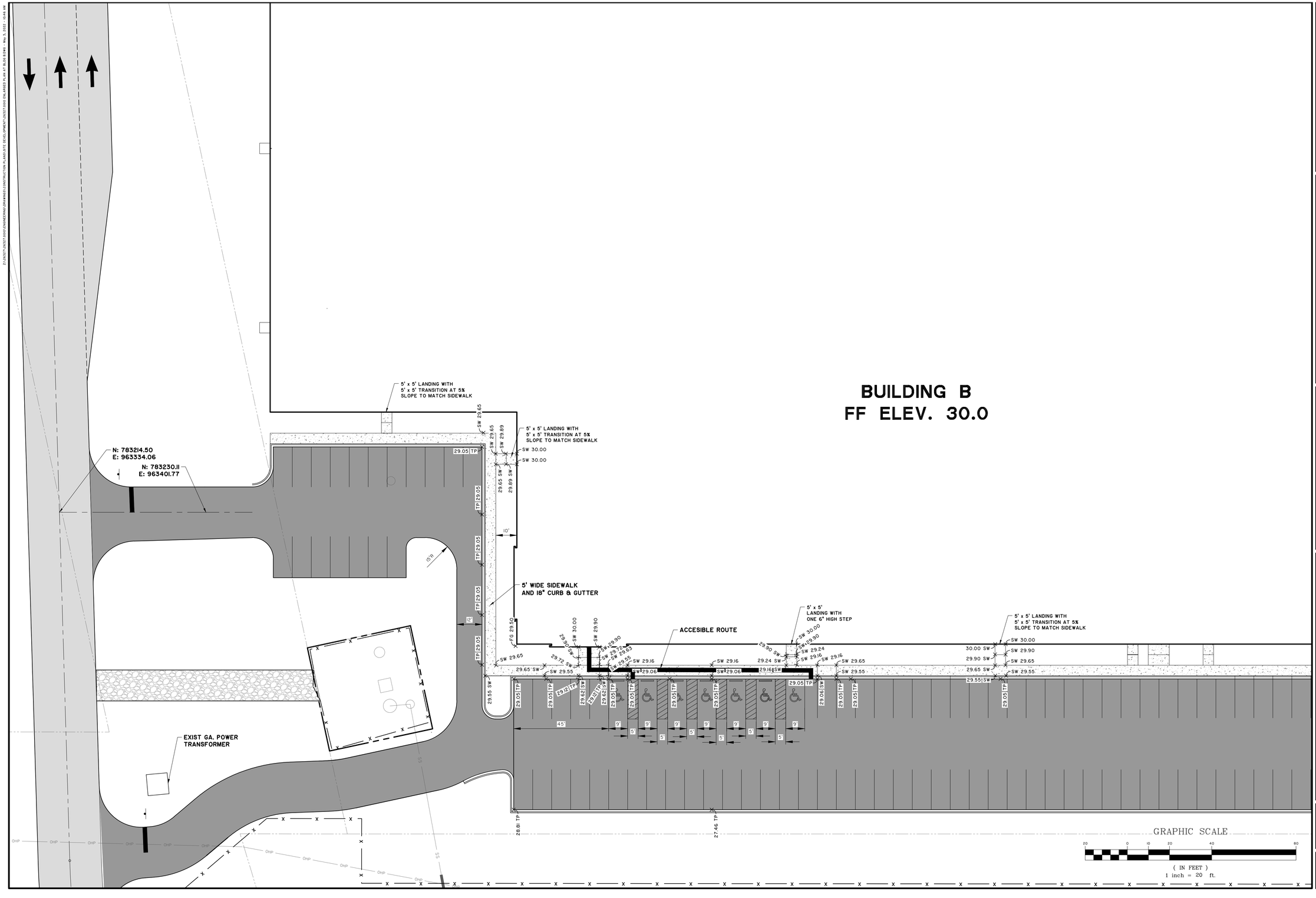
ENLARGED PLAN AT BUILDING A

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 20'

C1.3

PERMIT SET - FOR REVIEW PURPOSES ONLY
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\26327.0010\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0010 ENLARGED PLAN AT BLDG B.DWG - May 5, 2022 - 10:48 AM



PERMIT SET - FOR REVIEW PURPOSES ONLY

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

ENLARGED PLAN AT BUILDING B

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 20'

C1.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

BUILDING B

332,450 SF

FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C2.2

INSTALL 12" X 4" TEE, 4"X2" REDUCER AND 2" GATE VALVE AND CONNECT TO EXISTING WATER SERVICE TO PUMP STATION

12" 45° BEND

12" PVC

"WM"

10.00' RPZ

12" 45° BEND

NORTHERN TERMINUS OF 24" STEEL CASING PIPE WHICH WAS INSTALLED UNDER PREVIOUS PROJECT BY DIRECTIONAL DRILLING.
A 2" WATERMAIN WAS INSTALLED WITHIN THE CASING TO SERVE THE EXISTING NORTHSIDE PUMP STATION. EXISTING WATERMAIN SHALL BE REMOVED. A NEW 12" DIA. BUTT FUSION WELDED FPVC (C-900, DRIB) WATERMAIN SHALL BE INSTALLED WITHIN THE CASING PIPE WITH VERTICAL ELL TRANSITION PIECE.

END OF CASING PIPE
TOP ELV: 23.38
N: 783261.52
E: 963609.54

12" 45° BEND

INSTALL NEW 4" DIA FORCEMAIN IN LOCATION SHOWN AND REMOVE ABANDONED FORCEMAIN IN ITS ENTIRETY. EXISTING SEWAGE CONVEYANCE SYSTEM IS LIVE AND SYSTEM SHALL BE TAKEN OUT OF SERVICE SO AS TO CAUSE MINIMAL INTERUPTION.

4"FM

FH ASSEMBLY

59 LF 8" PVC - SDR 26 @ 0.40%

MH #4
FR: 29.00
INV. IN: 16.99 (E)
INV. OUT: 16.89 (W)

259 LF 8" PVC - SDR 26 @ 0.40%

MH #3
FR: 28.91
INV. IN: 18.13 (E)
INV. OUT: 18.03 (W)

300 LF 8" PVC - SDR 26 @ 0.40%

MH #2
FR: 28.92
INV. OUT: 19.33 (W)

297 LF 8" PVC - SDR 26 @ 0.40%

MH #1
FR: 28.91
INV. OUT: 20.61 (W)

8" 22.5° BEND

8" PVC

8" 22.5° BEND

6" GV

6" PVC

FH

8" X 6" TEE

8" 45° BEND

CONNECT TO EXISTING MANHOLE WITHIN PORT WENTWORTH PUMP STATION SITE WITH OUTSIDE DROP AT IE: 16.65

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWER PAD MOUNTED TRANSFORMER

EXIST. MH
FR: 28.87
IE (S) 10.28
IE (W) 10.20

CAUTION!! UNDERGROUND POWER TO PUMP STATION

8"W

8" PVC

8" X 6" TEE

6" GV

FH

8" 45° BEND

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXIST. MH (DROP-TYPE)
FR: 29.86
IE (S) 19.53
IE (N) 11.06

EXISTING VAULT WITH 48" BUTTERFLY VALVE

EXISTING 24" STEEL CASING PIPE INSTALLED BY DIRECTIONAL DRILLING. 2" WATERMAIN HAS BEEN INSTALLED WITHIN CASING.

8" 45° BEND

8" PVC

8"W

8" 45° BEND

FH ASSEMBLY

MH #8 (I)
FR: 26.44
INV. IN: 20.77 (E)
INV. OUT: 20.05 (NW)

243 LF 8" PVC - SDR 26 @ 0.40%

MH #6
FR: 30.11
INV. OUT: 22.80 (W)

8" 45° BEND

8" 45° BEND

MH #7
FR: 27.76
INV. IN: 21.84 (E)
INV. OUT: 21.74 (W)

240 LF 8" PVC - SDR 26 @ 0.40%

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

SOUTHERN TERMINUS OF 24" STEEL CASING PIPE WHICH WAS INSTALLED UNDER PREVIOUS PROJECT BY DIRECTIONAL DRILLING.
A 2" WATERMAIN WAS INSTALLED WITHIN THE CASING TO SERVE THE EXISTING NORTHSIDE PUMP STATION. EXISTING WATERMAIN SHALL BE REMOVED. A NEW 12" DIA. BUTT FUSION WELDED FPVC (C-900, DRIB) WATERMAIN SHALL BE INSTALLED WITHIN THE CASING PIPE WITH VERTICAL ELL TRANSITION PIECE.

8" 45° BEND

12" 11.25° BEND

10.00' RPZ

12" 45° BEND

INSTALL 12"X6" TEE, 6" GATE VALVE AND BOX AND FIRE HYDRANT

12" 22.5° BEND

EXIST. MH
FR: 29.93
IE (W) 21.19
IE (N) 20.87

REMOVE EXISTING 12" GATE VALVE AND MH AND EXISTING 12" WATERMAIN TO LOCATION SHOWN AND INSTALL NEW 12" GATE VALVE AND MANHOLE.

10" X 4" TEE

8" PVC

8" 22.5° BEND

8" PVC

8"W

8" PVC

8"W

8" 45° BEND

8" 45° BEND

FH ASSEMBLY

8" 45° BEND

8" 45° BEND

INSTALL NEW 4" DIA FORCEMAIN IN LOCATION SHOWN AND REMOVE ABANDONED FORCEMAIN IN ITS ENTIRETY. EXISTING SEWAGE CONVEYANCE SYSTEM IS LIVE AND SYSTEM SHALL BE TAKEN OUT OF SERVICE SO AS TO CAUSE MINIMAL INTERUPTION.

BUILDING A

106,250 SF

FF ELEV. 32.0

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

NORFOLK SOUTHERN

JIMMY DELOACH PARKWAY

CROSSGATE ROAD

NOTES:

1. DESIGN OF THE PUMPS, AND ALL FIRE PROTECTION MAINS TO SERVE THE BUILDING SHALL BE PERFORMED UNDER A SEPARATE PROJECT.
2. SITE FIRE PROTECTION LOOP SHOWN FOR LOCATION AND COORDINATION ONLY. SEE FIRE PROTECTION PLANS FOR FIRE LOOP INFORMATION. SITE FIRE PROTECTION DESIGNED BY OTHERS. NO IMPROVEMENTS THAT WOULD IMPACT FIRE PROTECTION LINES SHALL TAKE PLACE UNTIL DESIGN OF FIRE PROTECTION SYSTEM SERVING THE WAREHOUSES IS APPROVED BY THE CITY.
3. BUILDING SPRINKLER SYSTEM: BUILDING CONTRACTOR SHALL SUBMIT THE FOLLOWING INFORMATION TO THE CITY OF PORT WENTWORTH FOR REVIEW AND APPROVAL PRIOR TO ANY CONNECTION BEING MADE TO THE CITY WATER SYSTEM.
   - 3.A. COMPLETE PLANS AND HYDRAULIC CALCULATIONS OF PROPOSED SYSTEM.
   - 3.B. OWNER CLIENT DECLARATION FORM DELINEATING RESPONSIBILITY OF MAINTENANCE OF SUBJECT FIRE LINE AND APPURTENANCES. NO WATER AND / OR SEWER CONNECTION WILL BE PERMITTED UNTIL A COMPLETED OWNER / CLIENT DECLARATION FORM IS RECEIVED.
   - 3.C. DETAIL OF THE INSTALLATION OF A DOUBLE CHECK VALVE AND POST INDICATOR ON THE FIRE LINE.
4. CONTRACTOR SHALL REVIEW PAVING, GRADING, AND DRAINAGE DRAWINGS FOR LOCATION AND DEPTH OF STORM DRAINS AND SHALL ADJUST DEPTH OF WATER MAINS TO AVOID INTERFERENCES.
5. ALL NEW WATERMAINS FROM EXISTING MAIN TO THE BUILDING SHALL BE PVC (AWWA C-900, DR18, 235 PSI) OR DUCTILE IRON (AWWA C-150, CLASS 350) FOR PIPE 4" THRU 12" DIAMETER. 16" PIPE SHALL BE PVC C905, CLASS 235 OR CLASS 350 DIP. PIPE MATERIAL FOR FIRE LOOP AROUND THE BUILDING SHALL BE PER THE REQUIREMENTS OF THE DESIGNER OF THE FIRE PROTECTION SYSTEM.
6. WATER SERVICE LATERALS SHALL BE POLYETHYLENE TUBING (AWWA C-901, 200 PSI).
7. PVC SEWER PIPE SHALL MEET ALL REQUIREMENTS OF ASTM D3034, SDR 26.
8. VALVES 8" AND LARGER ON PUBLIC LINES SHALL BE INSTALLED IN MANHOLE .

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029162 JOSEPH L. MERCER

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

WATER & SEWER PLAN - SHEET I

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C2.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

F:\26327\26327.0001\ENGINEERING\29 ARMED\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0029 UTILITY LAYOUT.DWG - May 5, 2022 - 10:48 AM

30" RCP

IE: 22.68

GEORGIA POWER
SUBSTATION
7-0035-01-006

NORFOLK SOUTHERN

CAUTION!!
TEN BURIED POWER CABLES

8" 45° BEND

FH

6" GV

8" X 6" TEE

8"W

8" PVC

FH ASSEMBLY

BUILDING B
332,450 SF
FF ELEV. 30.0

INSTALL 12" X 4" TEE, 4"X2" REDUCER AND 2" GATE VALVE AND CONNECT TO EXISTING WATER SERVICE TO PUMP STATION

12" 45° BEND

12" PVC

"WM"

10.00" RPZ

NORTHERN TERMINUS OF 24" STEEL CASING PIPE WHICH WAS INSTALLED UNDER PREVIOUS PROJECT BY DIRECTIONAL DRILLING.
A 2" WATERMAIN WAS INSTALLED WITHIN THE CASING TO SERVE THE EXISTING NORTHSIDE PUMP STATION. EXISTING WATERMAIN SHALL BE REMOVED. A NEW 12" DIA. BUTT FUSION WELDED FPVC (C-900, DR18) WATERMAIN SHALL BE INSTALLED WITHIN THE CASING PIPE WITH VERTICAL ELL TRANSITION PIECE.

END OF CASING PIPE
TOP ELV: 23.38
N: 783261.52
E: 2436578.64

MATCH LINE - SEE SHEET NO. C2.1

INSTALL NEW 4" DIA FORCEMAIN IN LOCATION SHOWN AND REMOVE ABANDONED FORCEMAIN IN ITS ENTIRETY. EXISTING SEWAGE CONVEYANCE SYSTEM IS LIVE AND SYSTEM SHALL BE TAKEN OUT OF SERVICE SO AS TO CAUSE MINIMAL INTERUPTION.

4"FM

CONNECT TO EXISTING MANHOLE WITHIN PORT WENTWORTH PUMP STATION SITE WITH

59 LF 8" PVC - SDR 26
@ 0.40%

MH #4
FR: 29.00
INV. IN: 16.99 (E)
INV. OUT: 16.89 (W)

259 LF 8" PVC - SDR 26
@ 0.40%

MH #3
FR: 28.91
INV. IN: 18.13 (E)
INV. OUT: 18.03 (W)

300 LF 8" PVC - SDR 26
@ 0.40%

MH #2
FR: 28.92
INV. OUT: 19.33 (W)

297 LF 8" PVC - SDR 26
@ 0.40%

MH #1
FR: 28.91
INV. OUT: 20.61 (W)

8" 45° BEND

8" 22.5° BEND

6" GV

6" PVC

FH

6" X 6" TEE

TWO 18" RCP
IE: 19.45'
IE: 19.39'

IE: 19.6'
IE: 19.37'

14" GAS TRANSMISSION MAIN

GAS EASEMENT

GRAPHIC SCALE
NORFOLK SOUTHERN
FOUNDATION LEAD
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOSEPH L. MERCER No. 029868

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

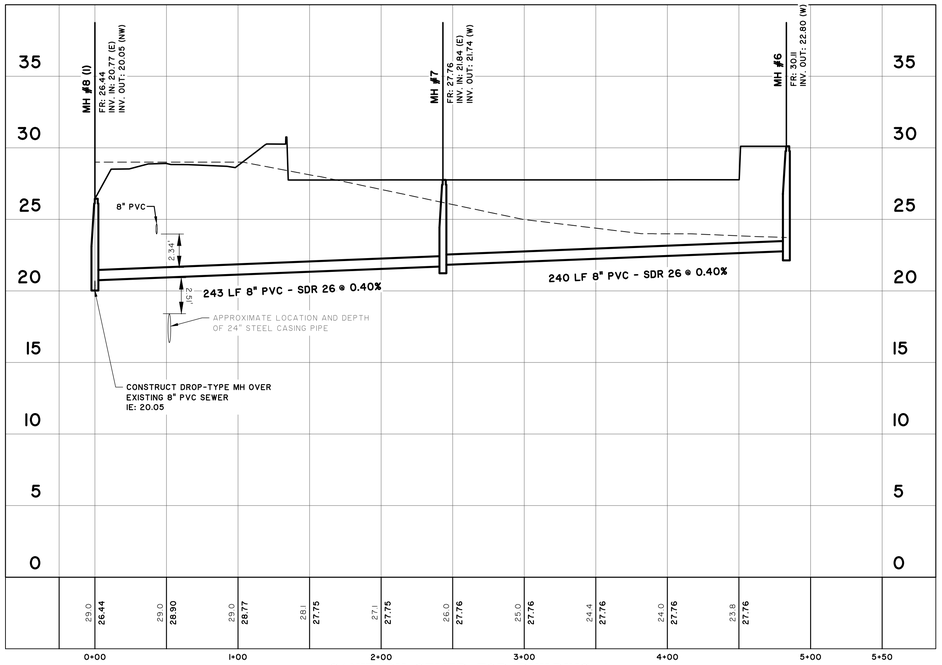
WATER & SEWER PLAN- SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C2.2

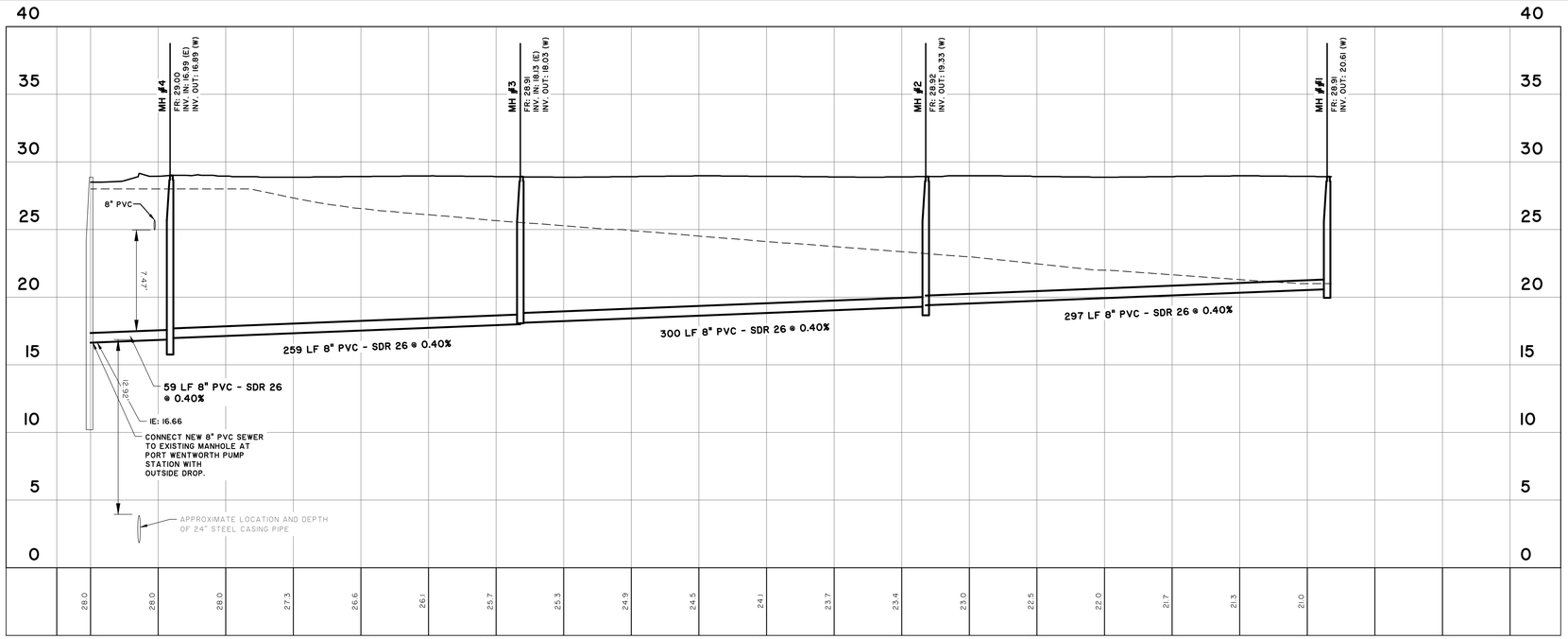
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\J26327.DOID\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327DOID SANITARY SEWER PROFILES.DWG - May 5, 2022 - 10:49 AM



SANITARY SEWER FOR BUILDING A

STATIONS: −0+25 – 5+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



SANITARY SEWER FOR BUILDING B

STATIONS: −0+25 – 10+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029168 JOSEPH L. MERCER

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

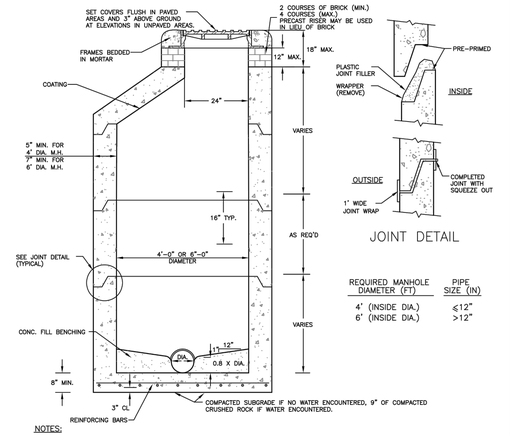
SITE DEVELOPMENT FOR BUILDINGS A & B

SANITARY SEWER PROFILES

JOB NO:	J-26327.DOID
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

C2.3

PERMIT SET - FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review



REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

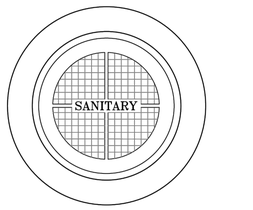
NOTES:

1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS-55 DAMP-PROOF COATING OR EQUAL
3. MANUFACTURER CERTIFICATION THAT MANHOLE MEETS ASTM SPECIFICATION SHALL BE SUBMITTED TO CITY OF PORT WENTWORTH.
4. SEE DETAIL SHEET FOR MANHOLE COVER & FRAME.
6. BUOYANCY MAY NEED TO BE CHECKED IF NECESSARY
7. ALL PIPE PENETRATIONS SHALL HAVE A BOOT CONNECTION. SEE DETAIL S-6.

PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-1

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



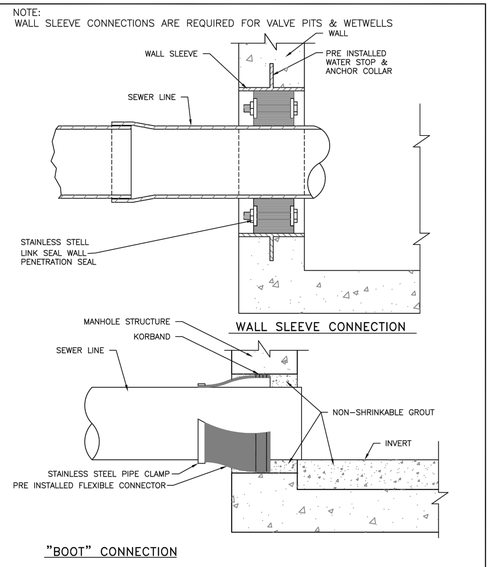
NOTE:
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
S-2

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

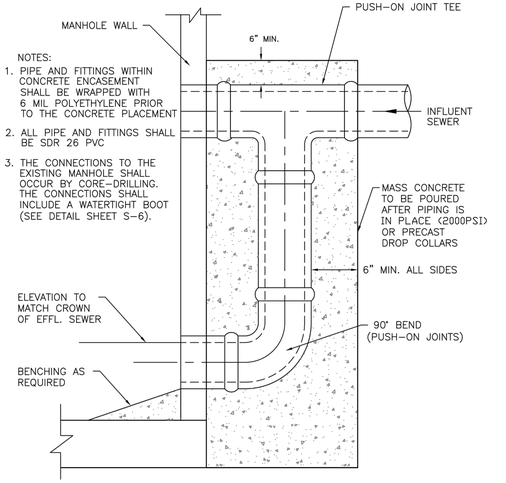
NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

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



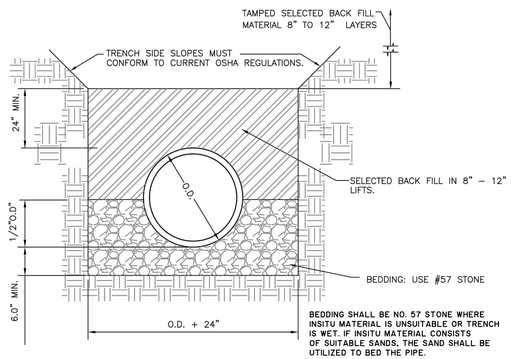
NOTES:

1. PIPE AND FITTINGS WITHIN CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 6 MIL POLYETHYLENE PRIOR TO THE CONCRETE PLACEMENT
2. ALL PIPE AND FITTINGS SHALL BE SDR 26 PVC
3. THE CONNECTIONS TO THE EXISTING MANHOLE SHALL OCCUR BY CORE-DRILLING. THE CONNECTIONS SHALL INCLUDE A WATERTIGHT BOOT (SEE DETAIL SHEET S-6).

DROP MANHOLE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-7

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

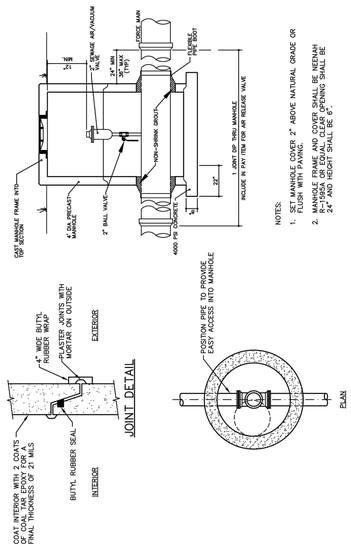


BEDDING SHALL BE NO. 57 STONE WHERE INSITU MATERIAL IS UNSUITABLE OR TRENCH IS WET. IF INSITU MATERIAL CONSISTS OF SUITABLE SANDS, THE SAND SHALL BE UTILIZED TO BED THE PIPE.

PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

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



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32766 JOSEPH L. NEMECEK

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

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
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Myrtle Beach, SC | Wilmington, NC

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

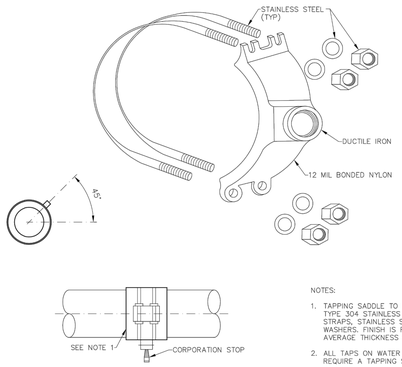
SANITARY SEWER DETAILS

JOB NO:	J-26327.00ID
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.109'

C2.4

PERMIT SET, FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



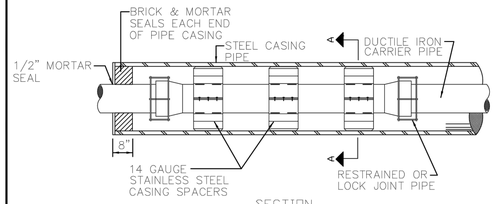
NOTES:

1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

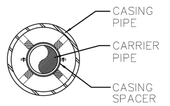
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS
W-2

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



SECTION



SECTION A-A

NOTES:

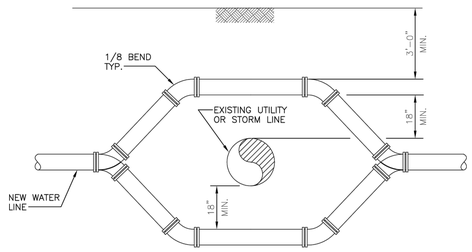
1. CASING SPACERS SHALL BE PLACED ON 6' CENTERS MINIMUM.
2. ALL RAILROAD CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN RAILWAY ENGINEERING ASSOCIATION REGULATIONS, UNDER PART 5, PIPELINES (LATEST EDITION) AND PERMIT REQUIREMENTS.
3. ALL HIGHWAY CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH GA. D.O.T. REGULATIONS & PERMIT REQUIREMENTS.

CARRIER PIPE INSTALLATION

CARRIER PIPE INSTALLATION

City of Port Wentworth
TECHNICAL DETAILS
W-3

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



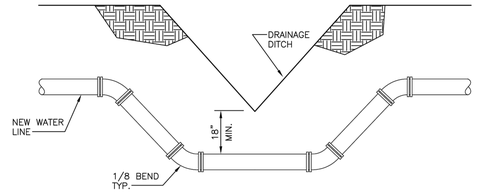
NOTES:

1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS
W-6

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



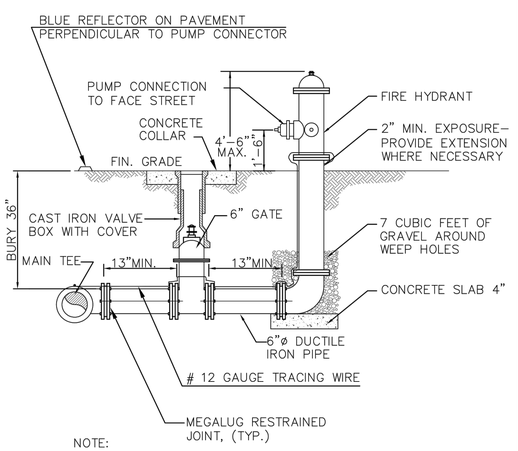
NOTES:

1. WATER LINE SHALL BE DUCTILE IRON BELOW STORM DRAINAGE DITCH.
2. STRAIGHT RUN OF WATER LINE DIRECTLY BELOW NEW OR EXISTING DRAINAGE DITCH MUST BE 10' MINIMUM WITH NO JOINT.
3. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

UTILITY CROSSING DRAINAGE DITCH

City of Port Wentworth
TECHNICAL DETAILS
W-7

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



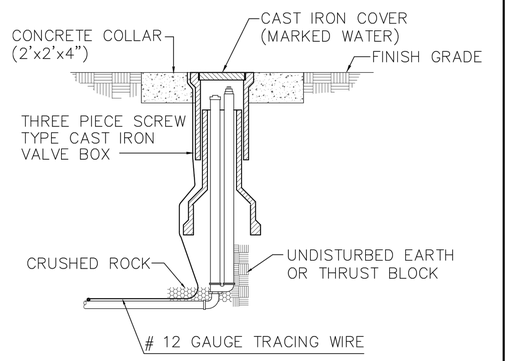
NOTE:

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

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-9

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



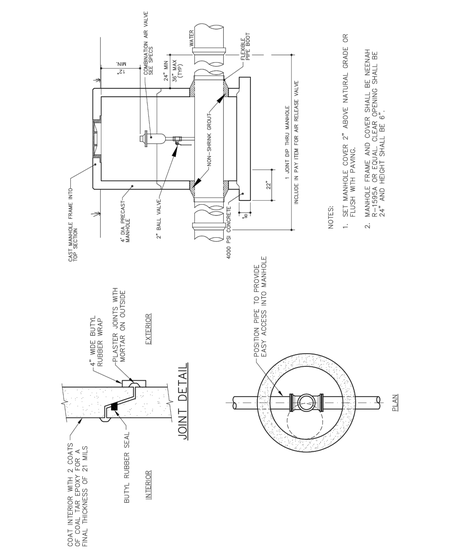
NOTE:

1. MAINGUARD #79 BLOW-OFF HYDRANT BY THE KUPFERLE FOUNDRY COMPANY. SEE MANUFACTURER'S SPECIFICATION FOR FURTHER DETAIL.

BLOW-OFF HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-10

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



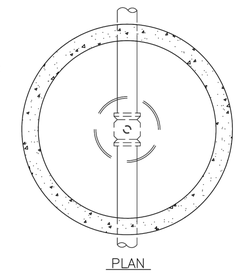
COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
W-13

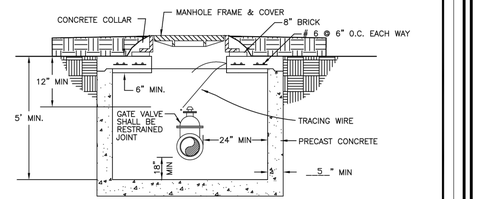
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO, CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



PLAN



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth
TECHNICAL DETAILS
W-14

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32766 JOSEPH L. MESSER

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

PERMIT SET, FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

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Myrtle Beach, SC | Wilmington, NC

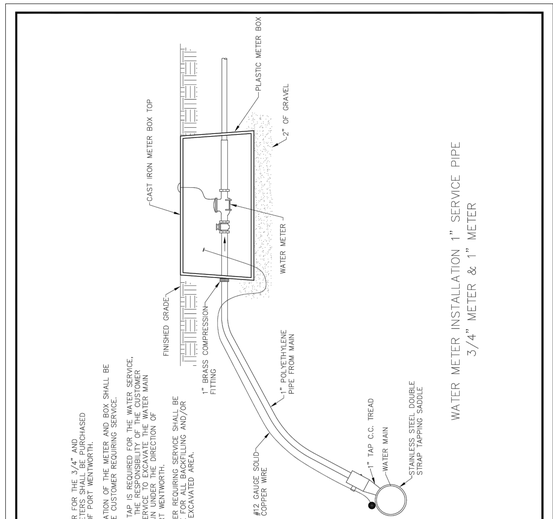
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

WATER SYSTEM DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1100'

C2.5



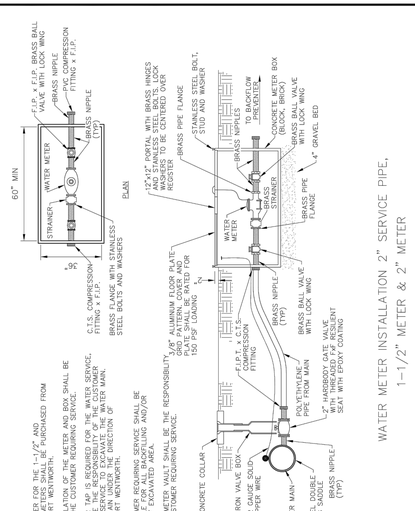
NOTES:
1. WATER METER FOR THE 1/4" AND 3/4" METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.

WATER METER INSTALLATION 1" SERVICE PIPE
3/4" METER & 1" METER

RESIDENTIAL WATER METER W/BACKFLOW PREVENTER

City of Port Wentworth
TECHNICAL DETAILS
W-17

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



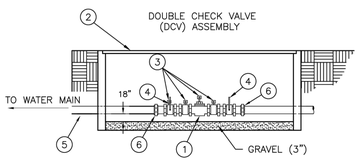
NOTES:
1. WATER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
5. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE.

WATER METER INSTALLATION 2" SERVICE PIPE,
1-1/2" METER & 2" METER

WATER METER INSTALLATION 2" SERVICE PIPE

City of Port Wentworth
TECHNICAL DETAILS
W-19

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



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
6	2	UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

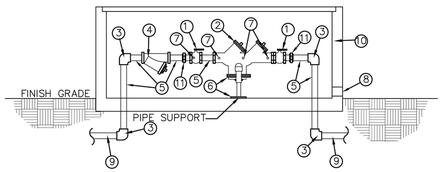
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth
TECHNICAL DETAILS
W-20

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



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL) SEE NOTE 3
5	6	BRASS OR COPPER ONLY. NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN
9		POLYETHYLENE OR COPPER
10		PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
11	2	UNION SEE NOTE 3

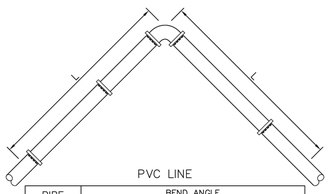
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
3. ITEMS 4 AND 11 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL RISERS TO REDUCE THE OVERALL LAYING LENGTH.

TYPICAL OUTSIDE INSTALLATION
REDUCED PRESSURE
TYPE BACKFLOW PREVENTION DEVICE
(3/4", 1", 1 1/2", 2", & 2 1/2" SIZES)

BACKFLOW PREVENTION DEVICE

City of Port Wentworth
TECHNICAL DETAILS
W-25

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

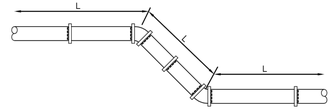
MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-27

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	5	10	22	52
6	7	15	30	74
8	9	19	40	96
10	11	23	48	115
12	13	27	56	136

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	28
6	4	8	17	40
8	4	10	22	52
10	5	12	26	62
12	6	15	30	73
16	7	19	39	94
20	11	23	47	114
24	13	26	55	132

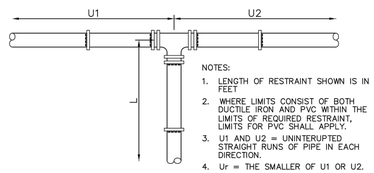
MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD VERTICAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-28

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



NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

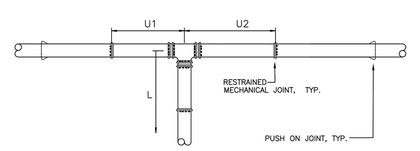
TEE Ur	5'-10"	11'-20"	21'-35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W-29

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



NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

DUCTILE IRON LINE

TEE Ur	5'-10"	11'-20"	21'-35"	36'-50"	50'-75"	75'-100'
4X4	23	15	2	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	26	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	36	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X6	28	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

TEE Ur	5'-10'	11'-20'	21'-35'	36'-50'	50'-75'	75'-100'
16X10	54	41	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	38	*	*	*
20X6	22	*	*	*	*	*
20X8	38	18	*	*	*	*
20X10	51	35	8	*	*	*
20X12	64	51	28	*	*	*
20X16	87	77	60	35	10	*
20X20	108	100	87	67	48	*
24X6	18	*	*	*	*	*
24X8	35	10	*	*	*	*
24X10	49	29	*	*	*	*
24X12	62	45	17	*	*	*
24X16	86	73	53	22	*	*
24X20	107	97	81	57	33	*
24X24	127	119	106	86	66	33

MINIMUM RESTRAINED LENGTH (L)
*RESTRAIN AT TEE ONLY.

STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth
TECHNICAL DETAILS
W-30

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 28362 JOSEPH L. MEYER

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

THOMAS & HUTTON
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Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
Brunswick, GA | Columbia, SC | Charleston, SC
Myrtle Beach, SC | Wilmington, NC

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

WATER SYSTEM DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.1108'

C2.6

PERMIT SET, FOR REVIEW PURPOSES ONLY
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

DUCTILE IRON LINE

PIPE DIA.	L
4	28
6	40
8	52
10	62
12	73
16	94
20	114
24	132

PVC LINE

PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W39). THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

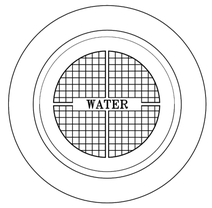
STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

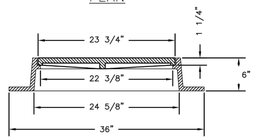
W-31

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



PLAN



SECTION

NOTE:

MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "WATER" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF THE COVER SHALL NOT BE ALLOWED.

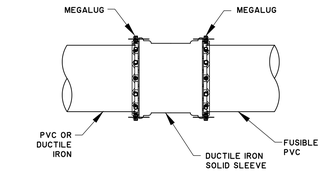
MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

W-34

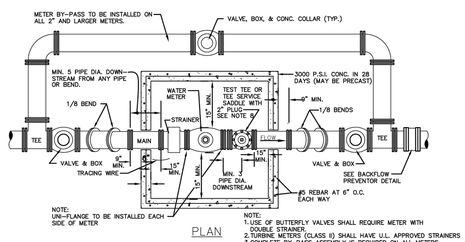
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



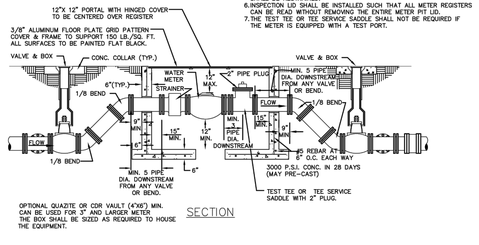
FPVC CONNECTION DETAIL

SCALE: NONE



PLAN

NOTE:
1. USE OF BUTTERFLY VALVES SHALL REQUIRE METER WITH DOUBLE STRAINER.
2. TURBINE METERS (CLASS II) SHALL HAVE U.L. APPROVED STRAINERS
3. COMPLETE BY-PASS ASSEMBLY IS REQUIRED ON ALL METERS.
4. VALVES: GREATER THAN 2" SHALL BE MECHANICAL JOINT GATE VALVES.
5. METERS 3" AND LARGER – ALL JOINTS FROM TEE TO TEE SHALL BE RESTRAINED.
6. INSPECTION LID SHALL BE INSTALLED SUCH THAT ALL METER REGISTERS CAN BE READ WITHOUT REMOVING THE ENTIRE METER PIT LID.
7. THE TEST TEE OR TEE SERVICE SADDLE SHALL NOT BE REQUIRED IF THE METER IS EQUIPPED WITH A TEST PORT.



SECTION

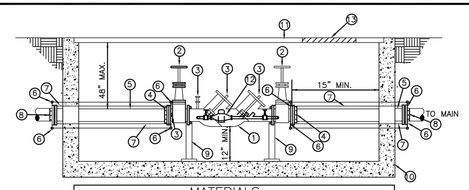
WATER METER INST. 3" AND LARGER

City of Port Wentworth
TECHNICAL DETAILS

W-15

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
2	2	OS&Y RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE (UNION SHALL BE USED FOR 2")
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUMINUM FLOOR PLATE / HATCH COVER
12	1	3/4 CUBIC FT. BYPASS METER
13		2' X 2' MIN. HATCH

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR THE SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER; UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.
3. IF ADDITIONAL SIAMESE CONNECTION IS REQUIRED FOR FIRE SERVICE, SEE DETAIL SHEET STD. FIRE SERVICE SYSTEM FOR BUILDINGS.

TYPICAL BELOW GRADE INSTALLATION
(2", 3", 4", 6", 8", & 10" SIZES)

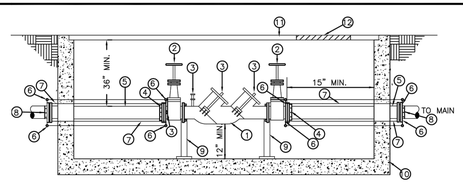
FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-22

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	2	NON-RISING RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUM. FLOOR PLATE / HATCH COVER W/FLUSH HANDLE
12		2' X 2' MIN. HATCH

NOTE:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL BELOW GRADE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (B)

City of Port Wentworth
TECHNICAL DETAILS

W-21

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

GEORGIA
REGISTERED
No. 029561
PROFESSIONAL
Engineer
JOSEPH L. MERCER

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

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Savannah, GA 31402-2727 • 912.234.5300
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Myrtle Beach, SC | Wilmington, NC

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

WATER SYSTEM DETAILS

JOB NO:	J-26327.000
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1.1108'

C2.7

PERMIT SET, FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C3.2

FES #21
INV. OUT: 22.00 (N)

FES
INV. OUT: 24.20 (S)

78 LF 18" RCP
@ 0.38%

FES
INV. IN: 24.50 (N)

CI #A5
TYPE C
FR: 27.96
INV. OUT: 21.00 (E)

CI #A4
TYPE C
FR: 27.89
INV. IN: 19.96 (W)
INV. OUT: 19.97 (E)

CI #1
TYPE C
FR: 27.89
INV. IN: 9.50 (S)
INV. IN: 19.00 (W)
INV. OUT: 19.00 (E)

CI #A3
TYPE C
FR: 27.89
INV. IN: 18.58 (W)
INV. OUT: 18.58 (E)

432 LF 48" RCP
@ 0.24%

220 LF 30" RCP
@ 0.47%

204 LF 36" RCP
@ 0.47%

174 LF 42" RCP
@ 0.24%

200 LF 48" RCP
@ 0.24%

CI #A2
TYPE C
FR: 27.97
INV. IN: 18.09 (W)
INV. OUT: 18.09 (N)

JACK AND BORE 130 LF
OF 48" DIA. STEEL PIPE AT 0.0%
BENEATH CITY OF SAVANNAH
I @ D WATERMAIN

FES #6
INV. IN: 21.50 (E)

164 LF 30" RCP
@ 0.44%

85 LF 36" RCP
@ 0.44%

200 LF 36" RCP
@ 0.45%

FES #24
INV. OUT: 21.50 (S)

FES #32
INV. OUT: 19.50 (W)

RI #2
FR: 20.19
TH: 19.52
INV. OUT: 9.50 (N)

FES #7
INV. IN: 22.00 (N)

89 LF 24" RCP
@ 0.56%

CI #5
TYPE C
FR: 26.18
INV. IN: 20.77 (E)
INV. OUT: 20.77 (W)

CI #3
TYPE C
FR: 26.01
INV. IN: 19.88 (E)
INV. OUT: 19.88 (W)

71 LF 18" RCP
@ 1.00%

25 LF 18" RCP
@ 1.18%

FES #36
INV. OUT: 25.00 (E)

JB #35
FR: 29.77
INV. IN: 24.71 (NE)
INV. IN: 24.71 (W)
INV. OUT: 24.71 (S)

29 LF 18" RCP
@ 1.01%

FES #11
INV. IN: 25.00 (N)

FES #10
INV. OUT: 24.00 (SW)

FES #8
INV. OUT: 24.00 (SE)

BUILDING A
106,250 SF
FF ELEV. 32.0

61 LF 18" RCP
@ 1.64%

FES #9
INV. IN: 25.00 (NW)

FES #38
INV. IN: 25.00 (SE)

68 LF 18" RCP
@ 1.47%

FES #37
INV. OUT: 26.00 (NW)

PAVEMENT LEGEND

- 5" CONCRETE PAVEMENT / 4" GAB[2]
- 7" CONCRETE PAVEMENT / 4" GAB[2]
- 10" CONCRETE PAVEMENT / 4" GAB WITH DOWEL BASKETS[2]
- 4" SIDEWALK[2]
- GRAVEL ACCESS STRIP[1]

[1]SEE C17 - PAVING AND DRAINAGE DETAILS
[2]IF CONCRETE PAVEMENT IS PLACED OVER CEMENT-TREATED SUBGRADE, GAB MAY BE ELIMINATED. (SEE GEOTECH REPORT)
[3]PAVEMENT RECOMMENDATION PER TERRACON REPORT DATED MAY 4, 2021

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029560 JOSEPH L. MERCER Engineer

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

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

PAVING GRADING & DRAINAGE - SHEET I

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

C3.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\26327.0010\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327.0010 PSD.DWG - May 5, 2022 - 9:08 AM

STORMWATER
DETENTION POND 1
3H:1V SIDESLOPES (TYP. ABOVE ELEV. 19
1H:1V SIDESLOPES FROM ELEV. 10 TO 19))
BOTTOM: 10.0'
NWL: 20.00'
TOP: 24.0'
25-YR: 22.81'
50-YR: 23.48'
100-YR: 23.92'

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. C3.1

FES #29
INV. IN: 18.00 (S)

74 LF 36" RCP
@ 2.71%

FES #39
INV. OUT: 20.00 (N)

FES #22
INV. IN: 20.00 (S)

131 LF 18" RCP
@ 1.53%

FES #21
INV. OUT: 22.00 (N)

FES
INV. OUT: 24.20 (S)

78 LF 18" RCP
@ 0.38%

FES
INV. IN: 24.50 (N)

CS #30
FR: 23.38
INV. OUT: 20.00 (NE)

FES #31
INV. IN: 19.50 (SW)

FES #19
INV. IN: 16.00 (SE)

85 LF 60" RCP
@ 0.24%

"TWO 18" RCPs"
@ 19.40'
@ 19.33'

CI #18
TYPE C
FR: 25.08
INV. IN: 16.70 (SE)
INV. OUT: 16.20 (NW)

145 LF 54" RCP
@ 0.24%

SMH #A1
FR: 24.70
INV. IN: 17.05 (S)
INV. OUT: 17.05 (NW)

432 LF 48" RCP
@ 0.24%

CI #A5
TYPE C
FR: 27.96
INV. OUT: 21.00 (E)

CI #A4
TYPE C
FR: 27.89
INV. IN: 19.96 (W)
INV. OUT: 19.97 (E)

CI #1
TYPE C
FR: 27.89
INV. IN: 9.50 (S)
INV. IN: 19.00 (W)
INV. OUT: 19.00 (E)

CI #A3
TYPE C
FR: 27.89
INV. IN: 18.58 (W)
INV. OUT: 18.58 (E)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED
No. 026560
PROFESSIONAL
Delaware
JOSEPH L. MERCER

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

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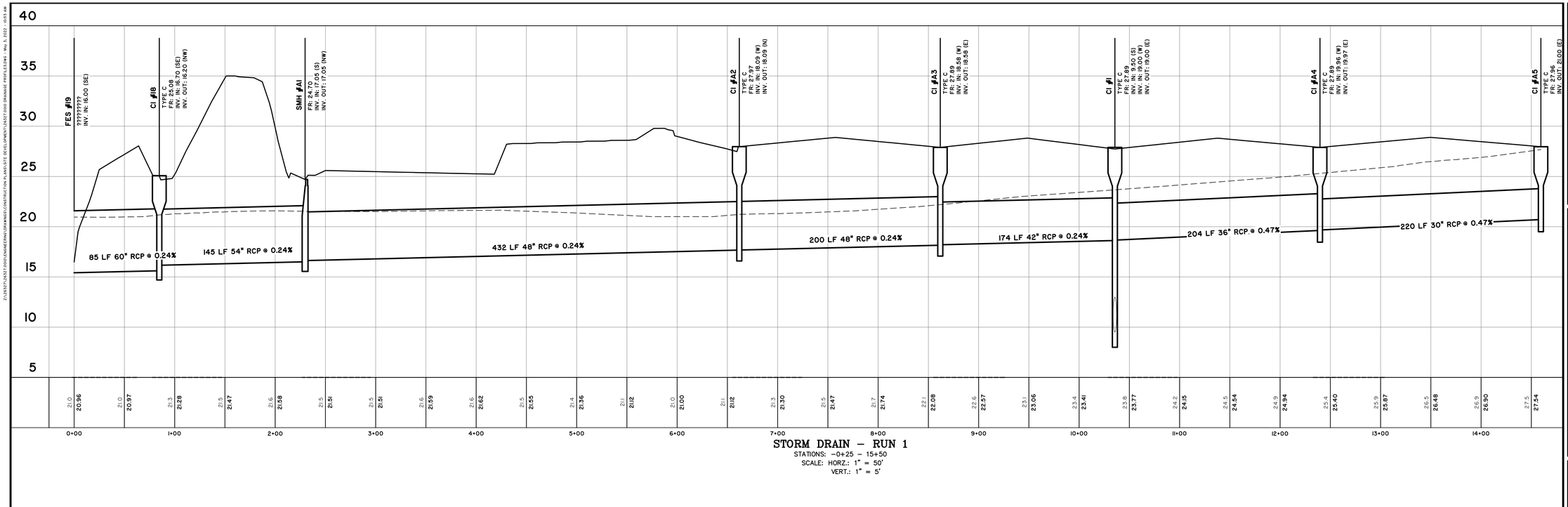
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
PAVING GRADING & DRAINAGE - SHEET 2

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

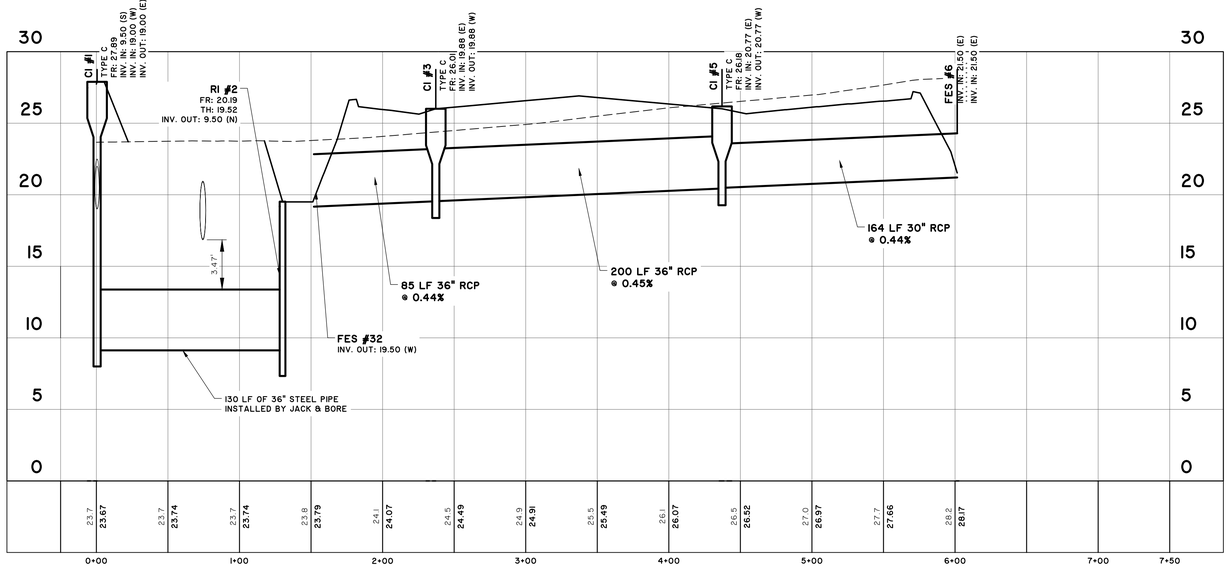
C3.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



STORM DRAIN – RUN 1

STATIONS: –0+25 – 15+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN – RUN 2

STATIONS: –0+25 – 7+50
SCALE: HORZ.: 1" = 50'

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

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

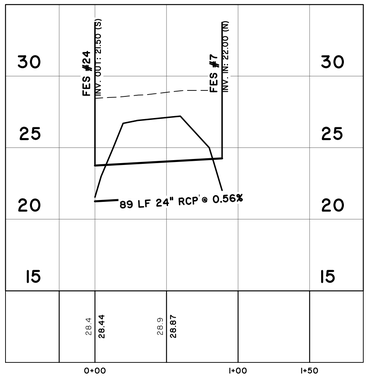
DRAINAGE PROFILES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

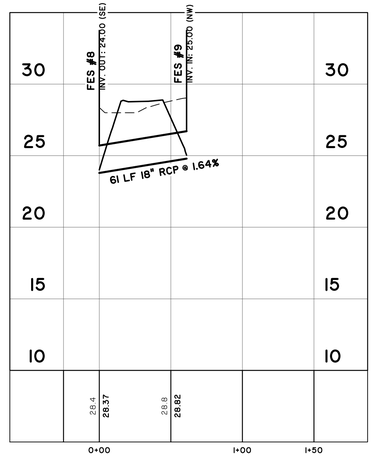
C3.3

PERMIT SET, FOR REVIEW PURPOSES ONLY

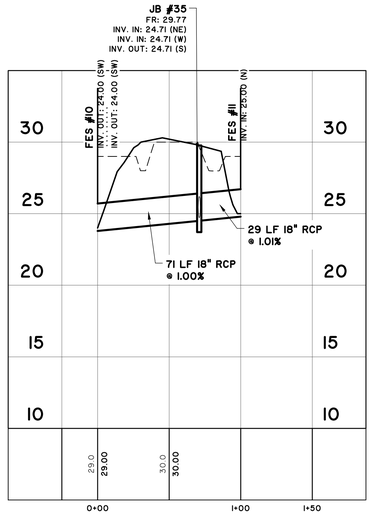
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



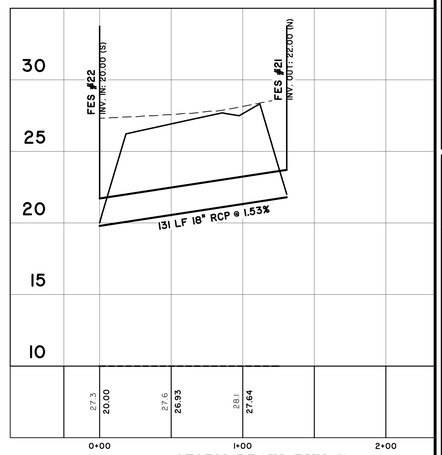
STORM DRAIN RUN 3
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 4
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 5
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



STORM DRAIN RUN 7
STATIONS: −0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029868 JOSEPH L. MERCER

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

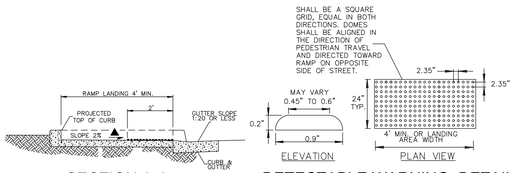
SITE DEVELOPMENT FOR BUILDINGS A & B

DRAINAGE PROFILES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	AS NOTED

C3.4

PERMIT SET, FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Revie

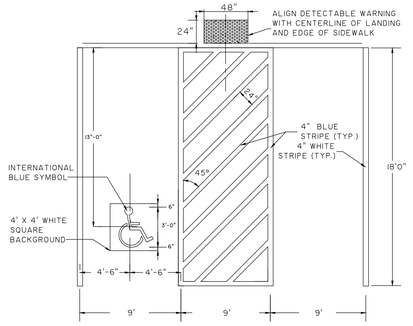


SECTION A-A

DETECTABLE WARNING DETAIL

NOTES:

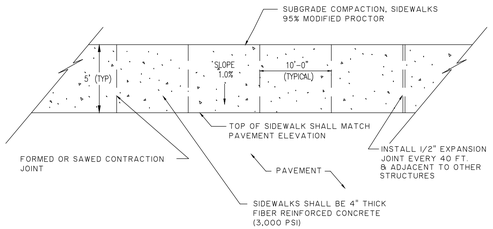
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND GARDEN CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HIEGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.



NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

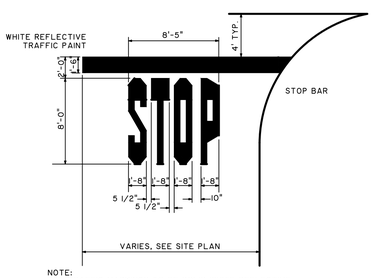
HANDICAP PARKING

NOT TO SCALE



SIDEWALK AND WALKWAY DETAILS

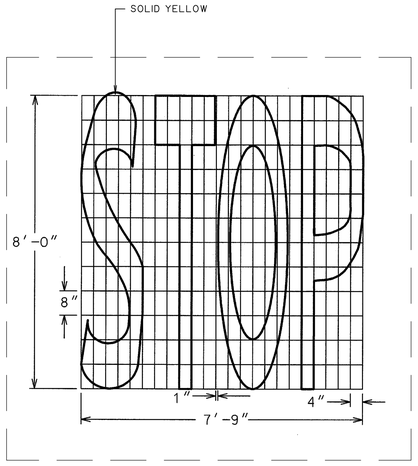
NOT TO SCALE

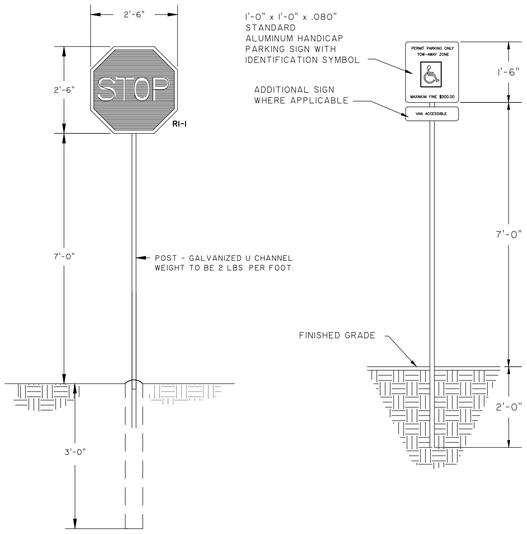


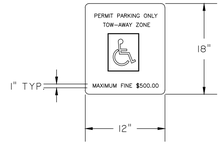
NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

TYPICAL PAVEMENT MARKINGS

NOT TO SCALE





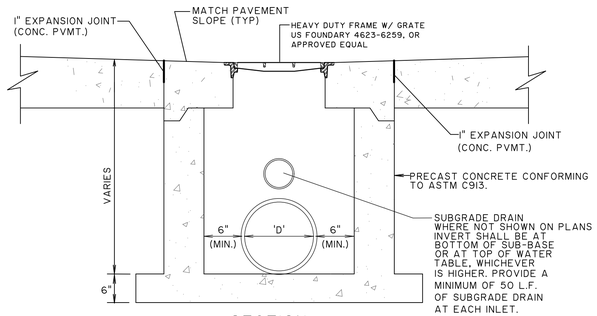


R1-1
(30)30

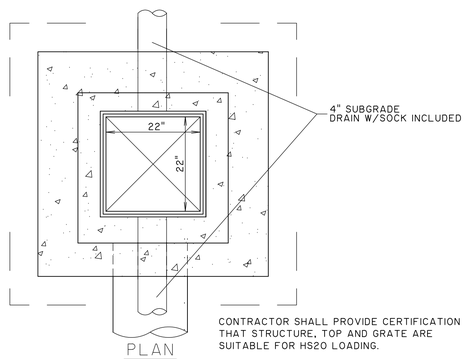
NOTE:

SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND SPECIFICATIONS

NOT TO SCALE



SECTION

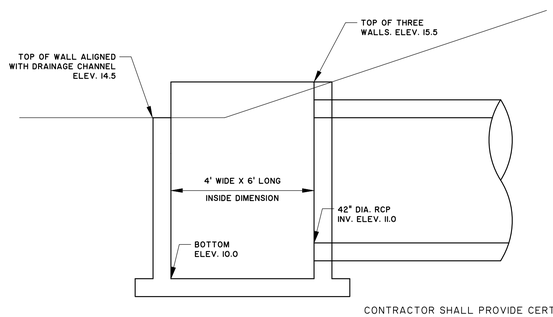


PLAN

CONTRACTOR SHALL PROVIDE CERTIFICATION THAT STRUCTURE, TOP AND GRATE ARE SUITABLE FOR HS20 LOADING.

GRATE INLET

NOT TO SCALE



CONTRACTOR SHALL PROVIDE CERTIFICATION THAT STRUCTURE IS SUITABLE FOR HS20 LOADING APPLIED IMMEDIATELY ADJACENT TO WALL.

JUNCTION BOX A AND B

NOT TO SCALE

GEORGIA REGISTERED No. 024760 PROFESSIONAL ENGINEER JOSEPH L. MUSSER

NO.	REVISIONS	BY	DATE

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Myrtle Beach, SC | Wilmington, NC

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

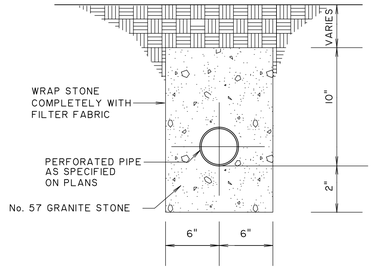
SITE DEVELOPMENT FOR BUILDINGS A & B

DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1'

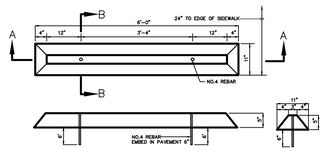
C3.5

PERMIT SET, FOR REVIEW PURPOSES ONLY
Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN 5.2.22 (2683 : Site Plan Review.)
Packet Pg. 119



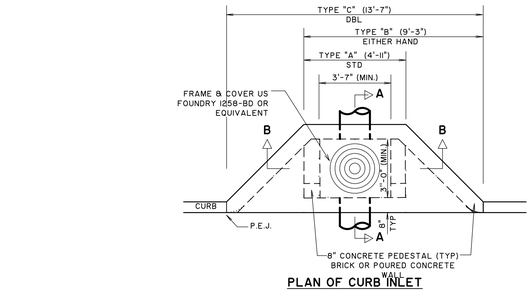
SUBGRADE DRAIN DETAIL AT NW TRUCK COURT

NOT TO SCALE

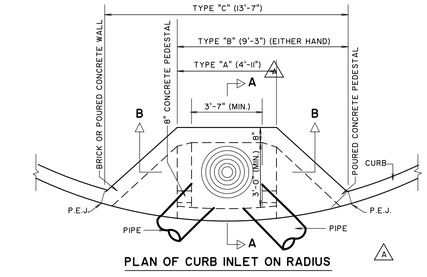


CONCRETE WHEEL STOP DETAIL

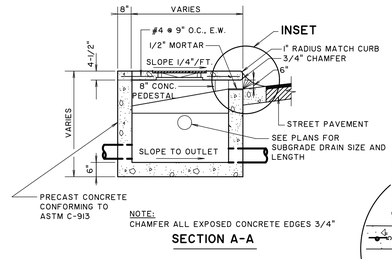
NOT TO SCALE



PLAN OF CURB INLET

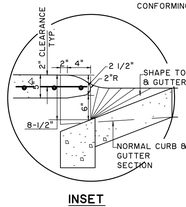


PLAN OF CURB INLET ON RADIUS



NOTE:
CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"

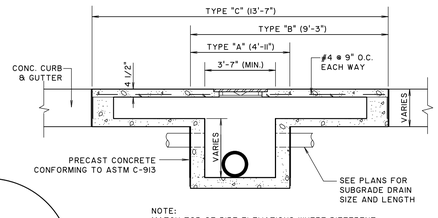
SECTION A-A



INSET

CURB INLET DETAIL

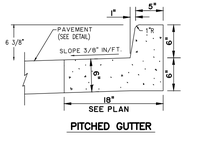
NOT TO SCALE



NOTE:
MATCH TOP OF PIPE ELEVATIONS WHERE DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.

SECTION B-B

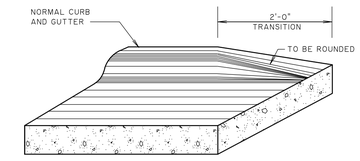
NORMAL GUTTER



PITCHED GUTTER

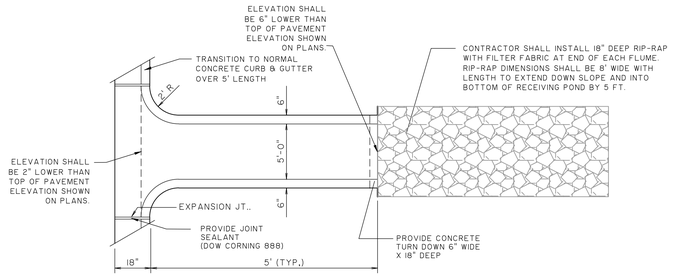
CURB AND GUTTER DETAILS

NOT TO SCALE

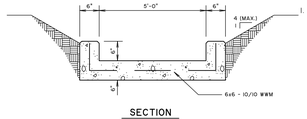


FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



PLAN



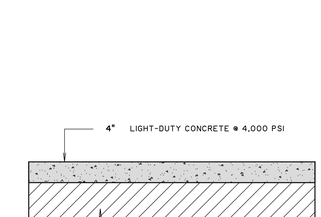
SECTION

NOTES:

1. CONTRACTOR SHALL TAKE CARE TO COMPACT AREA BELOW AND WITHIN 5' OF FLUME AND CURB AND GUTTER TO 98% MAXIMUM DENSITY (MODIFIED PROCTOR). AREA WITHIN 5' OF FLUME AND CURB AND GUTTER SHALL BE BROUGHT TO FINAL GRADE AND GRASSED IMMEDIATELY AFTER INSTALLATION OF CONCRETE. AREA SHALL BE PROTECTED FROM EROSION UNTIL FULL COVERAGE OF GRASS HAS BEEN ESTABLISHED.

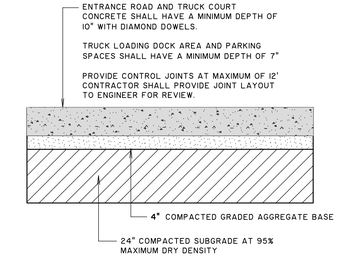
5' WIDE CONCRETE FLUME

NOT TO SCALE



CONCRETE SIDEWALK SECTION

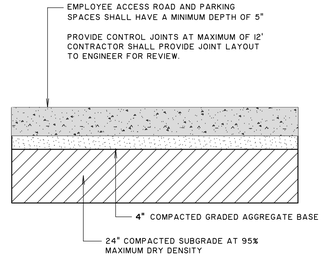
NOT TO SCALE - PAVEMENT RECOMMENDATION



CONCRETE PAVEMENT SECTION

USE: ENTRANCE ROAD, TRUCK COURT AND DOCKING AREA
NOT TO SCALE - PAVEMENT RECOMMENDATION
PROVIDED BY TERRACON CONSULTANTS, INC.
MAY 4, 2021

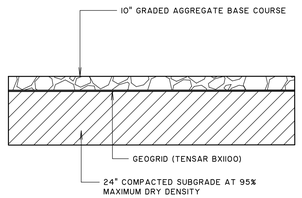
NOTE:
CEMENT-TREATED SUBGRADE MAY REPLACE SUITABLE FILL UNDERNEATH GAB FOR ASPHALT PAVEMENT (SEE GEOTECH REPORT)



CONCRETE PAVEMENT SECTION

USE: EMPLOYEE ACCESS ROAD AND PARKING AREA
NOT TO SCALE - PAVEMENT RECOMMENDATION
PROVIDED BY TERRACON CONSULTANTS, INC.
MAY 4, 2021

NOTE:
IF CONCRETE PAVEMENT IS PLACED OVER CEMENT-TREATED SUBGRADE, GAB MAY BE ELIMINATED (SEE GEOTECH REPORT)



GRAVEL PAVEMENT SECTION

USE: FIRE ACCESS ROAD
NOT TO SCALE - PAVEMENT RECOMMENDATION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029021 PROFESSIONAL ENGINEER

NO	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 1'

C3.6

PERMIT SET - FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Revision)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

ATTACHED | YES

1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED) (PERMIT IV.D.1 PG 26)

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

ALL | YES

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

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. JASON CHAMBLESS, PE.

ECOJ | YES

3. LIMIT OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPs LISTED IN APPENDIX 1 OF THIS CHECK LIST. (A COPY OF THE THE WRITTEN APPROVAL BY EPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. (PERMIT IV.D3 PG 27)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES.

ECOJ | YES

4. THE NAME AND PHONE NUMBER OF 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS. (PERMIT II.B.1.c PG 12)

BRIAN WERRELL, PE
302-540-8025

ECOJ | YES

5. PROVIDE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE. (PERMIT II.B.1 b PG 12)

NFI INDUSTRIES
TRIAD I828 CENTER, 2 COOPER STREET
CAMDEN, NJ 08102
BRIAN WERREL: (302)-540-8025 ; BRIAN.WERRELL@NFI INDUSTRIES.COM

ECOJ | YES

6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2 c PG 27)

TOTAL PARCEL ACREAGE IS 72.81 ACRES. DISTURBANCE FOR THIS PROJECT IS 35.5 ACRES.

ECOJ | YES

7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES. PERMIT II.B.1 a PG 12

CONSTRUCTION EXIT IS LOCATED AT:
LAT: N 32.14722 ; LONG: W 81.17250

ALL | YES

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

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

ECOJ | YES

9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2 a PG 27)

THE CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE THE CONSTRUCTION OF A 332,500 SF AND I06,250 SF WAREHOUSE INCLUDING ASSOCIATED TRUCK COURTS AND EMPLOYEE PARKING, AND UTILITY INFRASTRUCTURE. EROSION CONTROL MEASURES, DRAINAGE INFRASTRUCTURE, AND PONDS WILL BE IMPLEMENTED TO FACILITATE DRAINAGE AND MINIMIZE EROSION. PRE-DEVELOPED SITE CONDITIONS CONSIST OF WOODED UPLANDS AND WETLANDS.

COVER | YES

10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY. (PERMIT IV.D.2 e PG 27)

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

ECOJ,0.3 | YES

11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 27)

THE RECEIVING WATERS FOR THE PROJECT ARE PIPES AND DITCHES THAT ARE TRIBUTARY TO WETLANDS ALONG ST. AUGUSTINE CREEK WHICH ULTIMATELY OUTFALLS TO THE SAVANNAH RIVER.

ECOJ | YES

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

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES

13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 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 I00001.

JASON CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2023

ECOJ | YES

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

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # DATE

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

ECOJ | YES

15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS." (PART IV.(i)-(iv) PG I9-24 OF THE PERMIT).

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

N/A

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

THERE WILL BE NO BUFFER ENCROACHMENTS AS PART OF THE PROJECT THUS A BUFFER VARIANCE IS NOT REQUIRED.

ECOJ | YES

17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PART IV.C PG 26 OF PERMIT).

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

ECOJ | YES

18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (PERMIT IV.D.3.c(I) PG 30).

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

ECOJ | YES

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

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

ECOJ | YES

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

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

ECOJ | YES

21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING." (PERMIT IV.D.3.a.(I) PG 28).

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

N/A

22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (PART III.C.2.A - V. PG 19-21)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

N/A

23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.1 PG 15)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

NA

24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT IV.D.3.c(6) PG 31).

CONCRETE WASHOUT AREA WILL NOT BE REQUIRED DURING THIS STAGE OF CONSTRUCTION

ECOJ | YES

25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 31).

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.

ECOJ | YES

26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. (PERMIT IV.D.3.b PG 29).

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE POND DISCHARGES IS RIP-RAP. THE PONDS INCLUDE DISCHARGE POINTS TO HELP SPREAD THE FLOW OVER A LARGE AREA AND TO DECREASE VELOCITIES. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECOJ | YES

27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE, (PERMIT IV.D.3.c.(2) PG 30).

THE CONTRACTOR IS TO PROVIDE COVER FOR: BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS THAT ARE STORED ON SITE BY USING PLASTIC SHEETING AS COVER AND PROTECTION FROM PRECIPITATION. THE ABOVE PRODUCTS WILL BE STORED IN A LOCATION THAT WOULD MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

ECOJ | YES

28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. (PERMIT IV PG 24)

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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

CONCRETE TRUCK WASHING- CONCRETE WASHOUT SHALL OCCUR ONLY IN THE WASH PAD VICINITY DELINEATED IN THE PLANS.

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

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000002465
EXPIRES : 7/1/2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 29264 JOSEPH L. MCGEE

NO.	REVISIONS	BY	DATE

PERMIT SET FOR REVIEW PURPOSES ONLY

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

EC0.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

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EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

ECO.2 | YES

29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
I. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1					MONTH 12
PERIMETER BMPS	■					
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE CLEARING	■	■				
SITE GRADING		■	■	■	■	
TEMPORARY GRASSING		■	■	■		
PERMANENT GRASSING					■	■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

ECO.2 | YES

30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE, (PERMIT IV.D.4.a PG 31-33).

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

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

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

JASON CHAMBLESS
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
912.721.4170

ECO.2 | YES

31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. (PART IV.D.6.d PG 35-37 & PART IV.E PG 37)

RT IV.D.6.d PG 35-37 & PART IV.E PG 37)

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

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

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

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

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

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

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 2 STORM WATER SAMPLING LOCATIONS. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR IOOOOI, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS(S).

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

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

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

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

A. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS II.D.3. OR II.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

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

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

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

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

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

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;

b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

c. THE DATE(S) ANALYSES WERE PERFORMED;

d. THE TIME(S) ANALYSES WERE INITIATED;

e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;

f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;

g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34241 JOSEPH L. MOSER
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000002465
EXPIRES : 7/1/2024

NO.	REVISIONS	BY	DATE

PERMIT SET, FOR REVIEW PURPOSES ONLY

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

ECO.2

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NFI BUILDINGS A & B SITE DEVELOPMENT
CITY/COUNTY: PORT WENTWORTH/CHATHAM

ADDRESS: CROSSGATE ROAD
DATE ON PLANS: 08/13/21
REVISED DATE:

h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND

i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

EPD OFFICE:
COASTAL DISTRICT - BRUNSWICK OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8687
912-264-7284

ECO.3 | YES — 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 OF THE PERMIT.

RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

- COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
- A COPY OF THE ES&PC PLAN REQUIRED IN PERMIT No. GAR 10000I.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 10000I.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 10000I.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 10000I.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 10000I.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 10000I.

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 GAR10000I. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

ECO.3 | YES — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a.(3) PG 33-35)

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-001.

ECO.3 | YES — 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. (PERMIT IV.D.6.a.(3) PG 33)

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 10000I. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 35.5 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

Appendix B
Nephelometric Turbidty Unit (NTU) Table
Warm Water (Supporting Warm Water Fisheries)

	Surface Water Drainage Area, square miles							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	(50)	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

ECLI - L3 | YES — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(3) PG 33)

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

ECO.3 | YES — 36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 27)

INITIAL PHASE - THE INITIAL PHASE OF THE ES&PC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS & S SILT FENCE WILL BE USED. STORM PONDS AND DITCHES WILL BE CONSTRUCTED AND MAINTAINED DURING SITE CLEARING. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY TO PROVIDE INITIAL SEDIMENT STORAGE.
INTERMEDIATE PHASE - THE INTERMEDIATE GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL, MULCHING, AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY.

FINAL PHASE - THE FINAL GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM DRAIN OUTLET PROTECTION WILL BE MAINTAINED AT DISCHARGE LOCATIONS. PERMANENT SEEDING WILL BE IMPLEMENTED FOR SITE STABILIZATION. ONCE THE SITE IS STABILIZED, ALL TEMPORARY BMPS ARE TO BE REMOVED.

ALL | YES — 37. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

ECLI-L3 | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

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

N/A | — 39. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 29)

NOT APPLICABLE FOR THIS PROJECT.

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

NOT APPLICABLE FOR THIS PROJECT.

N/A | — 41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.2.e PG 27)

THERE ARE NO BUFFERS ASSOCIATED WITH THIS PROJECT.

ECO.3 | YES — 42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

THE WETLANDS ARE DELINEATED ON THE PLANS.

ALL | YES — 43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE. (PERMIT IV.D.2.e PG 27)

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

ATTACHED | YES — 44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

PLEASE SEE ATTACHED REPORT WITH DETAILS FOR PRE AND POST DEVELOPMENT HYDROLOGY..

ECO.3 | YES — 45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. (PERMIT IV.D.2.d PG 27)

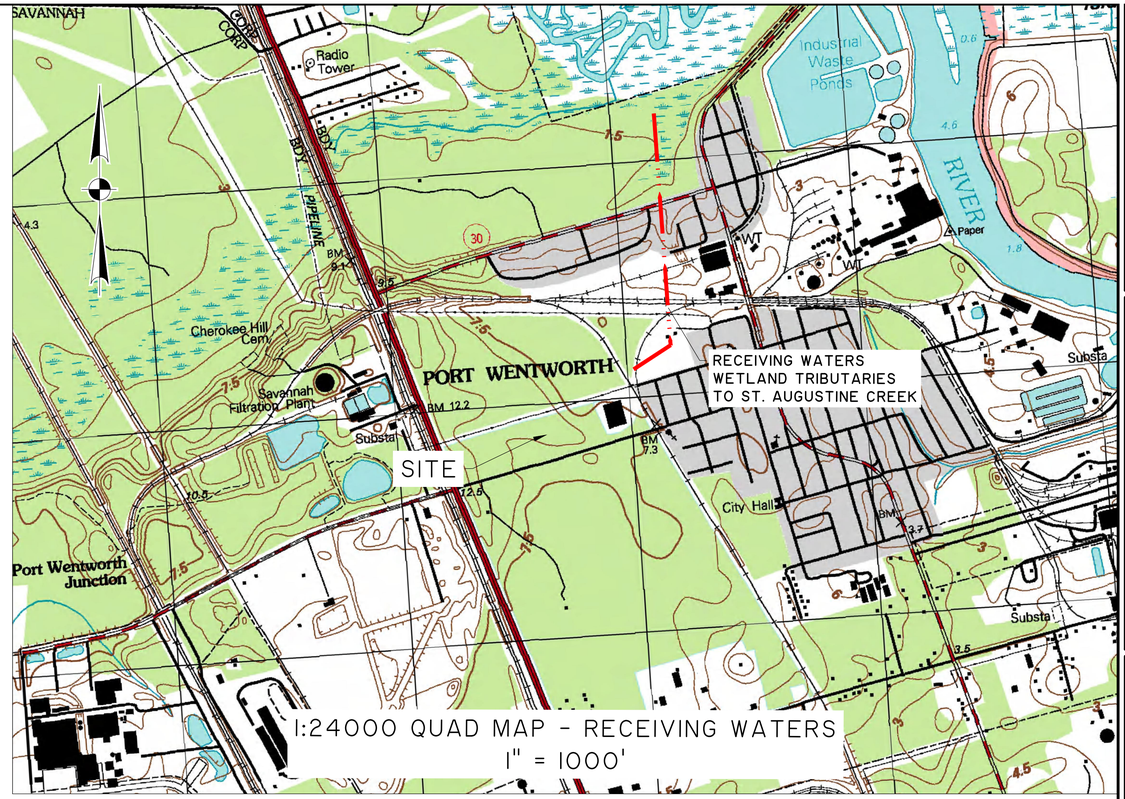
RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 80
POST-CONSTRUCTION CN = 86

ECLI-L3 | YES — 46. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

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

ECO.3 | YES — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE Lp - Lakeland sand (A), Ok - OGEECHEE LOAMY FINE SAND (B/D), Okc Ogeechee-Urban land complex (B/D), Pn - Pooler fine sandy loam (C/D), As - Albany fine sand (A/D).



ECLI-L3 | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

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

ECO.3 | YES — 49. PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN. (PERMIT IV.D.3.a.(3) PG 28)

AN RT-B WAS SELECTED AS THE DEWATERING STRUCTURE FOR THIS PROJECT. WHILE WE DO AGREE THAT AN RT-B DOES NOT ONLY DEWATER FROM THE TOP BUT IN THIS INSTANCE, WE BELIEVE IT IS THE BEST OPTION TO KEEP SEDIMENT FROM ESCAPING THE POND. THE USE OF SKIMMER MORE OFTEN THAN NOT RESULTS IN CLOGGING OR SEDIMENT LEAVING THE SITE THROUGH THE SPILLWAY. THE RT-B ALLOWS FOR A MORE SUSTAINED DEWATERING.

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.

THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING THE NEW STORM POND.
SEDIMENT STORAGE REQUIRED
ACREAGE = 35.5
REQUIRED ON SITE SEDIMENT STORAGE = 35.5 AC X 67 CY/AC = 2,378 CY
POND #1:
TOTAL AREA: 145,992 SF (AT BOTTOM - ELEV. 10.0), 162,052 SF (9' ABOVE BOTTOM - ELEV. 19.0)
(½(145,992 + 162,052) * 0.5 FT)/27 = 51,340 CY

51,340 CY EXCEEDS THE REQUIRED 2,378 CY

ECLI-L3 | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

ECLI-2.3 | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

ECLI-2.3 | YES — 52. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

EFFECTIVE JANUARY 1, 2021

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES : 7/1/2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34241 JOSEPH L. MOSER

NO.	REVISIONS	BY	DATE

PERMIT SET FOR REVIEW PURPOSES ONLY

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA
SITE DEVELOPMENT FOR BUILDINGS A & B
EROSION CONTROL NOTES

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	N.T.S.

EC0.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.2

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

END OF CASING PIPE
TOP ELEV: 23.38
N: 783201.52
E: 963508.54

Sd1-NS

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWER PAD MOUNTED TRANSFORMER

CAUTION!! UNDERGROUND POWER TO PUMP STATION

Sd1-NS

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING 24" STEEL CASING PIPE INSTALLED BY DIRECTIONAL DRILLING. 2" WATERMAIN HAS BEEN INSTALLED WITHIN CASING.

EXISTING VAULT WITH 48" BUTTERFLY VALVE

Sd1-S

Sd1-NS

Du
Ds1
Ds2

END OF CASING PIPE
TOP ELEV: 25.24
N: 782825.47
E: 963718.33

JIMMY DELOACH PARKWAY

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

Du
Ds1
Ds2

Sd1-NS

Sd1-NS

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

NORFOLK SOUTHERN

CROSSGATE ROAD

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

Lp

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (INCLUDING SILT)	DS1
DISTURBED AREA STABILIZATION (TEMPORARY)	DS2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	DS3
DUST CONTROL	DU
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE MS	SF
STORM DRAIN OUTLET PROTECTION	SP
SEDIMENT BASIN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE).
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SILT FENCE AT LOCATIONS SHOWN (S4S).
4. INSTALL SILT FENCE (Sd1-C).
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING IN ALL DISTURBED AREAS (DS3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT.

SOILS:
Ok - Leeland sand - Hydrologic Soil Group A
Ol - Olustee fine sand - Hydrologic Soil Group B/D
Au - Albany fine sand - Hydrologic Soil Group A/D
Ol - Olustee fine sand - Hydrologic Soil Group C/
Opl - Ocilla - Lloyd complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC2.1 - EC2.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32241 JOSEPH L. MOSER

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES: 7/1/2024

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

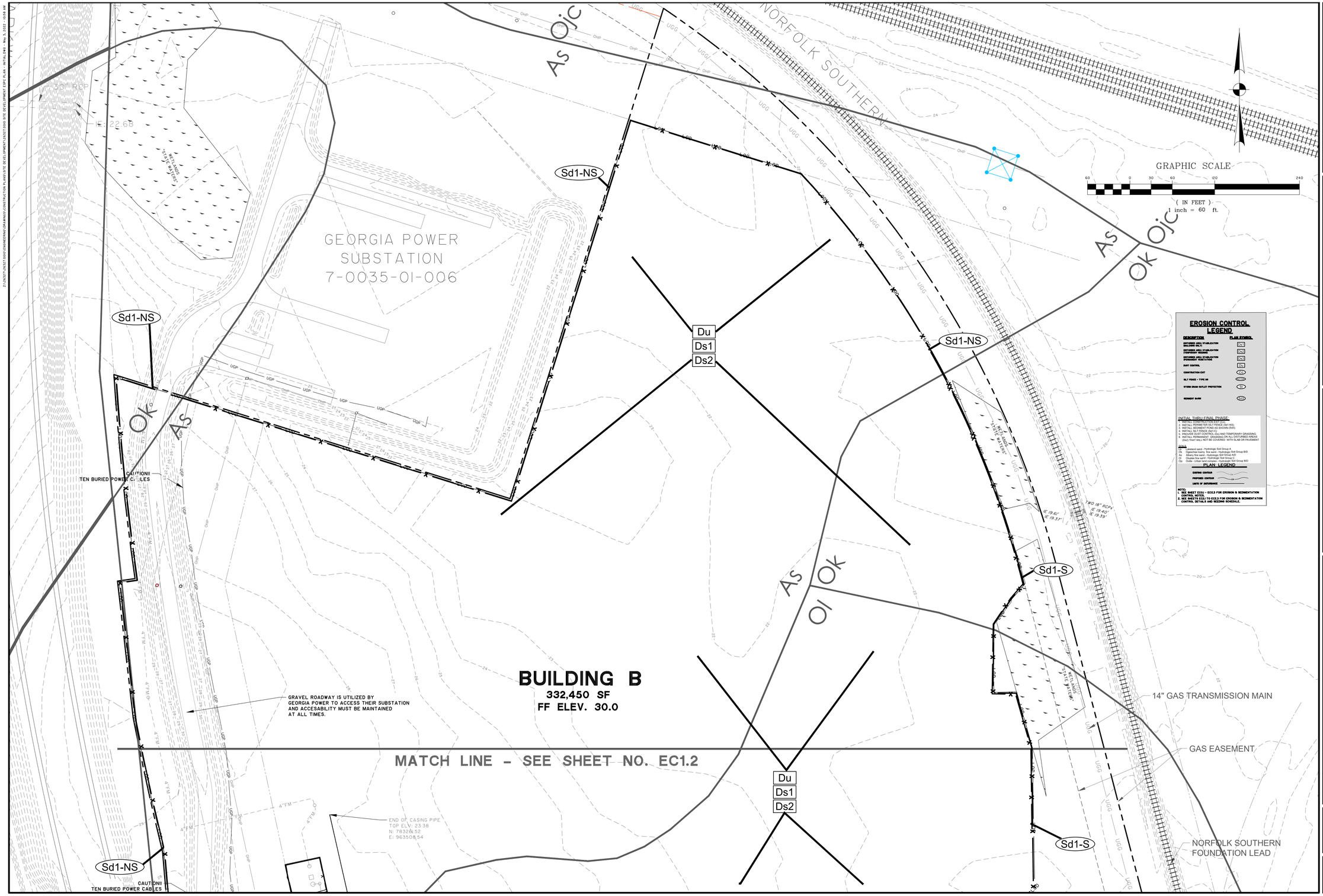
INITIAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BALSAM MULT)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE SR	SFSR
STORM DRAIN OUTLET PROTECTION	SP
SEDIMENT BARR	SDB

INITIAL THRU FINAL PHASE:

1. INSTALL CONSTRUCTION EXIT.
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SEDIMENT POND AS SHOWN (SW).
4. INSTALL SILT FENCE (Sd1-S).
5. INSTALL TEMPORARY SEEDING (Ds2) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
- Ln - Leeland sand - Hydrologic Soil Group A
- Ot - Ogeechee loamy fine sand - Hydrologic Soil Group B/D
- As - Albany fine sand - Hydrologic Soil Group A/D
- Oi - Ogeechee-Urban land complex - Hydrologic Soil Group B/D
- Oj/a - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET EC0.J - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES: 7/1/2024

JOSEPH L. MCGEE
No. 32761
REGISTERED PROFESSIONAL ENGINEER
GEORGIA

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

INITIAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.2

PERMIT SET - FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.4

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

END OF CASING PIPE
TOP ELV: 23.38
N: 783261.52
E: 963508.54

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWER PAD MOUNTED TRANSFORMER

CAUTION!! UNDERGROUND POWER TO PUMP STATION

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING 24" STEEL CASING PIPE INSTALLED BY DIRECTIONAL DRILLING. 2" WATERMAIN HAS BEEN INSTALLED WITHIN CASING.

EXISTING VAULT WITH 48" BUTTERFLY VALVE

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

NORFOLK SOUTHERN

Du
Ds1
Ds2

Sd1-S
DOUBLE ROW

Sd1-NS

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

JIMMY DELOACH PARKWAY

CROSSGATE ROAD

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	ES-1
DISTURBED AREA STABILIZATION (TEMPORARY MULCH)	ES-2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	ES-3
SILT CONTROL	SC-1
CONSTRUCTION EXIT	CE-1
SILT FENCE - TYPE NS	SF-1
STORM DRAIN OUTLET PROTECTION	SO-1
SEDIMENT BASIN	SB-1

INITIAL THRU FINAL PHASE:
1. INSTALL PERIMETER SILT FENCE (SILT-NS).
2. INSTALL SEDIMENT POND AS SHOWN (SebS).
3. INSTALL SILT FENCE (SILT-NS).
4. INSTALL TEMPORARY SEEDING, COIL AND TEMPORARY GRASSING.
5. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (INCLUDE WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS
Ld Leeseburg sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
Ol Olustee fine sand - Hydrologic Soil Group B/D
Or Otualco fine sand - Hydrologic Soil Group C/D
Opc Ocilla - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC0.1 TO EC0.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES: 7/1/2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32722 JOSEPH L. MCGEE

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

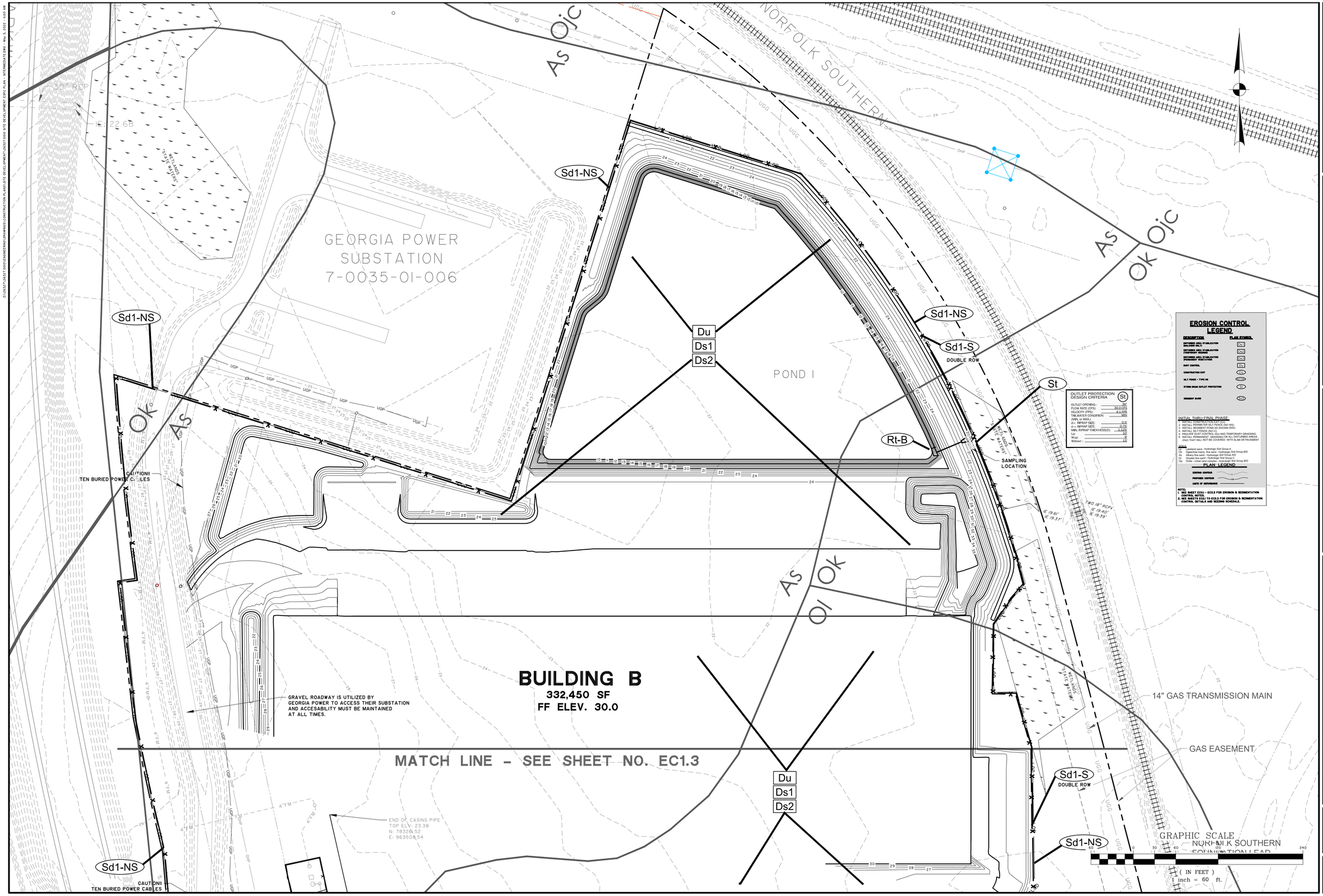
SITE DEVELOPMENT FOR BUILDINGS A & B

INTERMEDIATE ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BALSAM HILL)	Du
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds1
DUST CONTROL	Ds1
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE HR	SF(HR)
STORM DRAIN OUTLET PROTECTION	SP
SEDIMENT BARN	SB

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING:	36"
FLOW RATE (CFS):	30.0 CFS
VELOCITY (FPS):	4.4 FPS
TAILWATER CONDITION: (MIN, or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.5'
d_{100} RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
W:	12'
Wmin	9'
Wdown	15'

INITIAL THRU FINAL PHASE:
INSTALLATION SEQUENCE:
1. INSTALL PERIMETER SILT FENCE (Sd1-NS).
2. INSTALL SEDIMENT POND AS SHOWN (SD).
3. INSTALL SILT FENCE (Sd1-S).
4. INSTALL TEMPORARY SEEDING (Ds2) AND TEMPORARY GRASSING.
5. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
Du - Urbanland sand - Hydrologic Soil Group A
Ds - Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As - Albany fine sand - Hydrologic Soil Group A/D
Ok - Okeetee clay loam - Hydrologic Soil Group C/D
Oj/Os - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET EC0.J - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEETS EC0.J TO EC0.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES : 7/1/2024

JOSEPH L. MCGEE
REGISTERED PROFESSIONAL ENGINEER
No. 34241
GEORGIA

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

INTERMEDIATE ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.4

PERMIT SET - FOR REVIEW PURPOSES ONLY

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

BUILDING B
332,450 SF
FF ELEV. 30.0

MATCH LINE - SEE SHEET NO. EC1.6

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

END OF CASING PIPE
TOP ELV: 23.38
N: 783204.52
E: 963508.54

CAUTION!! TEN BURIED POWER CABLES

GEORGIA POWE PAD MOUNTE TRANSFORME

CAUTION!! UNDERGROUND POWER TO PUMP STATION

CAUTION!! 48" CITY OF SAVANNAH I&D WATERMAIN

EXISTING VAULT WITH 48" BUTTERFLY VALVE

END OF CASING PIPE
TOP ELV: 25.24
N: 782825.47
E: 963718.33

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

BUILDING A
106,250 SF
FF ELEV. 32.0

Co
LAT: N032° 08' 50"
LONG: W081° 10' 21"
or
LAT: N32.14722
LONG: W81.17250

14" GAS TRANSMISSION MAIN

GAS EASEMENT

NORFOLK SOUTHERN FOUNDATION LEAD

NORITAKE WHSE
NPRH, INC.
7-0035-01-0

JIMMY DELOACH PARKWAY

CROSSGATE ROAD

NORFOLK SOUTHERN

Du
Ds1
Ds3
Sd1-NS
Sd1-S
DOUBLE ROW
Ok
Okc
Oi
Lp

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (IMMEDIATE MULCH)	DS1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	DS2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	DS3
SILT CONTROL	SC
CONSTRUCTION EXIT	CE
SILT FENCE - TYPE NS	SFNS
STORM DRAIN OUTLET PROTECTION	SP
SEDIMENT BASIN	SB

INITIAL THRU FINAL PHASE:
1. INSTALL PERIMETER SILT FENCE (SILT-NS).
2. INSTALL SEDIMENT POND AS SHOWN (SpD).
3. INSTALL SILT FENCE (SILT-NS).
4. INSTALL TEMPORARY SEEDING, COIL AND TEMPORARY GRASSING.
5. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (DsD) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS
Ds Udorthents sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
Okc Ogeechee fine sand - Hydrologic Soil Group B/D
Oi Otualco fine sand - Hydrologic Soil Group C
Opc Orcilla - Urban land complex - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL SPECIFICATIONS.
2. SEE SHEETS EC2.1 TO EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000012465
EXPIRES : 7/1/2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32414 JOSEPH L. MCGEE

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

FINAL ESPC PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.5

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

GRASSING SPECIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.

B. Seed protection.

C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.

C. Deliver sod on pallets.

D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.

B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.

B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.

C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A. SEED	RATE	PLANTING DATES
'Princess 77' Bermuda	75 lbs/ acre	March 1 - September 30
Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

A. Commercial fertilizer of approved type, conforming to state fertilizer laws at the rate as recommended by soils test.

2.4 LIME

A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

A. Healthy living stems, stolons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.

B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.

C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.

D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A. SPRIG	RATE	PLANTING DATES
'Tifway 419' Bermuda (or approved equal)	1,000 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31

B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.

2.7 SOD

A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.

B. Before cutting, sod shall be mowed to a height of not less that 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.

C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.

D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.

B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.

C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.

B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.

C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.

D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

E. No seeding shall occur until acceptance of the seed bed preparation has occurred. Contractor shall notify owner and landscape architect once seed bed is prepared for review and acceptance.

3.2 STAND OF GRASS

A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.

B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.

B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.

C. Apply water with fine spray immediately after each area has been sown.

D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.

E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a fight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein. Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.

B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.

B. Sod shall be placed within 24 hours of cutting.

C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.

D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 4 to1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.

E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.

F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

4.2 WARRANTY

A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.

B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

4.3 ACCEPTANCE

A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.

B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION

NO.	REVISIONS	BY	DATE
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PERMIT SET - FOR REVIEW PURPOSES ONLY

THOMAS & HUTTON
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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

GRASSING SPECIFICATIONS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NO SCALE

L2.3

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Z:\26327\0010\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SITE DEVELOPMENT\26327-0010-SITE DEVELOPMENT EPC PLAN - FINAL.DWG - May 5, 2022 - 9:08 AM

GEORGIA POWER SUBSTATION
7-0035-01-006

WETLANDS
"STATE WATERS"

POND I

BUILDING B
332,450 SF
FF ELEV. 30.0

GRAVEL ROADWAY IS UTILIZED BY GEORGIA POWER TO ACCESS THEIR SUBSTATION AND ACCESABILITY MUST BE MAINTAINED AT ALL TIMES.

MATCH LINE - SEE SHEET NO. EC1.5

CAUTION!! TEN BURIED POWER CABLES

END OF CASING PIPE
TOP ELV: 23.38
N: 783208.52
E: 963508.54

NORFOLK SOUTHERN

14" GAS TRANSMISSION MAIN

GAS EASEMENT

SAMPLING LOCATION

"TWO 18" RCP"
E 19.40'
E 19.39'

Sd1-NS
Sd1-S
DOUBLE ROW
Du
Ds1
Ds3
St
Rt-B
As
Ok
Ojc

OUTLET PROTECTION DESIGN CRITERIA (St)

OUTLET OPENING :	36"
FLOW RATE (CFS):	30.0 CFS
VELOCITY (FPS):	4.1 FPS
TAILWATER CONDITION: (MIN, or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.5'
d_{100} RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.125'
Ltr:	42'
W(ot):	18'
W(down):	12'

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (BUILDING SLAB)	(DS1)
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	(DS2)
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	(DS3)
DUST CONTROL	(DU)
CONSTRUCTION EXIT	(CE)
SILT FENCE - TYPE HS	(SFHS)
STORM DRAIN OUTLET PROTECTION	(SP)
SEDIMENT BARN	(SB)

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (CE)
2. INSTALL PERIMETER SILT FENCE (SFHS);
3. INSTALL SEDIMENT POND AS SHOWN (SD)
4. INSTALL SILT FENCE (SFHS)
5. PROVIDE DUST CONTROL (DU) AND TEMPORARY GRASSING;
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (DS3) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS:
Ch Charleston loamy fine sand - Hydrologic Soil Group A
Ck Clyo fine sand - Hydrologic Soil Group A/D
Ds Dasher fine sand - Hydrologic Soil Group B/D
Ka Kalmia fine sand - Hydrologic Soil Group B/D
Ok Okenee fine sand - Hydrologic Soil Group A/D
Os Osier fine sand - Hydrologic Soil Group A/D
Pa Pamlico muck - Hydrologic Soil Group A/D
Pe Pelham loamy fine sand - Hydrologic Soil Group B/D
Ra Rains fine sand - Hydrologic Soil Group B/D
Ya Yahola fine sand - Hydrologic Soil Group A
Yo Yonges loamy fine sand - Hydrologic Soil Group B/D

PLAN LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE

NOTE:
1. SEE SHEET EC0.2 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.7 - EC2.3 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

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

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

FINAL ESPC PLAN

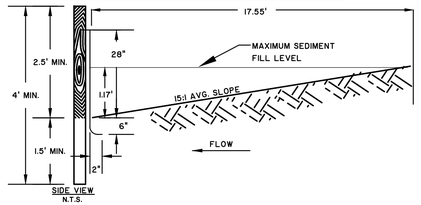
JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	1" = 60'

EC1.6

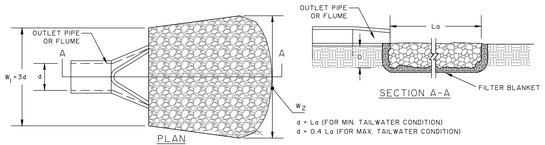
PERMIT SET - FOR REVIEW PURPOSES ONLY
Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review)

Z:\JOBS\26283000\Engineering\Drawings\Construction Plans\26283000 - Erosion Control Details.dwg - Mar 24, 2022 - 10:32:25 AM

STORAGE VOLUME PER LINEAR FOOT OF SILT FENCE



PIPE (OR FLUME) TO FLAT AREA - NO WELL-DEFINED CHANNEL



NOTES:
1. L_a = LENGTH THE RIP-RAP APRON
2. d = OUTLET PIPE DIAMETER
3. d_{50} = AVERAGE RIP RAP STONE DIAMETER
5. d_{MAX} = MAXIMUM RIP RAP STONE DIAMETER = 1.5 TIMES d_{50}
6. D = RIP RAP APRON DEPTH = 1.5 TIMES d_{MAX} BUT NOT LESS THAN 6"
7. W_1 = UPSTREAM RIP RAP APRON WIDTH = 3d
8. W_2 = DOWNSTREAM RIP RAP APRON WIDTH, SEE DETAIL
7. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
8. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
9. INSPECT RIP RAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

STORM DRAIN OUTLET PROTECTION FOR PIPE OR CONCRETE FLUME

NOT TO SCALE

St

Table 1. Mulching Application Requirements

Material	Rate	Depth
Straw or hay	-	2" to 4"
Wood waste, chips, sawdust, bark	-	2" to 3"
Polyethylene film	Secure with soil, anchors, weights	-
Geotextiles, jute matting, netting, etc.	See manufac-turer's recom-mentations	-

Ds1

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE * RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu. 40 lbs. 3 bu.	10 lbs. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SERICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
FEBUARY	LESPEDEZA, ANNUAL * LOVEGRASS, WEEPING * RYE * RYEGRASS, ANNUAL	40 lbs. 4 lbs. 3 bu. 40 lbs.	10 lbs. 2 lbs. .5 bu. -	* BAHIA, PENSACOLA CENTIPEDE, SOD LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. - - - 2 lbs.
MARCH	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING * RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 4 lbs. 40 lbs. 60 lbs.	10 lbs. 2 lbs. - -	BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
APRIL	LOVEGRASS, WEEPING MILLET, BROWNTOP * MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
JUNE	* LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA * BERMUDA, UNHULLED * LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	40 lbs. 50 lbs. 60 lbs.	10 lbs. - -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	- -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY * OATS * RYE RYEGRASS, ANNUAL * WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
OCTOBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
NOVEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
DECEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -

NOTES
ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
** INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE*
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

Table 2. Fertilizer Requirements for Temporary Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool seasn grasses & legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Temporary cover crops seeded alone	First	10-10-10	500	30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

- Apply agricultural lime at the rate determined by soil test pH.

Table 2. Fertilizer Requirements for Permanent Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./ acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Cool grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

- Apply agricultural lime at a rate of 1-2 tons/ acre unless soil tests indicate otherwise.

DUST CONTROL

DEFINITION: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND-DISTURBING ACTIVITIES.

PURPOSE: PREVENT THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND PREVENT THE MOVEMENT OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL TO HEALTH.

TEMPORARY METHODS	PERMANENT METHODS
- MULCHES - TEMPORARY VEGETATIVE COVER - SPRAY ON ADHESIVES - TILLAGE - IRRIGATION - BARRIERS - CALCIUM CHLORIDE	- PERMANENT VEGETATION - TOPSOILING - STONE COVER

INSTALLATION:
APPLY ACCORDING TO APPROVED PLAN, IF SHOWN. MULCH DISTURBED AREAS AND TACKIFY WITH REDSINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURES RECOMMENDATIONS. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION. COVER SURFACES WITH CRUSHED STONE OR GRAVEL. APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST. APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS AS DESCRIBED IN TABLE I.

TABLE I. SPRAY-ON ADHESIVE APPLICATION REQUIREMENTS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL / ACRE)
ANIONIC ASPHALT EMULSION	7:1 *	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1 *	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1 *	FINE SPRAY	300

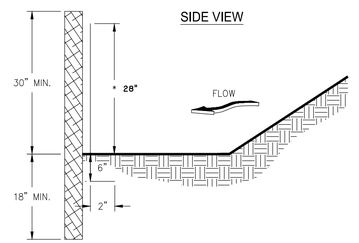
MAINTENANCE:
PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
SUPPLEMENT SURFACE COVERING AS NEEDED.

Du

DUST CONTROL

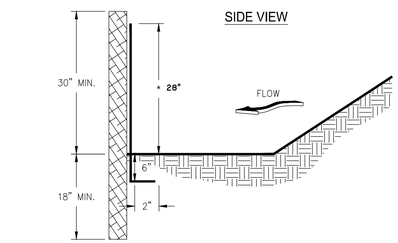
NOT TO SCALE

SILT FENCE - TYPE NON-SENSITIVE



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

SILT FENCE - TYPE SENSITIVE



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

GEORGIA REGISTERED No. 032372 PROFESSIONAL ENGINEER JASON ORME CHAMBLESS

JASON O. CHAMBLESS
GA PE LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000055639
EXPIRES: 9/12/23

NO.	REVISIONS	BY	DATE
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PERMIT SET, FOR REVIEW PURPOSES ONLY

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

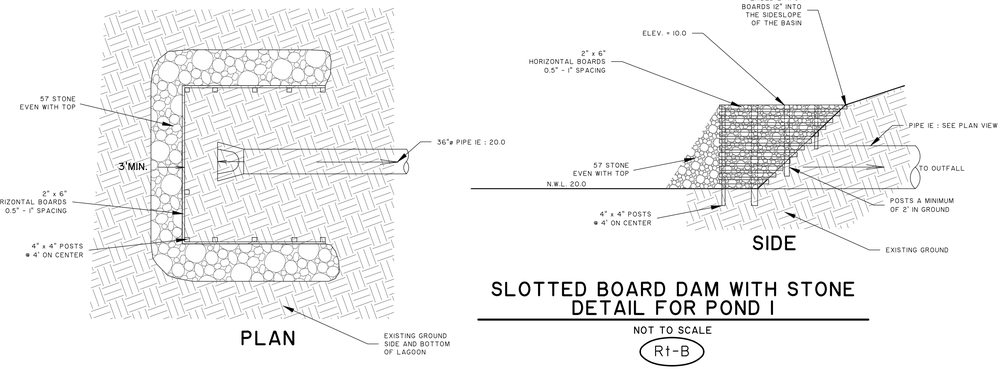
NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

EROSION CONTROL DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	NOT TO SCALE

EC2.1



SLOTTED BOARD DAM WITH STONE DETAIL FOR POND 1

NOT TO SCALE

Rt-B

SILT FENCE MAINTENANCE

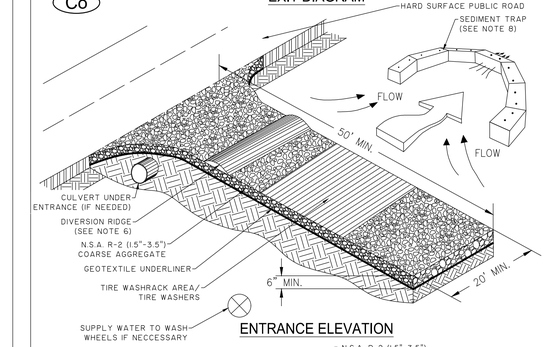
MAINTENANCE

- Remove the sediment once it has accumulated to one-half the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (~ 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

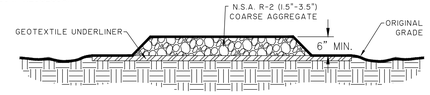
CRUSHED STONE CONSTRUCTION EXIT

Co

EXIT DIAGRAM



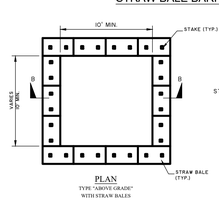
ENTRANCE ELEVATION



NOTES:

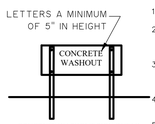
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL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

STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

STORAGE CALCULATIONS PROPOSED POND

1. REQUIRED STORMWATER STORAGE = 2,379 CY (SEDIMENT STORAGE BELOW N.W.L.)
2. REQUIRED SEDIMENT STORAGE = 2,379 CY
   (67 CY/AC X 35.5 AC. DISTURBED AREA)
3. TOTAL REQUIRED STORAGE = 0 + 2,379 = 2,379 CY
4. AVAILABLE STORAGE = 51,340 CY
5. IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)
   X YES _____ NO
6. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
   N/A RAISE THE INVERT OF THE OUTLET STRUCTURE _____ INCHES
   N/A UNDERCUT THE POND _____ FEET
   _____ OTHER _____
7. CLEAN-OUT ELEVATION = VARIES FEET (SEE IE)
   (ELEVATION CORRESPONDING TO 45 CY/AC * 35.5 AC OF DISTURBED AREA)
8. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?
   X YES _____ NO
9. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
   N/A BAFFLES (TYPE OF BAFFLE: _____)
   N/A OTHER _____

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF-ROUND CMP RETROFIT IS TO BE USED.
DIAMETER = N/A INCHES HEIGHT = N/A FEET

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

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

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanicalequipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of 'tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately
after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use
400 gallons of emulsified asphalt and 400 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

JASON O. CHAMBLESS
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000055539
EXPIRES: 9/12/23

NO.	REVISIONS	BY	DATE

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

EROSION CONTROL DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	FIT
APPROVED:	FIT
SCALE:	NOT TO SCALE

EC2.2

PERMIT SET - FOR REVIEW PURPOSES ONLY
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

C:\R\2637\2637-SSGS\Admin\Drawings\Construction Plans\SITE DEVELOPMENT\2637-SSG SITE DEVELOPMENT EROSION CONTROL DETAILS.dwg - May 5, 2022 - 9:09 AM

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.4 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	**3/1-8/1**
Browntop Millet	0.9 pound	40 lbs.	**4/1-7/15**
Wheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions.

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.
Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk"' or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.4 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NO.	REVISIONS	BY	DATE
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		---	---

PERMIT SET - FOR REVIEW PURPOSES ONLY
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

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Post Office Box 2828
Savannah, GA 31402 • 912.234.5300
www.thomasandhutton.com

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

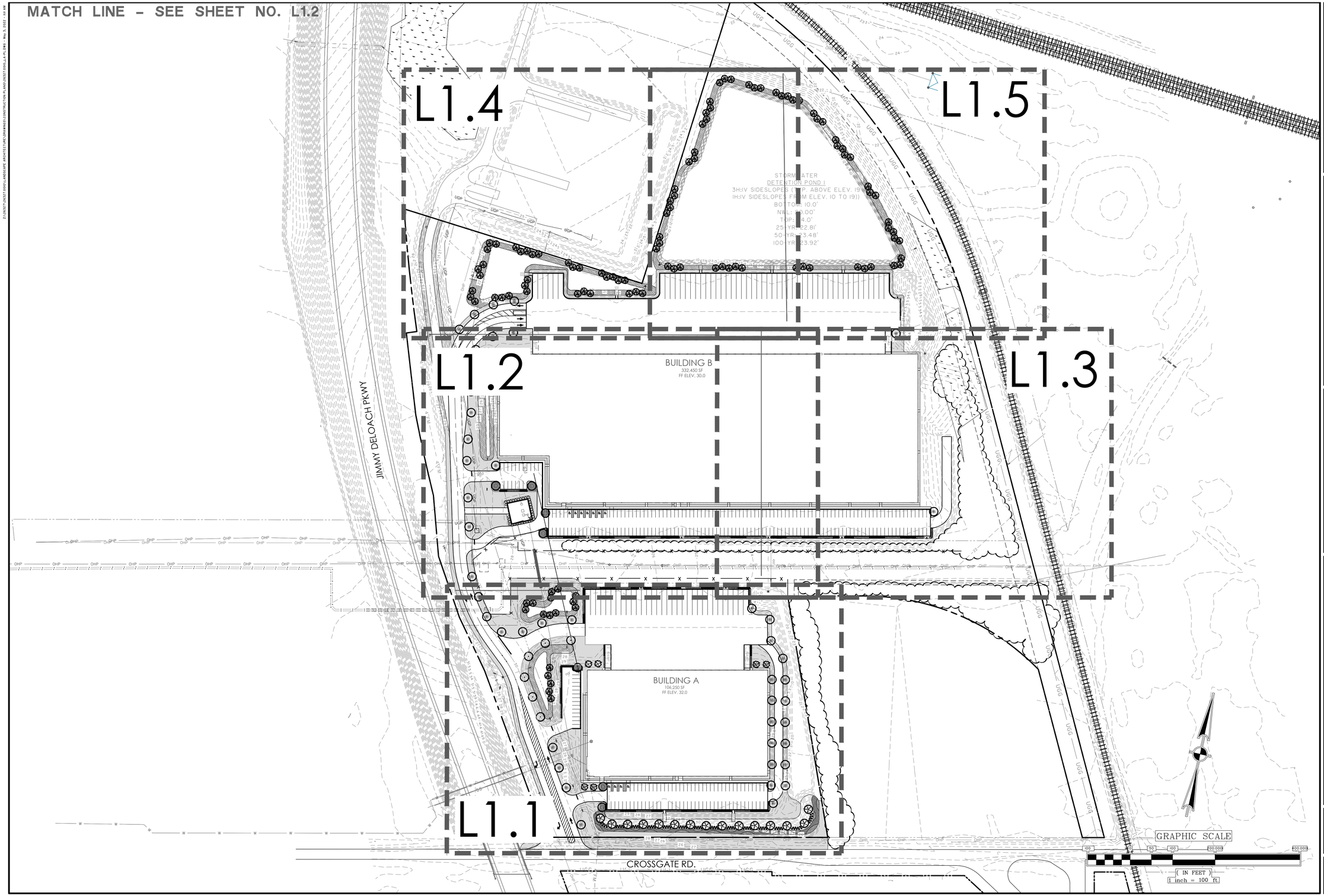
BUILDING #2

EROSION CONTROL DETAILS

JOB NO:	J-28219.0004
DATE:	04/30/21
DRAWN:	MLM
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	NOT TO SCALE

EC2.3

MATCH LINE - SEE SHEET NO. L1.2



PERMIT SET - FOR REVIEW PURPOSES ONLY

NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

OVERALL LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 100'

L1.0

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

MATCH LINE - SEE SHEET NO. L1.2

BUILDING A
106,250 SF
FF ELEV. 32.0

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	B & B OR CONT. ; 10 - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
15	MGBB	Magnolia grandiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
278	AZE	Azalea x 'Conlee' PP#10567	Encore Azalea Autumn Amethyst™	CONT. ; 18" X 18"	AS SHOWN	Full to Ground
102	CGD	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. ; 18" X 18"	AS SHOWN	Full
296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
794	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. ; 6" X 10"	18"	Full and well formed
141	LOMD	Lomandra longifolia 'LM300' P.P. #15420	Dwarf Mat Rush	CONT. ; 6" X 10"	3'	Full
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 10"	3'	Full
443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuff'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in square feet

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

EXISTING VEGETATION TO REMAIN, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

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JIMMY DELOACH PKWY

OVERHEAD POWER LINE, TYP.

CROSSGATE RD.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	REVISIONS	BY	DATE
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PERMIT SET - FOR REVIEW PURPOSES ONLY

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

MATCH LINE - SEE SHEET NO. L1.4

MATCH LINE - SEE SHEET NO. L1.3

BUILDING B

332,450 SF

FF ELEV. 30.0

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	LIM	Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	B & B OR CONT. ; 10 - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
15	MGBB	Magnolia grandiflora 'Bracken's Brown Beauty'	'Bracken's Brown Beauty' Southern Magnolia	B & B OR CONT. ; 6 - 8' HT.	AS SHOWN	Specimen, Full to Ground
58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
278	AZE	Azalea x 'Conlee' PP#10567	Encore Azalea Autumn Amethyst™	CONT. ; 18" X 18"	AS SHOWN	Full to Ground
102	CGD	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. ; 18" X 18"	AS SHOWN	Full
296	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 GAL. ; 24" X 24"	AS SHOWN	Full to ground and well formed
416	ILVN	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	CONT. ; 24" X 24"	AS SHOWN	Full & Vigorous
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. ; 36" X 36"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
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141	LOMD	Lomandra longifolia 'LM300' P.P. #15420	Dwarf Mat Rush	CONT. ; 6" X 10"	3'	Full
98	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 10"	3'	Full
443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuff'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in square feet

EXISTING VEGETATION TO REMAIN, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

MATCH LINE - SEE SHEET NO. L1.1

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NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

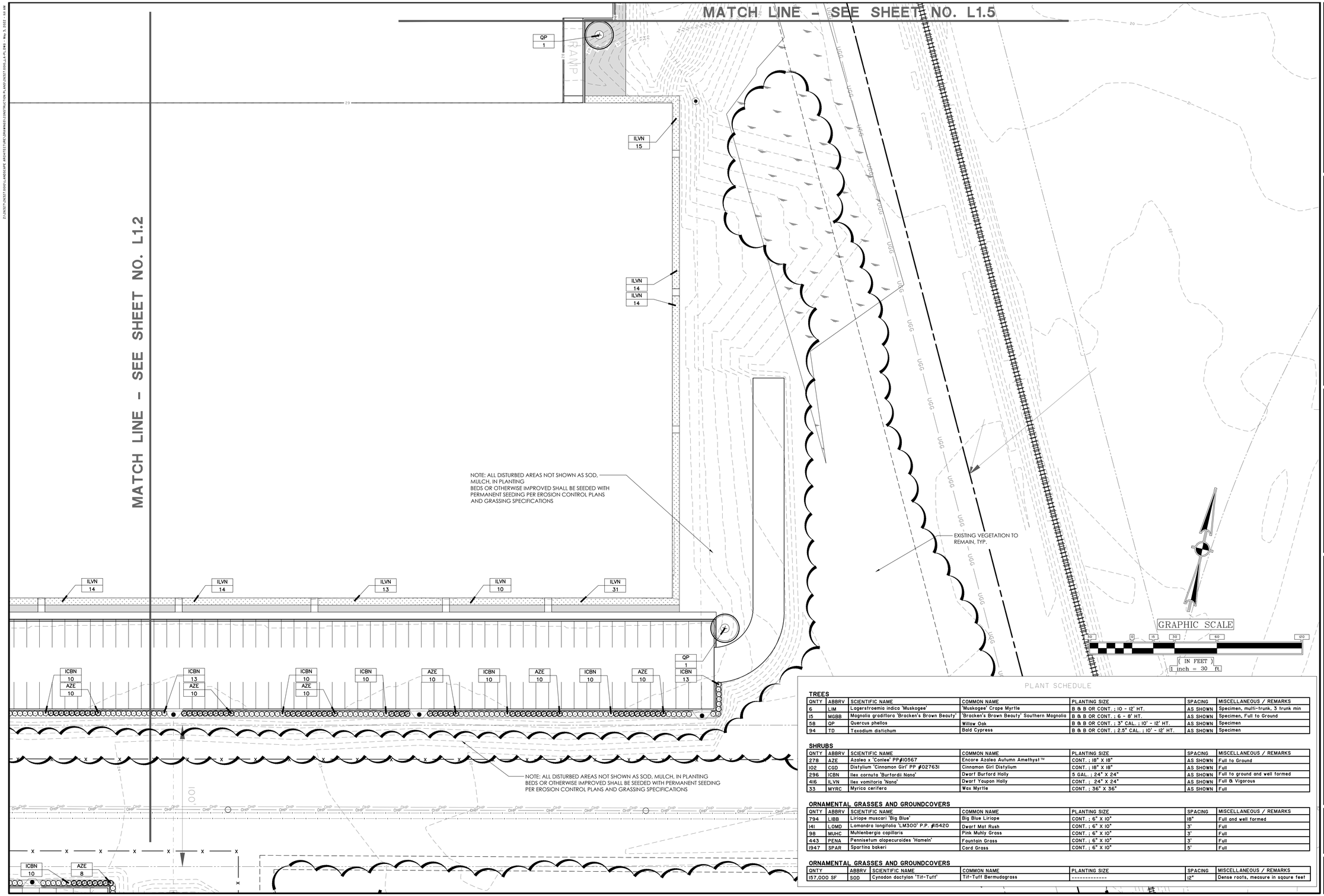
SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.2

PERMIT SET - FOR REVIEW PURPOSES ONLY
Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review.)



PLANT SCHEDULE

TREES

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58	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 3" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen
94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

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ORNAMENTAL GRASSES AND GROUNDCOVERS

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443	PENA	Pennisetum alopecuroides 'Hameln'	Fountain Grass	CONT. ; 6" X 10"	3'	Full
1947	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 10"	5'	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuft'	Tif-Tuff Bermudagrass	----------	12"	Dense roots, measure in sqaure feet

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

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.3

PERMIT SET - FOR REVIEW PURPOSES ONLY
Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review)

PLANT SCHEDULE

TREES

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94	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2.5" CAL. ; 10' - 12' HT.	AS SHOWN	Specimen

SHRUBS

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ORNAMENTAL GRASSES AND GROUNDCOVERS

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ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
157,000 SF	SOD	Cynodon dactylon 'Tif-Tuft'	Tif-Tuft Bermudagrass	----------	12"	Dense roots, measure in square feet

PROPERTY LINE, TYP.

NOTE: ALL DISTURBED AREAS NOT SHOWN AS SOD, MULCH, IN PLANTING BEDS OR OTHERWISE IMPROVED SHALL BE SEEDED WITH PERMANENT SEEDING PER EROSION CONTROL PLANS AND GRASSING SPECIFICATIONS

STORMWATER
DETENTION POND 1
3H:1V SIDESLOPES (TYP. ABOVE ELEV. 19
1H:1V SIDESLOPES FROM ELEV. 10 TO 19))
BOTTOM: 10.0'
NWL: 20.00'
TOP: 24.0'
25-YR: 22.81'
50-YR: 23.48'
100-YR: 23.92'

MATCH LINE - SEE SHEET NO. L1.5

MATCH LINE - SEE SHEET NO. L1.2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

PERMIT SET - FOR REVIEW PURPOSES ONLY

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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

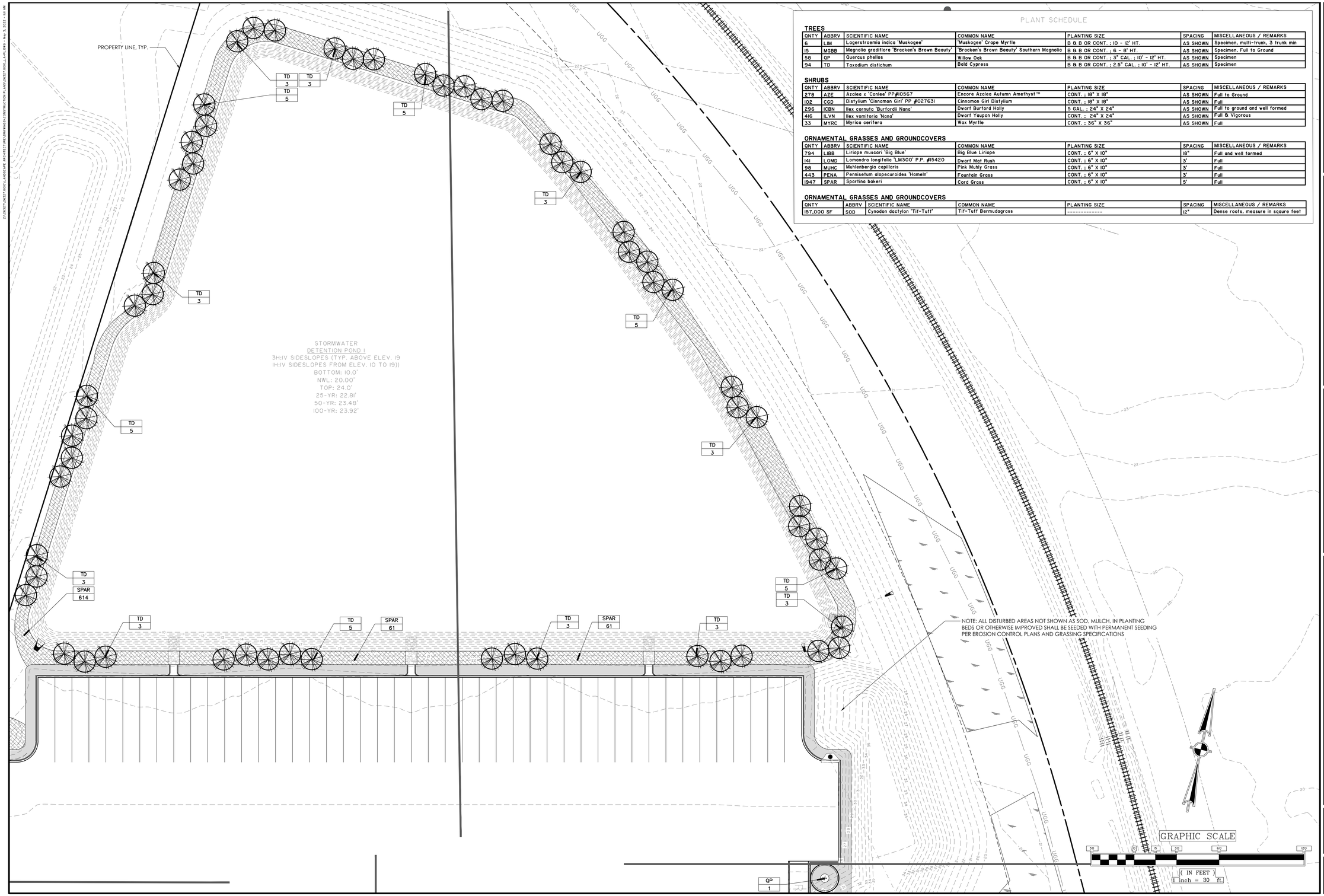
SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.4

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)



PLANT SCHEDULE

TREES

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ORNAMENTAL GRASSES AND GROUNDCOVERS

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ORNAMENTAL GRASSES AND GROUNDCOVERS

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NO.	REVISIONS	BY	DATE
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NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

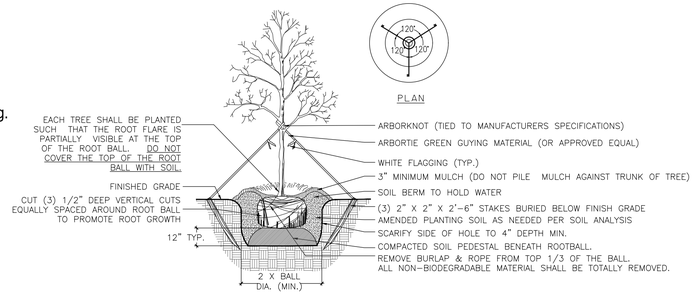
LANDSCAPE PLAN

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 30'

L1.5

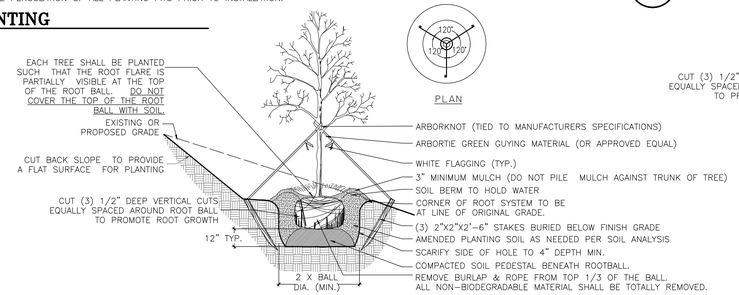
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

Know what's below.
Call before you dig.



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



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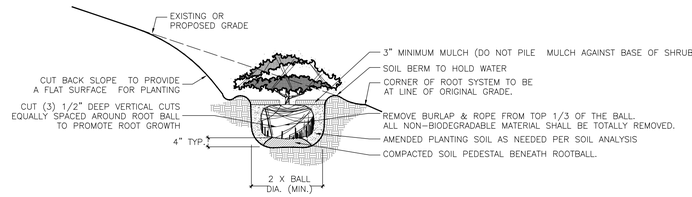
TREE PLANTING ON A SLOPE
NOT TO SCALE



NOTES:
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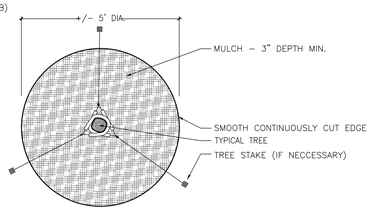
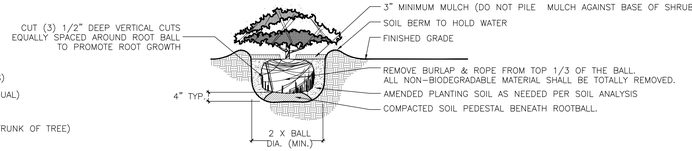
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



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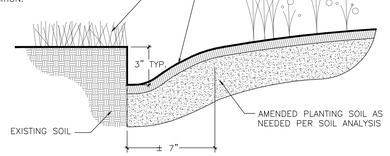
SHRUB PLANTING
NOT TO SCALE



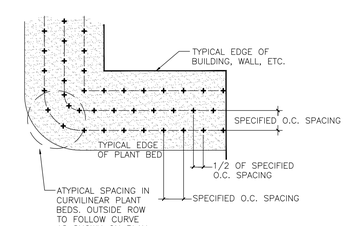
NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE PORT WENTWORTH, GEORGIA APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2"/6.0 oz.
3 Gallon/1.5 oz.	3"/9.0 oz.
5 Gallon/2.0 oz.	4"/12.0 oz.
7 Gallon/3.0 oz.	5"/15.0 oz
10 Gallon/3.0 oz.	6"/18.0 oz
15 Gallon/5.0 oz.	7"/21.0 oz
20 Gallon/7.0 oz.	8"/24.0 oz
Plant Height/Amount	**Box Size/Amount**
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE

NO.	REVISIONS	BY	DATE
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PERMIT SET - FOR REVIEW PURPOSES ONLY

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE DETAILS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NTS

L2.1

Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)

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LANDSCAPING SPECIFICATION

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.

B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.

1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005

2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country in which it is grown unless the specifications include additional details.

3. **Prior to ordering any plant material, representative photos of each species shall be provided for review and acceptance.**

4. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver sod on pallets.

D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Healed-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.

C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.

B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.

1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.

2. Payment for grassing will be made per the grassing specification.

3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL CONTAINING LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION NOT BY SCREENING THE SOIL. TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS. IMPORTED TOPSOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL CRITERIA:

1. SOIL TEXTURE: USDA LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.0.
3. PERCENT ORGANIC MATTER (OM): 2.0-5.0%, BY DRY WEIGHT.
4. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM.
5. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.

B. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THIS SPECIFICATION SECTION SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.

C. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.

D. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.

E. PROVIDE A ONE GALLON SAMPLE FROM EACH IMPORTED TOPSOIL SOURCE(S) WITH REQUIRED SOIL TESTING RESULTS OF ALL EXISTING TOPSOIL TO BE USED. THE SAMPLE SHALL BE A MIXTURE OF THE RANDOM SAMPLES TAKEN AROUND THE SOURCE STOCKPILE OR FIELD.

2.3 SEED

A. See grassing specification.

2.4 SPRIG

A. See grassing specification.

2.5 SOD

A. See grassing specification.

2.6 PLANT MATERIALS

A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.

B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.

B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.

C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.

D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:

1. Suitable for planting as street trees.

2. Free of branches to approximately 50% of height from ground.

3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. Mulch for non bio-retention areas shall be as shown on plans.

B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

A. Contractor shall provide water to the project via the installation of a new irrigation system for the area shown on the plans. For bidding purposes, the contractor shall assume drilling a new well with associated pumps and controls as needed for irrigation.

PART 3 - EXECUTION

3.1 FINE GRADING

A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.

B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.

B. Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.

C. Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.

3.3 SODDING

A. See grassing specification.

3.4 SPRIGGING

A. See grassing specification.

3.5 SEEDING

A. See grassing specification.

3.6 SEED PROTECTION

A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.

B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.

1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.

2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.

3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.

B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.

C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

A. Shall be per existing soils on site with recommended amendments from soils test.

3.14 STAKING OF TALL PLANTS

A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.

B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.

C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.

E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.

F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

4.2 WARRANTY

A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.

B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

NO.	REVISIONS	BY	DATE
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PERMIT SET - FOR REVIEW PURPOSES ONLY

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

NFI INDUSTRIES
PORT WENTWORTH, GEORGIA

SITE DEVELOPMENT FOR BUILDINGS A & B

LANDSCAPE SPECIFICATIONS

JOB NO:	J-26327.0010
DATE:	2/14/22
DRAWN:	MAR
DESIGNED:	MAR
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NO SCALE

L2.2

Site Plan Review Application (Specific) PIN # 7-0035-01-007 Crossgate Road NFI JULY 2022)
Attachment: NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - SITE PLAN 5.2.22 (2683 : Site Plan Revision)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/11/22 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2682)

DOC ID: 2682

Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. This property was rezoned during the October 28, 2021 regular City Council meeting.

Facts and Findings: The developer is proposing to develop a gravel truck / chassis storage yard. The proposed plan includes truck / chassis parking spaces, car parking spaces, a 2,000 square foot administration building and landscape screening along Highway 21. The project will also include associated drainage, and water and sewer utilities. This project is currently under review by City engineers T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 PM.

ATTACHMENTS:

- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (PDF)
- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Timeline (DOCX)
- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (PDF)
- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Arc Exhibits (PDF)

220275

8.C.a

RECEIVED
MAY 24 2022
BY:

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

Site Plan Review Application

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

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

Site Plan Address: 0 Highway 21

PIN #(s): 7-0035-01-010

Zoning: P-I-1 Estimated Cost of Construction: $

Type of Construction: Truck/Chassis Yard

Applicant's Name: Marc Liverman, P.E.

Mailing Address: 7 E. Congress St., Suite 801, Savannah, GA 31401

Phone #: 912-236-3471 Email: marc.liverman@atlcc.net

Owner's Name (If Different form Applicant): Drayton-Parker Companies, LLC

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

Phone #: 912-581-2544 Email: gparker@parkersav.com

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

Applicant's Signature — Date: 5/13/2022

Owner's Signature (If Different form Applicant) — Date: 5/16/22

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (2682 : Site Plan Review Application (Specific)

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

5/13/2022
Date

Updated 4/28/2020

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (2682 : Site Plan Review Application (Specific)

Port Wentworth Truckyard
Property Owners within 250'

Name	PIN #	Property Address	Mailing Address
DRAYTON-PARKER COMPANIES, LLC	70035 01011	0 Highway 21 Port Wentworth, GA 31407	17 W. McDonough Street Savannah, GA 31401
ARTICLE VIII CREDIT SHELTER TRUST ETAL* ATTN RICHARD E LEE	70035 01003	0 Highway 21 Port Wentworth, GA 31407	6232 Highway 21 Port Wentworth, GA 31407
CRESCENT INVESTMENTS INC.	70035 01002	6232 Highway 21 RD Port Wentworth, GA 31407	6232 GA Hwy 21 Port Wentworth, GA 31407
CROSSGATE INDUSTRIAL INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY	70035 01008	1500 Crossgate Rd Port Wentworth, GA 31407	1776 Peachtree St NW Suite 100 Atlanta, GA 30309
MAYOR & ALDERMEN OF SAVANNAH	20912 01001	6183 Highway 21 Savannah, GA 31407	PO Box 1027 Savannah, GA 31412

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (2682 : Site Plan Review Application (Specific)

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00357313 6/09/2022 2:48 PM
OPER: ME TERM: 011
REF#: CK 12237

TRAN: 112.0000 BLDG PERMIT
220275 886.00CR
DRAYTON-PARKER COMPANIES, LLC
7-0035-01-010
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (2682 : Site Plan Review Application (Specific)

Project Timeline

Project Number: 220275

Project Name: Pt Wentworth Truck & Chassis Storage Yard

Applicant / Engineer: Marc Liverman, Atlantic Coast Consulting

Owner: Drayton-Parker Companies, LLC

City Review Engineer: Trent Long, TR Long

- 5/24/2022 – Application received; Complete
- 5/24/2022 – sent email to Marc Liverman, to contact us for a Pre-Application meeting prior to us processing the application.
- 6/8/2022 – sent documents to TR Long for review.

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Timeline (2682 : Site Plan Review Application (Specific) 7-

PORT WENTWORTH TRUCK AND CHASSIS YARD
SPECIFIC DEVELOPMENT PLAN

DRAYTON-PARKER COMPANIES, LLC

CHATHAM COUNTY, GA
MAY 2022

Plan Preparer's Certification Statement

I, _____ (MARC LIVERMAN) AM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA. I CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM MEETS THE REQUIREMENTS OF THE CITY OF PORT WENTWORTH STORMWATER MANAGEMENT ORDINANCE, THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND THE COASTAL STORMWATER SUPPLEMENT.

Owner's Certification Statement

I, Greg Parker (GREG PARKER) CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, LAND DEVELOPMENT AND DRAINAGE WILL BE DONE ACCORDING TO THE APPROVED STORMWATER MANAGEMENT PLAN.

Project Description:

Development of a truck and chassis storage yard.

ACRES TOTAL: 4.26
ACRES DISTURBED: 3.94

ENGINEER:
ATLANTIC COAST CONSULTING, INC.
MARC LIVERMAN, P.E.
770-594-5998
www.atlcc.net

Property Owner:

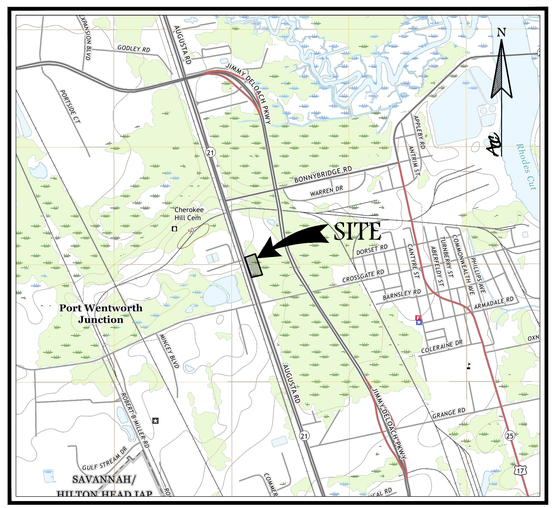
DRAYTON-PARKER COMPANIES, LLC

RESPONSIBLE OFFICIAL:
GREG PARKER
(912) 581-2544

FACILITY LOCATION:
LAT: 32.149740
LONG: -81.178586

Index of Drawings:

	COVER
C-001	GENERAL NOTES AND LEGEND
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-201	PAVING, GRADING, AND DRAINAGE PLAN
C-301	SITE AND UTILITY PLAN
C-501	EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN-PHASE I
C-502	EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN-PHASE II
C-503	EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN-PHASE III
C-601	EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES
C-602	EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES & DETAILS
C-603	EROSION, SEDIMENTATION AND POLLUTION CONTROL DETAILS
C-604	NPDES NOTES
C-605	NPDES SAMPLING & INSPECTION NOTES
C-701	CONSTRUCTION DETAILS
C-702	CONSTRUCTION DETAILS
C-703	CONSTRUCTION DETAILS
C-704	CONSTRUCTION DETAILS
LS-101	LANDSCAPE PLAN
LS-201	LANDSCAPE DETAILS
S1.0	STRUCTURAL NOTES
S1.1	WALL FOUNDATION PLAN



Vicinity Map
Scale: 1"=2000'
Source:
United States Geological Survey
Quad: PORT WENTWORTH, GA
Dated: 2020

ATLANTIC COAST CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 030270 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

PROJECT NUMBER:
I061-102
MAY 2022

COVER

P:\Industrial\061-1083 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-CIVIL\061_02_COVER.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

GENERAL NOTES:

A. PROPERTY ADDRESS:
0 HIGHWY 21. LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF GA-21 (AUGUSTA ROAD) AND CROSSGATE ROAD, NORTH OF PARKER'S KITCHEN
B. ZONING DISTRICT: P-I-1
C. F.I.R.M. PANEL NO.: 13051C0045G
D. P.I.N.: 7-0035-01-0-10
E. PARKING SPACE REQUIREMENTS:
PER CITY OF PORT WENTWORTH CODE OF ORDINANCES APPENDIX B, ARTICLE IV, SECTION 4.10 (12) c:
- 1 SPACE FOR EACH 400 SQUARE FEET OF LEASABLE AREA OF ENCLOSED SALES, SHOP, OR GARAGE AREA, PLUS 1 SPACE FOR EACH EMPLOYEE ON THE MAXIMUM WORK SHIFT. 2,000 SF ACCESSORY BUILDING = 5 SPACES

PER SECTION 4.10.1:
- 1-400 PARKING SPACES ARE REQUIRED TO PROVIDE 1 DESIGNATED HANDICAP AND DISABLED (ACCESSIBLE) SPACES OR 2% OF THE TOTAL SPACES PROVIDED, WHICHEVER IS GREATER.

LOADING SPACE REQUIREMENTS:
PER CITY OF PORT WENTWORTH CODE OF ORDINANCES APPENDIX B ARTICLE IV SECTION 4.11 TABLE INSET (1):
- INDUSTRIAL AND WHOLESALE OPERATIONS WITH GROSS FLOOR AREA LESS THAN 10,000 SF DO NOT REQUIRE OFF-STREET LOADING SPACES

F. SETBACK REQUIREMENTS:
PER CITY OF PORT WENTWORTH CODE OF ORDINANCES APPENDIX B SECTION 5.2:
- SETBACK FROM STATE HIGHWAY – 30' REQUIRED

PROJECT CLOSE-OUT:

A. THE CITY ADMINISTRATOR OR APPROVED REPRESENTATIVE WILL ONLY GIVE SERVICE AUTHORIZATION AFTER VERIFICATION OF RECORD DRAWING STANDARDS. ALL ELECTRONIC FILES WILL BE REVIEWED FOR ADHERENCE TO POLICIES BEFORE SERVICE AUTHORIZATION WILL BE GIVEN.
B. A PRELIMINARY PROJECT CLOSEOUT SUBMITTAL SHALL INCLUDE THE FOLLOWING DELIVERABLES:
- ONE (1) COPY OF BOND DRAWINGS PRINTED ON 36"X24" SHEETS, CLEARLY AND LEGIBLY DRAWN TO A SCALE NO GREATER THAN 1"=10'-0 AND NO LESS THAN 1"=50'-0".
- ONE (1) DIGITAL AUTOCAD (RELEASE 14 OR HIGHER) FILE IN *.DWG OR *.DXF FORMAT ON CD. THIS FILE MAY BE COMPRESSED USING THE *.ZIP FORMAT. THIS ELECTRONIC DRAWING FILE MUST MATCH THE HARD COPIES SUBMITTED AS RECORD DRAWING.

C. A FINAL PROJECT CLOSEOUT SUBMITTAL SHALL BE SUBMITTED AFTER A COMPLETED AND APPROVED PRELIMINARY CONSTRUCTION INSPECTION AND SHOULD INCLUDE THE FOLLOWING DELIVERABLES:
- ONE (1) SET OF 4 MIL. (MINIMUM) MYLAR DRAWINGS (DARK UNCLEAR MYLAR WILL NOT BE ACCEPTED) PRINTED ON 36"X24" SHEETS, CLEARLY AND LEGIBLY DRAWN TO A SCALE NO GREATER HAN 1"=10'-0" AND NO LESS THAN 1"=50'0".
- ONE (1) DIGITAL AUTOCAD (RELEASE 14 OR HIGHER) FILE IN *.DWG OR *.DXF FORMAT ON CD. THIS FILE MAY BE COMPRESSED USING THE *.ZIP FORMAT. THIS ELECTRONIC DRAWING FILE MUST MATCH THE HARD COPIES SUBMITTED AS RECORD DRAWINGS.

D. ALL PROJECT CLOSEOUT SUBMITTAL PACKAGES SHALL BE DELIVERED TO THE CITY ADMINISTRATOR. MAIL DELIVERABLES TO 305 SOUTH COASTAL HIGHWAY, PORT WENTWORTH, GA 31407.
E. IN ADDITION TO THE DESIGN PACKAGE REQUIREMENTS THE FOLLOWING REQUIREMENTS (IF APPLICABLE) SHALL BE INCLUDED ON ALL RECORD DRAWINGS:
- PROJECT NAME, INCLUDING REFERENCE TO ANY AND ALL PREVIOUS NAMES OF THE PROJECT SUBMITTED TO THE CITY AND APPROPRIATE PHASE NUMBER SHALL BE INCLUDED ON ALL SHEETS AND ELECTRONIC SUBMITTAL.
- THE "RECORD DATE" SHALL BE INCLUDED ON ALL SHEETS, BOTH HARD COPY AND ELECTRONIC.
- ALL ELECTRONIC AS-BUILT DRAWINGS BEING SUBMITTED SHALL REFERENCE THE GEORGIA STATE PLANE COORDINATE SYSTEM (GSPCS), EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). FEATURES IN DRAWING FILES THAT ARE STORED IN DRAWING UNITS MUST BE TRANSLATED TO REPRESENT REAL WORLD LOCATIONS AS REFERENCED BY THE GSPCS. **REQUIRED ARE SPOT ELEVATIONS ON FORCE MAIN MANHOLE STRUCTURE INCLUDING VALVES, WATERLINE MANHOLE STRUCTURES INCLUDING VALVES, SANITARY SEWER ELEVATIONS OF MANHOLE TOPS AND INVERTS, PUMP STATION TOP AND INVERT AND ALL STORM STRUCTURE INVERTS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).** ALL MEASUREMENTS AND COORDINATES SHOWN SHALL USE THE U.S. SURVEY FOOT DEFINITION. AS-BUILT SURVEYS SHALL BE COLLECTED BY MEANS OF A CONVENTIONAL SURVEY OR GPS TECHNOLOGY. A TEXT FILE TITLED "METADATA.TXT" SHALL BE INCLUDED WITH THE ELECTRONIC FILE SUBMISSION STATING THE METHODS EMPLOYED TO GAIN GEODETIC CONTROL.
- ONSITE TEMPORARY BENCHMARKS (TBM SET WHEN CONTROL IS BROUGHT IN TO PROJECT AND USED TO CONTROL THE AS-BUILT SURVEY OF THE PROJECT), VERTICAL AND HORIZONTAL, SHALL BE SHOWN.
- CITY ASSIGNED PROJECT NUMBER DENOTED ON PAPER AND DIGITAL SUBMISSION.
- STREET NAMES AND PARCEL IDENTIFICATION NUMBERS SHALL BE INCLUDED ON ALL SHEETS.
- CENTERLINE AND EDGE OF PAVEMENT OF ROADS AND STREETS, INTERNAL AND CONTIGUOUS TO PROJECT INCLUDING CONNECTIONS TO NEARBY MAJOR THOROUGHFARES.
- PAVED AND CONCRETE AREAS IN VICINITY OF THE PUBLIC UTILITIES BEING DEDICATED TO THE CITY.
- RETENTION\DETENTION PONDS.
- PHASED PROJECTS SHALL INCLUDE AS-BUILT INFORMATION ON ALL PRIOR PHASES. PREVIOUS PHASES SHALL BE IDENTIFIED AND DISPLAYED GRAPHICALLY TO DISTINGUISH THE EXISTING FEATURES FROM THE PROPOSED PHASE. LOT NUMBERS THROUGHOUT ALL PHASES TO RUN CONSECUTIVELY AND NOT REPEATED ON LATER PHASES. NAMING CONVENTION SHALL REMAIN CONSISTENT THROUGHOUT PHASES.
- INDICATE ALL PUBLIC UTILITY PIPELINE CROSSINGS WITH OTHER UTILITIES. INCLUDE VERTICAL AND HORIZONTAL SEPARATION DISTANCES, DEPTH OF COVER, AND PIPE MATERIALS.
- ADJACENT DRY UTILITIES (ELECTRIC, GAS, TELEPHONE, ETC. IF AVAILABLE).
- PROVIDE VERTICAL ELEVATION ON TOP OF FORCE MAIN CONNECTION TO MANHOLE OR FORCE MAIN MANIFOLD.
- COMPLETE PLAN VIEW OF THE PUMP STATION SHALL BE SHOWN IN DETAIL AND DRAWN TO SCALE, WITH THE LAYOUT REPRESENTING THE ACTUAL AS-BUILT CONDITION OF ALL ENTITIES. PROVIDE ELEVATIONS FOR THE FOLLOWING POINTS: INFLUENT LINE INVERT, BOTTOM OF WET WELL, TOP OF SLAB, PUMP OFF LEVEL, PUMP ON LEVEL, LEAD/LAG LEVELS, BOTH PUMPS ON LEVEL, AND HIGH WATER ALARM LEVEL. THE PUMP STATION DETAIL SHALL INCLUDE ALL CONDUIT LAYOUTS.
- ALL EXISTING AND NEW PUMP STATIONS SHALL BE LABELED ON ALL SHEETS.
- ALL PUBLIC UTILITIES BEING DEDICATED SHALL BE REFERENCED TO PERMANENT VISIBLE STRUCTURES, INCLUDING ROAD CENTERLINES, EDGES OF PAVEMENT, BUILDINGS, MANHOLES, CATCH BASINS, AND POWER POLES. RIGHTS-OF-WAY/PROPERTY LINE BOUNDARIES MAY BE USED IN THE ABSENCE OF THE OTHER REFERENCES NOTED. TIE DOWN LOCATIONS OF ALL VALVES, FIRE HYDRANTS, MANHOLES TO BUILDINGS, RIGHT-OF-WAY MARKERS, OR OTHER PERMANENT STRUCTURES ARE REQUIRED.
- A "BLOW-UP" IS REQUIRED OF ALL VALVE CLUSTERS AND OTHER AREAS OF CONGESTION IF NOT CLEARLY SHOWN OTHERWISE.
- TIE-DOWN LOCATIONS OF PUBLIC UTILITY SERVICE TERMINATION POINTS TO PERMANENT STRUCTURES SUCH AS BUILDINGS, MANHOLES, FIRE HYDRANTS, AND EDGE OF PAVEMENT. PROPERTY CORNERS MAY BE USED IN THE ABSENCE OF OTHER REFERENCE POINTS WHEN VISIBLE PERMANENT STRUCTURES ARE NOT NEARBY. TWO REFERENCES PER SERVICE ARE REQUIRED.
- THE PROPOSED UTILITY PIPING SHALL BE LABELED WITH THE SIZE, TYPE, LINEAR FOOT AND CLASS OF PIPE. ALL UTILITIES BEING DEDICATED SHALL BE STATIONED. THE GRAVITY SEWER PIPE SHALL BE LABELED WITH DISTANCES GIVEN FROM MANHOLE TO MANHOLE. WATER MAINS AND REUSE WATER MAINS SHALL BE LABELED WITH DISTANCES FROM VALVE OR TEE TO VALVE OR TEE.
- UTILITY PROFILE SHEETS SHALL INDICATE INLET/OUTLET INVERT ELEVATIONS, MANHOLE CASTING ELEVATION, GRADE, LENGTH, AND TYPE OF PIPE. VERTICAL ELEVATIONS OF AREAS WHERE MAJOR SYSTEM APPURTENANCES (I.E. PUMP STATIONS, MANHOLES, MAIN VALVE CLUSTERS, ETC.) ARE PROPOSED SHALL BE INDICATED.
- ELECTRONIC SUBMISSIONS CONTAINING MULTIPLE SHEETS FOR ONE LINEAR PROJECT SHALL HAVE THE ENTIRE CURRENT PHASE OF THE PROJECT DRAWN IN ONE MODEL VIEW, NOT BROKEN INTO SEPARATE DRAWINGS FOR EACH SHEET.
- ALL DIMENSIONS SHALL BE TO THE NEAREST ONE HUNDREDTH (0.01) OF A FOOT IN THE VERTICAL PLANE AND THE NEAREST TWO TENTHS (0.2) OF A FOOT IN THE HORIZONTAL PLANE, WITH ANGLES TO THE NEAREST MINUTE. DIMENSIONS TO BE DRAWN ON APPROPRIATELY NAMED LAYERS

EASEMENTS, DEEDS AND PLATS
- REFERENCE THE CITY'S SUBDIVISION REGULATIONS FOR ADDITIONAL REQUIREMENTS.
- SHOW ALL EASEMENTS TO BE CONVEYED AND SURVEYED BOUNDARIES OF ANY PROPERTY TO BE DEEDED TO THE CITY.
- THE LOCATION OF PUBLIC UTILITIES SHOULD BE SHOWN WITHIN PRIVATE PROPERTY THROUGH WHICH AN EASEMENT WILL BE GRANTED. A SURVEYOR WILL ESTABLISH METES AND BOUNDS OF SUCH EASEMENTS.
- PUBLIC UTILITIES LOCATED WITHIN PUBLIC RIGHTS-OR-WAY SHALL BE REFERENCED TO PERMANENT VISIBLE STRUCTURES SUCH AS CENTERLINE OR EDGE OF PAVEMENT, MANHOLES, CATCH BASINS, AND POWER POLES.
- A LIGHTING PLAN SHALL BE PROVIDED BY DEVELOPER/ENGINEER AS APPROVED BY GA POWER PER THE CITY'S SUBDIVISION REGULATIONS.
- A COPY OF APPROVED PERMITS FROM THE FOLLOWING ORGANIZATIONS IF APPLICABLE: (THE CITY WILL NOT APPROVE RECORD DRAWINGS UNTIL NOTIFICATION OF THESE APPROVALS.)
  - GA EPD
  - SEPCO/GA POWER REFERENCE THE CITY'S SUBDIVISION REGULATIONS
  - ATLANTA GAS
  - ANY FIBER OPTIC/COMMUNICATIONS
  - WETLAND OR CREEK CROSSING
  - RAILROAD
  - NRCS

F. SURVEYOR'S CERTIFICATION: (TO BE INCLUDED ON THE RECORD DRAWINGS)
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN GEORGIA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. I ALSO STATE THAT THE SURVEY SHOWN IS BASED IN GEORGIA STATE PLANE COORDINATE SYSTEM (GSPCS), EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). INTERNATIONAL FEET, COORDINATE SYSTEM AND ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SURVEYOR'S NAME (PRINTED) _____
SURVEYOR'S SIGNATURE _____
GA RLS NUMBER _____
DATE _____
SEAL:

G. ENGINEER'S CERTIFICATION: (TO BE INCLUDED ON THE RECORD DRAWINGS)
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION PROVIDED BY OUR PERIODIC OBSERVATIONS. THE HORIZONTAL POSITION OF ALL OBJECTS IS CORRECTLY LOCATED BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (GSPCS), EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). INTERNATIONAL FEET, COORDINATE SYSTEM AND ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS VERIFIED BY THE AS-BUILT SURVEY. ATLANTIC COAST CONSULTING HAS REVIEWED THIS INFORMATION AND TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF, THESE RECORD DRAWINGS REPRESENT THE APPROVED SITE DEVELOPMENT PLANS

ENGINEER'S NAME (PRINTED) _____
ENGINEER'S SIGNATURE _____
GA PE NUMBER _____
DATE _____
SEAL:

TRAFFIC NOTES:

A. LOADING, UNLOADING AND STAGING OF CONSTRUCTION EQUIPMENT AND MATERIAL SHALL NOT BE ALLOWED IN THE CITY OF PORT WENTWORTH OR GEORGIA DOT RIGHT-OF-WAY.

CONSTRUCTION NOTES:

A. FOR CITY WATER AND SANITARY SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
B. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF PORT WENTWORTH AND CHATHAM COUNTY CODES AND ORDINANCES AS WELL AS STATE AND FEDERAL REQUIREMENTS.
C. DIMENSIONS AND RADII ARE MEASURED FROM FACE OF CURB UNLESS NOTED OTHERWISE.
D. CONTRACTOR SHALL MATCH EXISTING PAVEMENT SLAB AND CURB ELEVATIONS AT EDGE OF NEW CONSTRUCTION.
E. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS SHOWN ON SHEET C-501 PRIOR TO LAND DISTURBING ACTIVITIES.
F. THE DRAWINGS INDICATE UTILITIES OR OBSTRUCTIONS THAT ARE KNOWN TO EXIST ACCORDING TO THE BEST INFORMATION OF THE OWNER. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE UTILITIES PROTECTION CENTER (800-282-7411) OR (811) AS REQUIRED BY GEORGIA LAW AND ALL UTILITIES, AGENCIES OR DEPARTMENTS THAT OWN/OR OPERATE UTILITIES IN THE VICINITY OF THE CONSTRUCTION WORK SITE, AT LEAST 72 HOURS (THREE BUSINESS DAYS) PRIOR TO CONSTRUCTION, TO VERIFY THE LOCATIONS OF EXISTING UTILITIES.
G. CONTRACTOR SHALL FIELD VERIFY LOCATION OF FENCES, CURB INLETS, STREET LIGHTS, BUILDINGS, AND UNDERGROUND UTILITIES AND ALL OTHER INFORMATION SHOWN PRIOR TO CONSTRUCTION.

SURVEY NOTES:

A. BOUNDARY AND TOPOGRAPHIC SURVEY OF SITE PROVIDED BY EMC ENGINEERING SERVICES SURVEY DATED: MAY 5, 2020.
B. NORTHING AND EASTING COORDINATE INFORMATION SHOWN ON ALL SHEETS ARE BASED UPON STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83. VERTICAL DATUM BASED ON NAVD 88.

LEGEND

EXISTING	NEW	DESCRIPTION
		PROPERTY LINE
		BUILDING SETBACK
		LIMITS OF CONSTRUCTION/DISTURBANCE
		TREE LINE
10	10	PROMINENT CONTOUR
2	2	INTERMEDIATE CONTOUR
SD	SD	STORM DRAIN
W	W	WATER LINE
SS	SS	SANITARY SEWER
E	E	UNDERGROUND POWER
G	G	UNDERGROUND GAS LINE
TV	TV	UNDERGROUND TELEPHONE LINE
OHP	OHP	OVERHEAD POWER LINE
x	x	FENCE LINE
		UTILITY EASEMENT
		GRAVEL PAVEMENT
		AGL EASEMENT
		BENCHMARK
		FIRE HYDRANT
		POWER POLE
		LIGHT POLE
WM	WM	WATER METER
	SJ/CJ	SAW JOINT/CONSTRUCTION JOINT
		CROSS SECTION
		STREAM/ EDGE OF POND
		DEMOLITION
+ 419.2	+ 419.2	SPOT ELEVATION
	XX	SILT FENCE
		SOIL SERIES DELINEATION
Oj		SOIL SERIES

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Knoxville, TN

GEORGIA REGISTERED No. 06930 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS
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Drawn by:	Checked by:	QC by:

PROJECT NUMBER:
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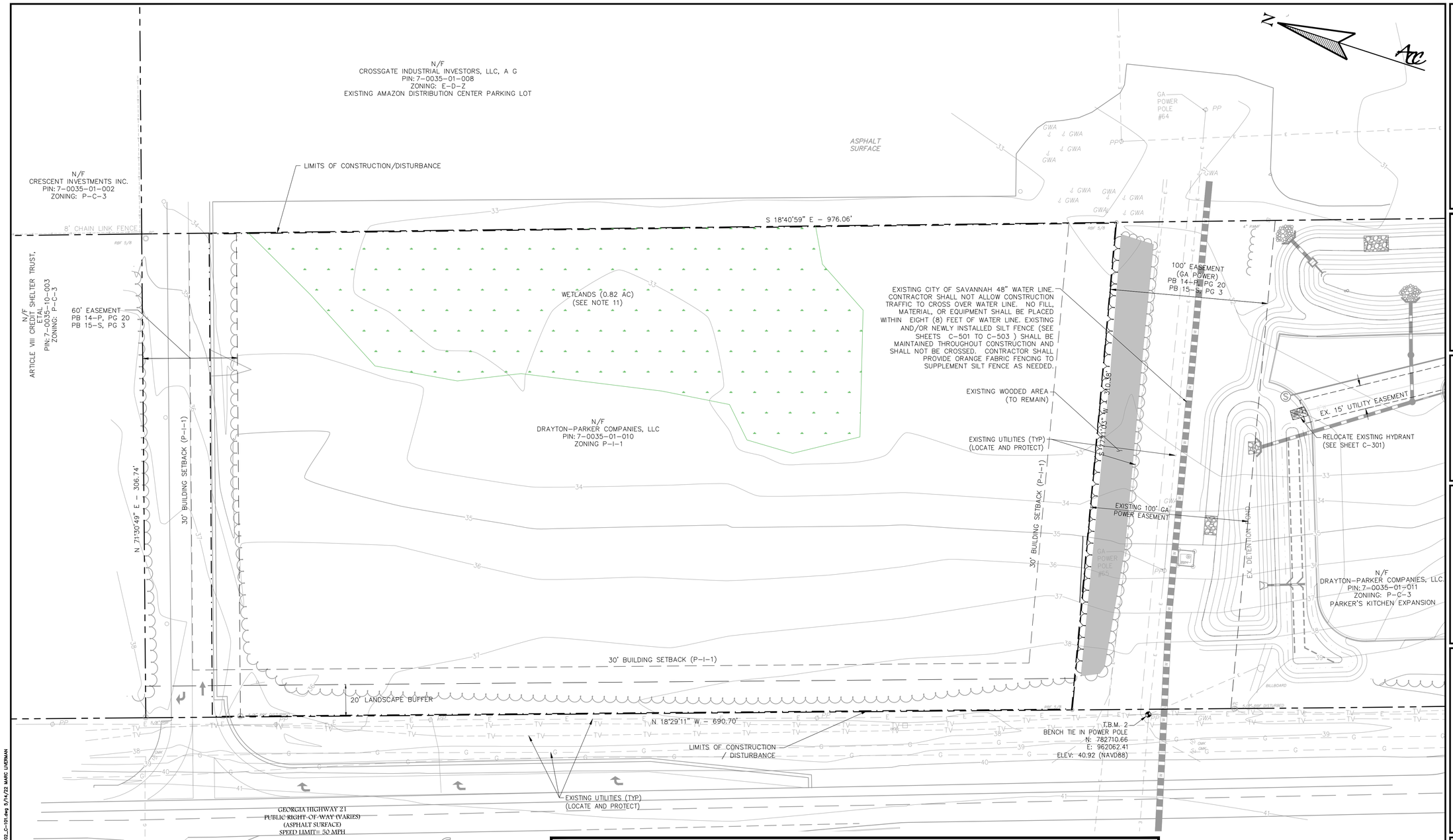
GENERAL NOTES AND LEGEND

C-001

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

P:\Valuation\081-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\081_102_C-001.dwg 5/14/22 MARC LIVERMAN



NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY DERIVED FROM SURVEY PROVIDED BY EMC ENGINEERING SERVICES, INC. OF STATESBORO, GA DATED 05/05/2020.
2. TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FOR THE ADJACENT PARKERS KITCHEN EXPANSION DERIVED FOR DESIGN DRAWINGS BY BUCKLEY DESIGN GROUP, LLC. OF DULUTH, GA DATED JUNE 02, 2021.
3. ALL EXISTING UTILITIES TO REMAIN SHALL BE LOCATED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL MISCELLANEOUS ITEMS WITHIN THE LIMITS OF CONSTRUCTION THAT MAY INTERFERE WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH OWNER. THESE INCLUDE, BUT ARE NOT LIMITED TO, SHRUBBERY, TREES, BURIED DEBRIS AND MISCELLANEOUS UTILITIES.
5. PROJECT SITE MAY CONTAIN UTILITIES THAT WERE UNKNOWN OR UNIDENTIFIABLE DURING THE FIELD SURVEY. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING METHODS WHEN UNKNOWN OR UNIDENTIFIED UTILITIES ARE DISCOVERED:
   - 5.1. IDENTIFY UTILITY OWNER AND ESTABLISH IF UTILITY PROVIDES SERVICE TO ADJACENT PROPERTY OWNERS.
   - 5.2. PROTECT ALL UTILITIES THAT PROVIDE SERVICE TO ADJACENT PROPERTY OWNERS.
   - 5.3. ALL UTILITIES AND ASSOCIATED APPURTENANCES THAT ARE NO LONGER IN SERVICE SHALL BE REMOVED TO THE EXTENT POSSIBLE EXCEPT FOR THOSE LOCATED WITHIN THE CRITICAL ROOT ZONE(S) OF EXISTING TREES TO REMAIN. THE UTILITIES THAT CANNOT BE REMOVED WITHOUT DAMAGE TO EXISTING TREE TO REMAIN SHALL BE FILLED WITH FLOWABLE FILL, CAPPED, AND ABANDONED IN-PLACE.
6. CONTRACTOR SHALL FIELD LOCATE AND PROTECT EXISTING UTILITIES USING GROUND PENETRATING RADAR (E.G., WATERMAINS, SANITARY SEWER, FIBER OPTIC CABLES, ELECTRIC SERVICE, TELECOM, CABLES AND GAS MAINS). CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL FIELD LOCATE DEPTH OF EXISTING UTILITIES BY POTHOLING AND/OR PROBING.
8. UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON FIELD DATA PROVIDED BY EMC ENGINEERING SERVICES, INC DATED 05/05/2020.
9. CONTRACTOR SHALL TAKE CARE WHEN REMOVING ROOT SYSTEMS THAT MAY INTERFERE WITH EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH OWNER PRIOR TO BEGINNING WORK.
11. WETLAND SHOWN ARE NON-JURISDICTIONAL AND WILL BE IMPACTED IN ACCORDANCE WITH USACOE PERMIT SAS-2020-00353 ISSUED ON AUGUST 4, 2020.

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GEORGIA REGISTERED No. 030078 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

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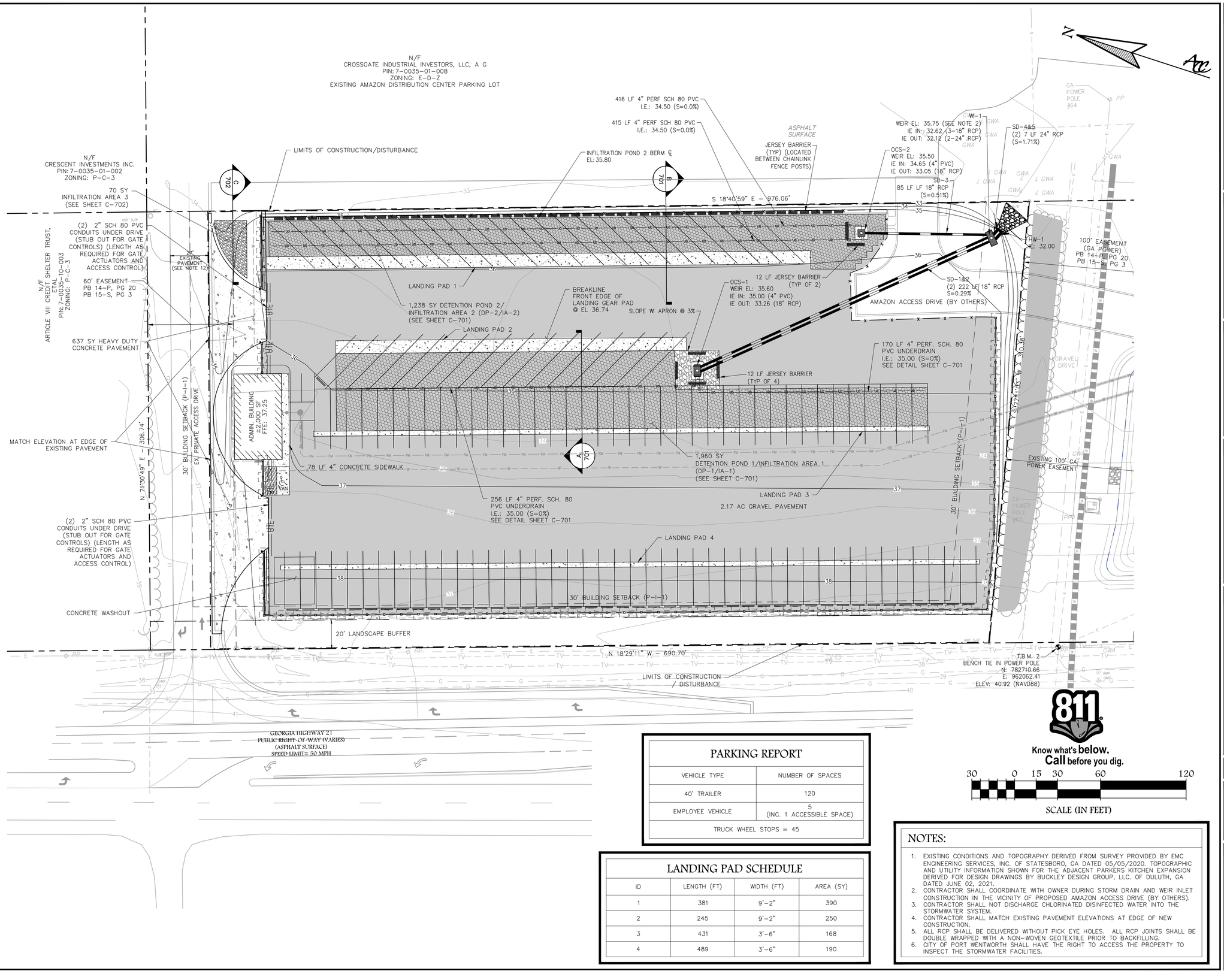
PROJECT NUMBER:
I061-102
MAY 2022

EXISTING CONDITIONS AND DEMOLITION PLAN

C-101

P:\Industrial\I061-1863 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\I061_102_C-101.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



PARKING REPORT

VEHICLE TYPE	NUMBER OF SPACES
40' TRAILER	120
EMPLOYEE VEHICLE	5 (INC. 1 ACCESSIBLE SPACE)
TRUCK WHEEL STOPS = 45	

LANDING PAD SCHEDULE

ID	LENGTH (FT)	WIDTH (FT)	AREA (SY)
1	381	9'-2"	390
2	245	9'-2"	250
3	431	3'-6"	168
4	489	3'-6"	190

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SCALE (IN FEET)

NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY DERIVED FROM SURVEY PROVIDED BY EMC ENGINEERING SERVICES, INC. OF STATESBORO, GA DATED 05/05/2020. TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FOR THE ADJACENT PARKERS KITCHEN EXPANSION DERIVED FOR DESIGN DRAWINGS BY BUCKLEY DESIGN GROUP, LLC. OF DULUTH, GA DATED JUNE 02, 2021.
2. CONTRACTOR SHALL COORDINATE WITH OWNER DURING STORM DRAIN AND WEIR INLET CONSTRUCTION IN THE VICINITY OF PROPOSED AMAZON ACCESS DRIVE (BY OTHERS).
3. CONTRACTOR SHALL NOT DISCHARGE CHLORINATED DISINFECTED WATER INTO THE STORMWATER SYSTEM.
4. CONTRACTOR SHALL MATCH EXISTING PAVEMENT ELEVATIONS AT EDGE OF NEW CONSTRUCTION.
5. ALL RCP SHALL BE DELIVERED WITHOUT PICK EYE HOLES. ALL RCP JOINTS SHALL BE DOUBLE WRAPPED WITH A NON-WOVEN GEOTEXTILE PRIOR TO BACKFILLING.
6. CITY OF PORT WENTWORTH SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY TO INSPECT THE STORMWATER FACILITIES.

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06930
LEVEL II CERTIFICATION

PROJECT:

PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

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PROJECT NUMBER:

1061-102

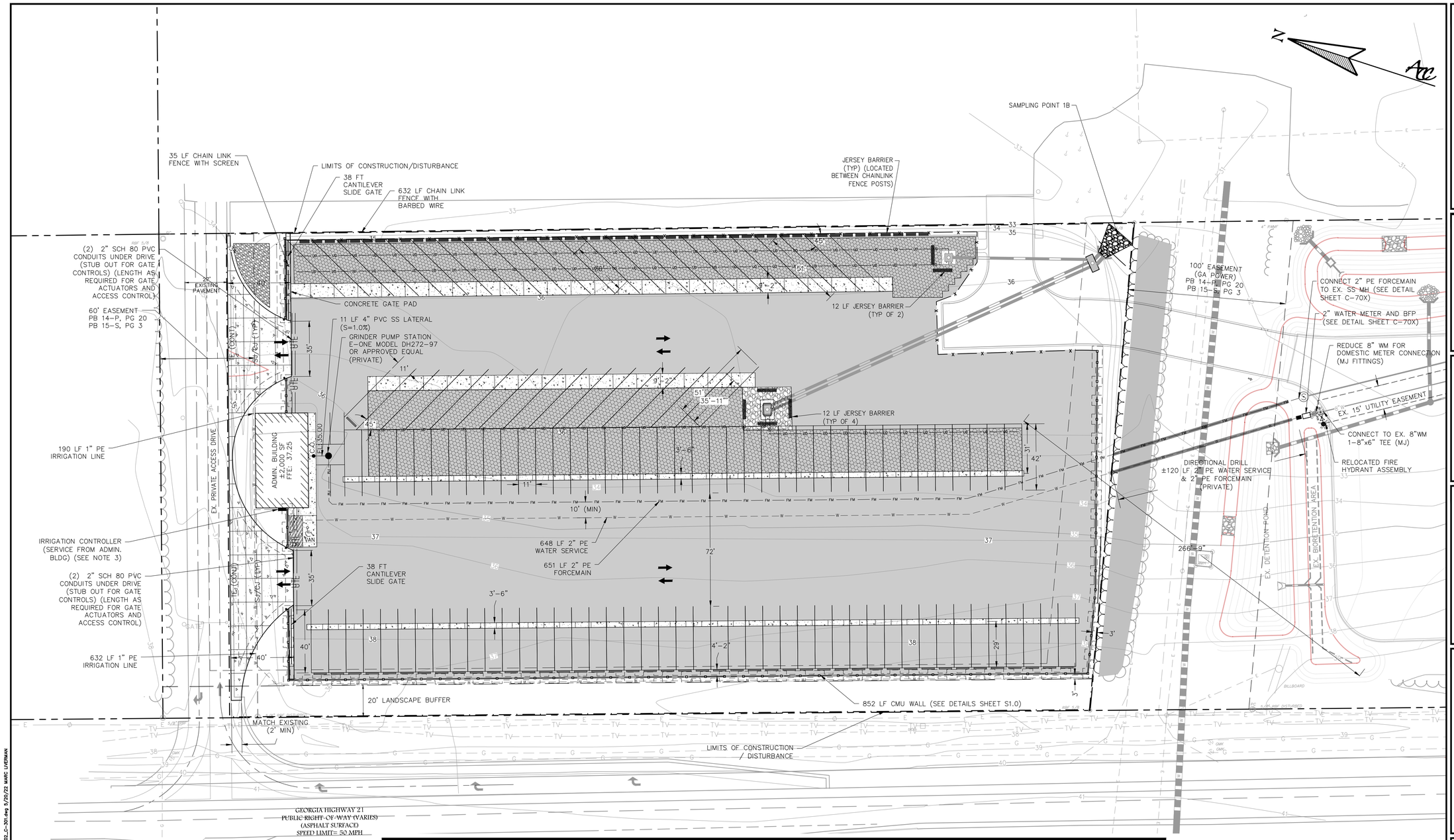
MAY 2022

PAVING, GRADING, AND DRAINAGE PLAN

C-201

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

P:\Industrial\061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\2-GWSA\061_102_C-201.dwg 5/20/22 MARC LIVERMAN



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3. CONTRACTOR SHALL MAINTAIN MINIMUM 3' OF COVER OVER WATER SERVICE LINES.
4. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM CITY OF PORT WENTWORTH'S PUBLIC WORKS WATER AND SEWER DEPARTMENT.
5. ALL MATERIALS USED AND COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
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 APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
8. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
9. FLUSH THE NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. SPECIFY MINIMUM FLUSH TIME AND VELOCITY (2.5 FEET PER SECOND) WHICH ARE NECESSARY TO PURGE THE LINE OF ANY FOREIGN MATERIAL.
10. CONTRACTOR SHALL COORDINATE ALL WATERMAIN CONNECTIONS AND CONSTRUCTION WITH THE CITY OF PORT WENTWORTH'S PUBLIC WORKS DEPARTMENT.
11. THIS PROJECT DOES NOT INCLUDE A FIRE PROTECTION SYSTEM.
12. THIS PROJECT WILL NOT DISCHARGE INDUSTRIAL WASTEWATER INTO THE CITY'S SANITARY SEWER SYSTEM.
13. LANDSCAPING IRRIGATION WATER WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLAN ON SHEET LS-101.
14. ALL ABANDONED WATER AND SANITARY SEWER LINES NOT IN USE SHALL BE FILLED WITH FLOWABLE FILL AND CAPPED AT THE MAIN BY THE CONTRACTOR.
15. MAINTAIN MINIMUM SEPARATION BETWEEN WATER LINES AND SEWER LINES/FORCE MAINS PER DETAIL ON SHEET C-705.
16. CONTRACTOR SHALL COORDINATE SS LATERAL AND WATER SERVICE LOCATIONS WITH ARCHITECTURAL AND MEP PLANS BY OTHERS.

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GEORGIA REGISTERED No. 030078 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

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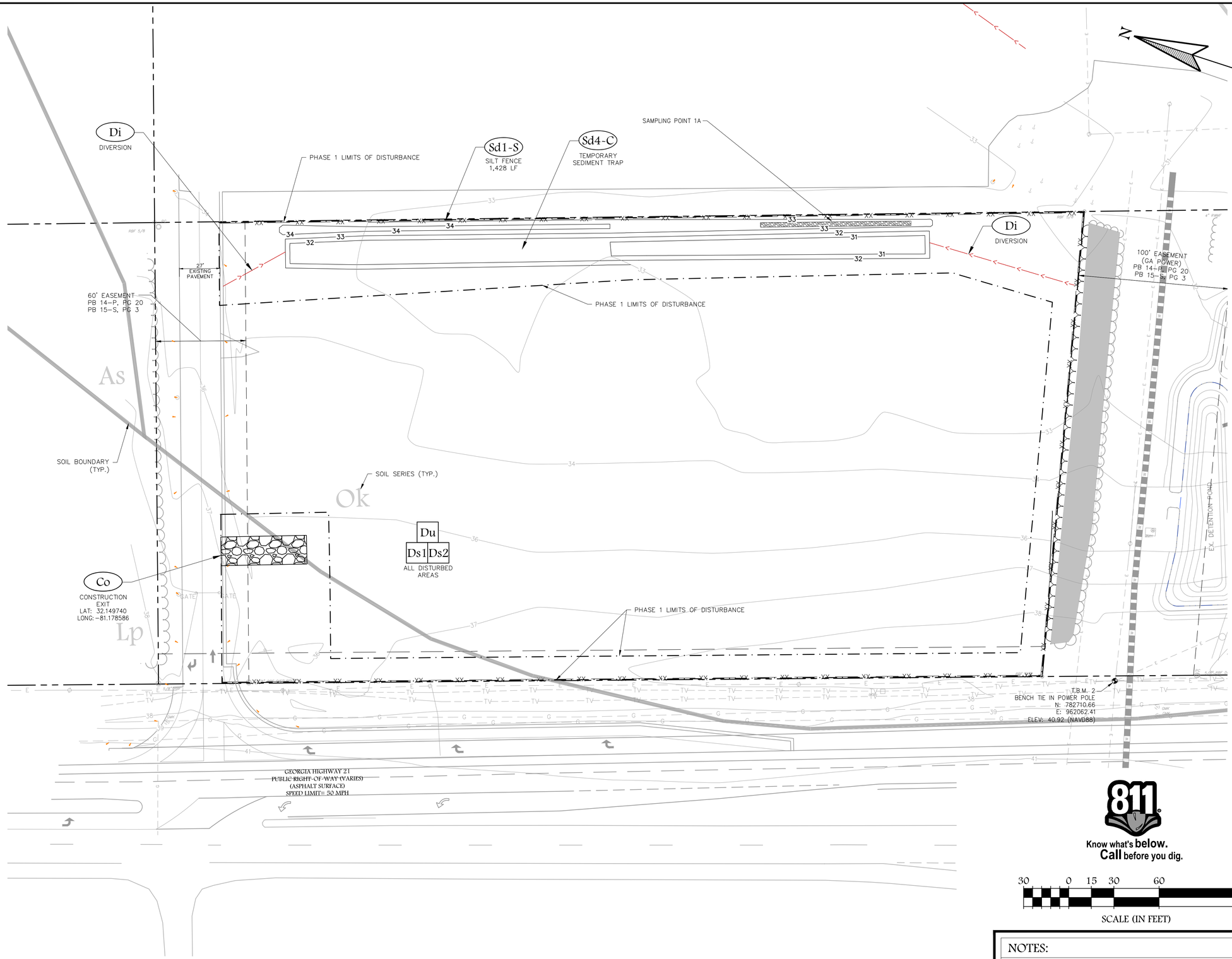
PROJECT NUMBER:
1061-102
MAY 2022

SITE AND UTILITY PLAN

C-301

P:\Industrial\061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\061_102_C-301.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



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SCALE (IN FEET)

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06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

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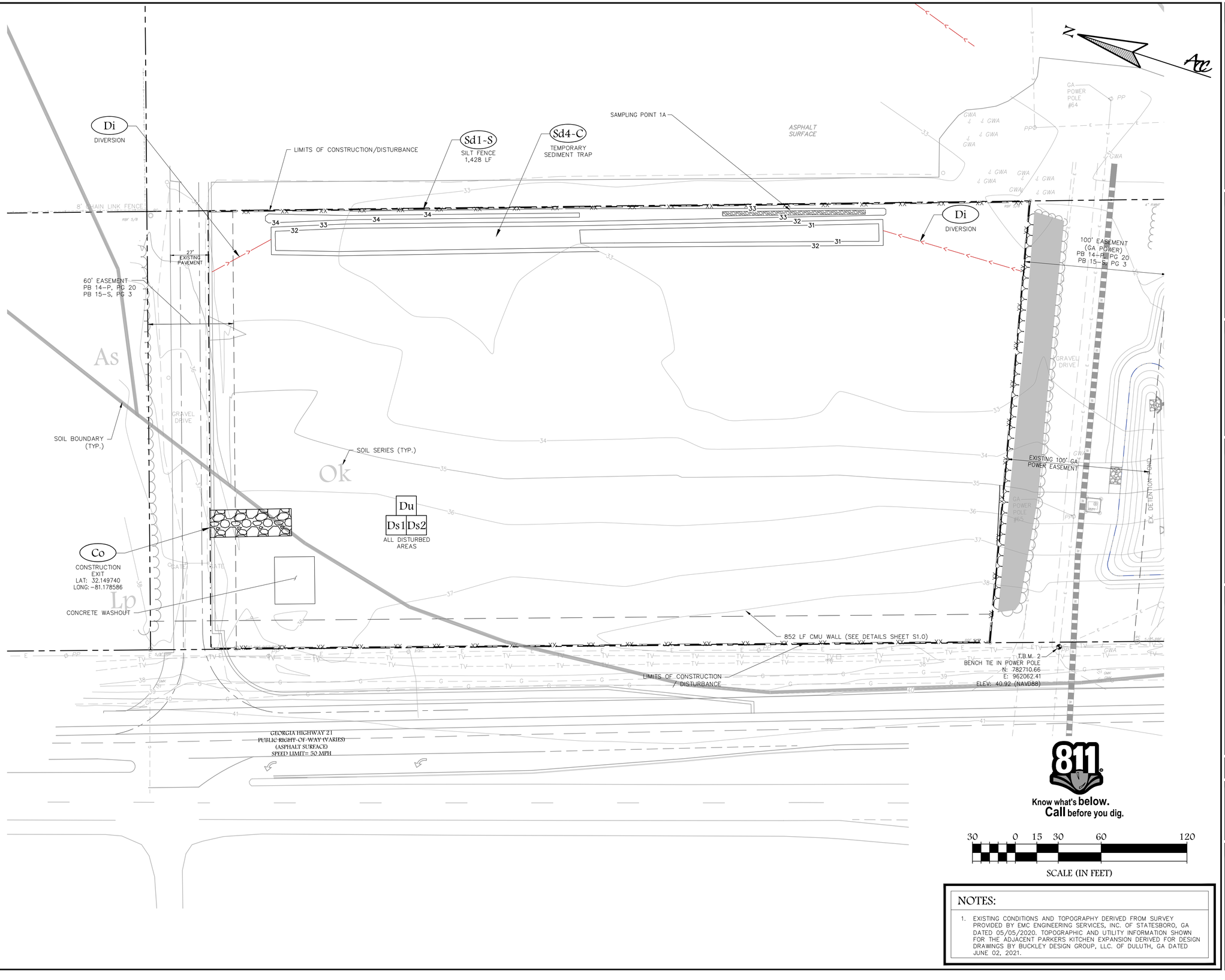
PROJECT NUMBER:
I061-102
MAY 2022

EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN - PHASE I

C-501

P:\Industrial\I061-1083 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-CIVIL\I061_102_C-501.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



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06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
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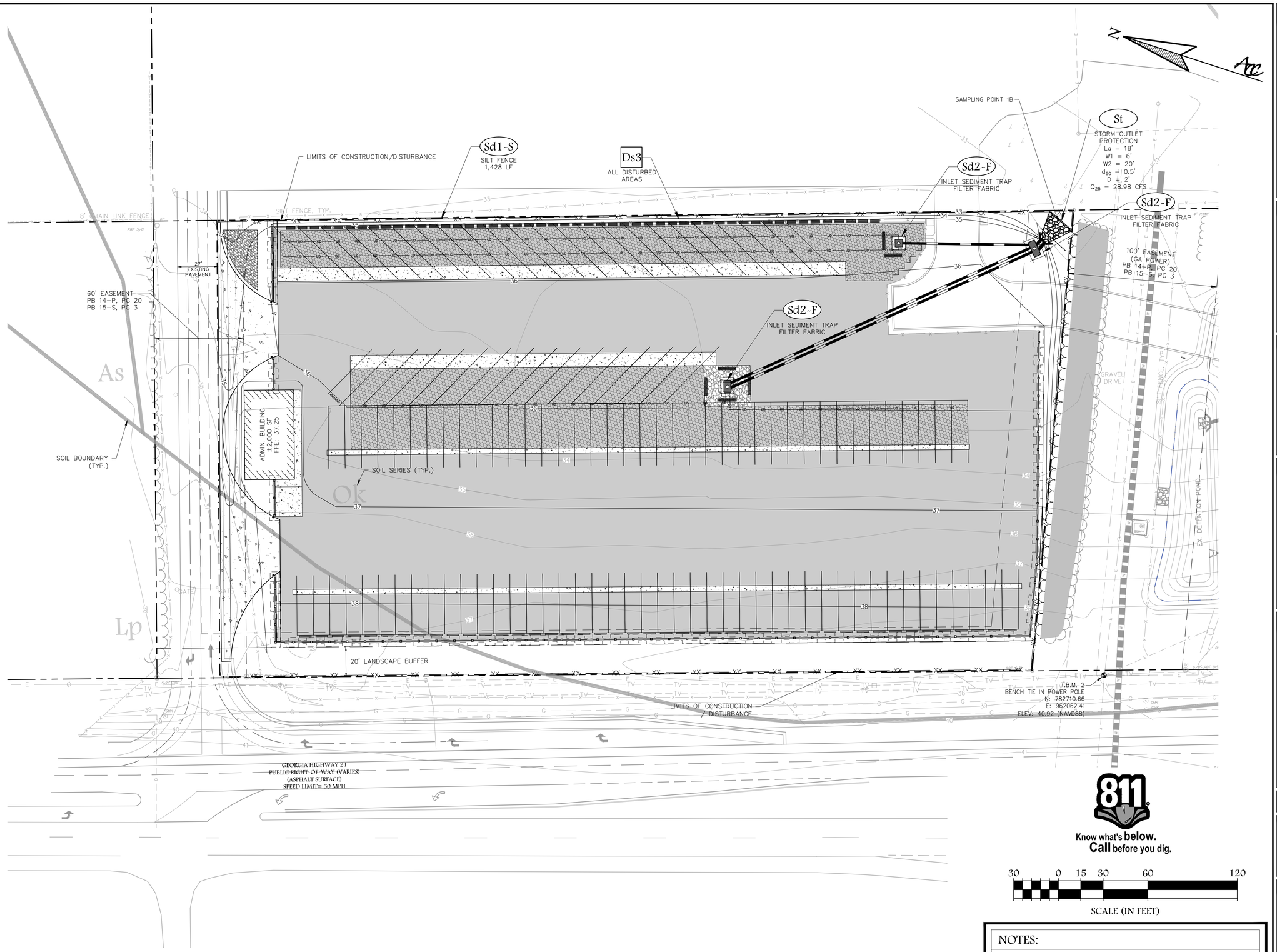
MAY 2022

EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN - PHASE II

C-502

P:\Industrial\I061-1083 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-CIVIL\I061_102_C-502.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



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SCALE (IN FEET)

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06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

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(912) 220-5144

REVISIONS

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PROJECT NUMBER:
I061-102
MAY 2022

EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN - PHASE III

C-503

P:\Valuation\I061-1883 Logistics\I01- Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\I061_I02_C-503.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

CLEARING - PHASE I - EROSION CONTROL NOTES

1. PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.
2. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.
3. THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
4. NO STAGING AREAS, MATERIAL STORAGE OR CONCRETE WASH OUT AREAS SHALL BE LOCATED WITHIN 50 FEET OF DESIGNATED TREE PROTECTION AREAS WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.
6. 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.
7. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
8. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO, OR EXIT FROM, THE SITE OR ONTO ANY PUBLIC ROADWAY.
9. THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
   A. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" AND 3-1/2" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-06, SECTION 7.3 SEPARATION REQUIREMENTS.
   B. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING-PHASE I-EROSION CONTROL PLAN.
   C. TYPE "NS" SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD MEET THE REQUIREMENTS OF SECTION 171-TYPE NS TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION AND BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
   D. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
   E. HAY BALE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
   F. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
10. AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER ROAD BMP'S. IF UNFORSEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION. AFTER INSPECTION OF INITIAL EROSION CONTROL INSTALLATION AND IMPLEMENTATION OF ANY NOTED ISSUES THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.
11. AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT PONDS AND DIVERSION DIKES AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN-OFF.
12. THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.
13. NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE.
14. ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
15. ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 2013 EDITION.
16. ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 164 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, FOR ROADS AND BRIDGES.
17. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.
18. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
19. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE-HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
20. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
21. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR SHALL NOT DEPOSIT ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. IN THE DRAINAGE COURSE OR ASSOCIATED FLOOD PLAIN.
22. GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY THE MEANS OF BRIDGING OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE; ALL STREAM CROSSINGS WILL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF THE "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA."
23. DISPOSE OF WASTE SOILS AND CLEARED AND GRUBBED MATERIALS OFF-SITE AT A LOCATION SECURED BY THE CONTRACTOR, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
24. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
25. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE DESIGN PROFESSIONAL.
26. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
27. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR THE PROPERTY OWNER BECAUSE OF A LACK OF EROSION OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES, OR THE COST OF SUCH FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
28. AMENDMENTS/REVISIONS TO THE ES & PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

GRADING - PHASE II - EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB-PHASES SHOWN ON PLANS.
2. EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.
3. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OF CONSTRUCTION:
   A. SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.
   B. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
   C. TYPE "S" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.2. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
   D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.
   E. CUT AND FILL SLOPES ARE NOT TO EXCEED 2H:1V.
   F. ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
   G. TYPE "S" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
   H. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON TYPE OF INLET PROTECTION SPECIFIED.
   I. STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
   J. ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.
   K. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.
   L. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
   M. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
   N. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
   O. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR SHALL NOT DEPOSIT ANY BUILDING OR OTHER EXCAVATION SPILL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. IN THE DRAINAGE COURSE OR ASSOCIATED FLOOD PLAIN.
   P. GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY THE MEANS OF BRIDGING OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE; ALL STREAM CROSSINGS WILL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF THE "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA."
   Q. DISCHARGE OF STORMWATER RUN-OFF FROM DISTURBED AREAS TO A STREAM SHALL BE CONTROLLED TO THE EXTENT THAT TURBIDITY OF THE STREAM DOWNSTREAM FROM THE DISCHARGE SHALL NOT EXCEED 25 NEPHELOMETRIC TURBIDITY UNITS HIGHER THAN THE TURBIDITY LEVEL OF THE RECEIVING STREAM IMMEDIATELY UPSTREAM FROM THE STORMWATER RUN-OFF DISCHARGE AT THE TIME OF SUCH DISCHARGE.
   R. DISPOSE OF WASTE SOILS AND CLEARED AND GRUBBED MATERIALS OFF-SITE AT A LOCATION SECURED BY THE CONTRACTOR, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
   S. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
   T. 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 AS DIRECTED BY THE ONSIDE INSPECTOR OR THE DESIGN PROFESSIONAL.
   U. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
   V. AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

FINAL - PHASE III - EROSION CONTROL NOTES

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

1. SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.
2. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.
3. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH PERMANENT GRASSING.
4. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF-WAY POINT ON THE RISER.
5. ALL ROADWAY AND PARKING SHOULDERS SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.
6. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE-HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
7. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE. AS CONDITIONS DEMAND, ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
8. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
9. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ONSITE INSPECTOR OR THE DESIGN PROFESSIONAL.
10. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
11. UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

WETLANDS:

THE SITE DOES CONTAIN WETLANDS. WETLANDS SHALL BE IMPACTED IN ACCORDANCE WITH USACOE PERMIT SAS-2020-00353

SLOPES AFTER GRADING:

AVERAGE POST CONSTRUCTION SLOPE OF THE DISTURBED AREA IS APPROXIMATELY 1% OR LESS AND WITH SIDE SLOPES AT 2.5:1 OR LESS.

SITE DESCRIPTION:

TOTAL SITE AREA - 4.26 AC.
TOTAL AREA OF DISTURBANCE - 4.27 AC.

SEDIMENT STORAGE

A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED IS REQUIRED.
SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
SEDIMENT STORAGE REQUIRED FOR THIS SITE:

SEDIMENT STORAGE REQUIRED: 4.27 AC X 67 CY = 287 CY

SEDIMENT STORAGE PROVIDED BY DESIGN: 1,002 CY TEMPORARY SEDIMENT TRAP

DEVELOPMENT REFERENCE:

OPERATOR:	DRAYTON-PARKER COMPAINES, LLC
OWNER NAME:	GREG PARKER
OWNER ADDRESS:	17 W. MCDONOUGH ST.
CITY, STATE:	SAVANNAH, GA 31401
OWNER PHONE NO.:	(912) 581-2544
EMERGENCY 24-HOUR CONTACT:	GREG PARKER
PHONE NUMBER:	(912) 581-2544

PROJECT DESCRIPTION:
1. THE SITE IS CURRENTLY AN UNDEVELOPED PARCEL.
2. THIS SITE **DOES NOT** CONTAIN STATE WATERS.

RECEIVING WATERS:

STORM WATER RUNOFF FROM THE PROJECT SITE IS CONVEYED VIA OVERLAND FLOW TO ON-SITE INFILTRATION AREAS AND THEN IS DISCHARGED TO AN EXISTING DRAINAGE DITCH TO THE EAST OF THE PROPERTY.
BASED UPON THE LATEST VERSION OF GEORGIA'S 305(b)/303(d) LIST THIS SITE DOES DISCHARGE INTO THE SAME WATERSHED, BUT NOT WITHIN ONE (1) LINEAR MILE OF ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

PURPOSE OF LAND DISTURBANCE:

THE PURPOSE OF LAND DISTURBANCE IS FOR THE DEVELOPMENT OF A TRUCK AND CHASSIS STORAGE YARD.

CONSTRUCTION NOTES:

1. ANTICIPATED CONSTRUCTION START AND COMPLETION DATES - AUGUST 2022 THROUGH NOVEMBER 2022.
2. CONSTRUCTION STAGING AREAS, SITE ACCESS AND LIMITS OF CONSTRUCTION SHALL BE COORDINATED WITH ANY SECONDARY OR TERTIARY PERMITTEES.

RUNOFF CURVE NUMBERS:

DISTURBED AREA PRE CONSTRUCTION - CN = 82
DISTURBED AREA POST CONSTRUCTION - CN = 95

DRAINAGE DESCRIPTION:

THE SITE DRAINAGE CONSISTS OF OVERLAND FLOW CONVEYED TO ON-SITE INFILTRATION AREAS.

ENGINEER

CIVIL ENGINEER:

ATLANTIC COAST CONSULTING, INC.
7 EAST CONGRESS ST.
SAVANNAH, GA 31401
(912) 236-3471

OPERATOR

CONTRACTOR

TBD

GENERAL NOTES

1. 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.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE "S" AND "NS" TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (QUALIFIED PRODUCTS LIST #36).

SOIL TYPES:

As - ALBANY FINE SAND - THE ALBANY SERIES CONSISTS OF VERY DEEP, SOMEWHAT POORLY DRAINED, MODERATELY PERMEABLE SOIL THAT FORMED IN MARINE DEPOSITS. THE SOILS ARE ON FLATS GENERALLY 20 TO 450 FEET ELEVATION. SLOPES ARE 0 TO 2 PERCENT.

Lp - LAKELAND SAND - THE LAKELAND SERIES CONSISTS OF VERY DEEP, EXCESSIVELY DRAINED, HIGHLY PERMEABLE SOIL THAT FORMED IN MARINE DEPOSITS. THE SOILS ARE ON RISES GENERALLY 40 TO 300 FEET ELEVATION. SLOPES ARE 0 TO 5 PERCENT.

Ok - OGEECHEE LOAMY FINE SAND - THE OGEECHEE SERIES CONSISTS OF VERY DEEP, POORLY DRAINED, MODERATELY PERMEABLE SOIL THAT FORMED IN THICK BEDS OF LOAMY FLUVIAL AND MARINE SEDIMENTS. THE SOILS ARE ON NEARLY LEVEL BROAD FLATS, DRAINAGEWAYS, AND SLIGHT DEPRESSIONS ON THE LOWER COASTAL PLAIN GENERALLY BELOW 50 FEET ELEVATION. SLOPES ARE 0 TO 2 PERCENT.

SURVEY NOTES:

THIS SITE IS LOCATED IN PORT WENTWORTH, GA IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF AUGUSTA ROAD AND CROSSGATE ROAD. THE SITE IS LOCATED SIX MILES NORTHWEST OF THE INTERSECTION OF I-16 AND I-516 AND THREE MILES SOUTHEAST OF THE INTERSECTION OF I-95 AND SR-21.
EXISTING INFORMATION SHOWN ON THESE DRAWINGS IS TAKEN FROM THE FOLLOWING SOURCES:
1. FIELD SURVEY BY EMC ENGINEERING SERVICES, INC. DATED 05/05/2020.
2. SOILS DELINEATION INFORMATION FROM NRCS SOIL DATA MART FOR CHATHAM COUNTY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN SURVEY DATA AND ACTUAL FIELD CONDITIONS.

EROSION CONTROL CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001."

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

DESIGN PROFESSIONAL: MARC LIVERMAN, P.E. 06930 LEVEL II CERTIFICATION NUMBER

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

OWNER: GREG PARKER
GPARKER@PARKERSAV.COM

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

ATLANTIC COAST CONSULTING, INC.
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Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 030029 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by: | Checked by: | QC by:

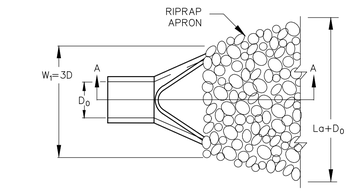
PROJECT NUMBER:
1061-102
MAY 2022

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES

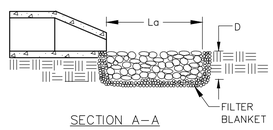
C-601

P:\Industrial\061-1853 Logistics\101 - Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\061_102_C-601.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



PLAN

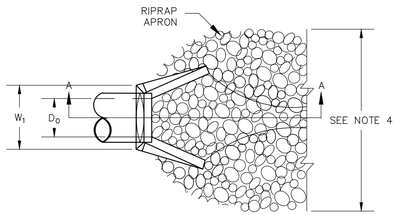


SECTION A–A

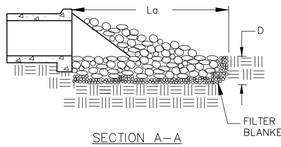
PIPE OUTLET TO FLAT AREA
NO DEFINED CHANNEL

NOTES FOR INSTALLING OUTLET PROTECTION IN A FLAT AREA WITH NO DEFINED CHANNEL:

1. La IS THE LENGTH OF THE RIP–RAP APRON (SHOWN ON PLANS AT EACH St)
2. STONE DEPTH D=1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6"
3. d50 IS THE AVERAGE STONE DIAMETER.
4. W_1 IS THE WIDTH AT THE HEADWALL (THREE TIMES THE DIAMETER OF THE OUTLET PIPE)
5. W_2 IS THE DOWNSTREAM WIDTH (OUTLET PIPE DIAMETER + La)
6. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIP–RAP AND SOIL FOUNDATION.



PLAN



SECTION A–A

PIPE OUTLET TO WELL
DEFINED CHANNEL

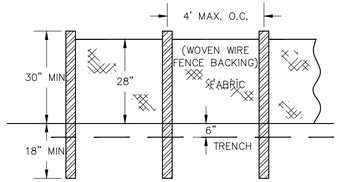
NOTES FOR INSTALLING OUTLET PROTECTION IN A WELL DEFINED CHANNEL:

1. La IS THE LENGTH OF THE RIP–RAP APRON (SHOWN ON PLANS AT EACH St)
2. STONE DEPTH D=1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6"
3. d50 IS THE AVERAGE STONE DIAMETER.
4. THE APRON SHALL EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION ONE FOOT ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS)
5. W_2 IS THE DOWNSTREAM WIDTH (DEFINED ON THE PLANS @ EACH St)
6. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIP–RAP AND SOIL FOUNDATION.

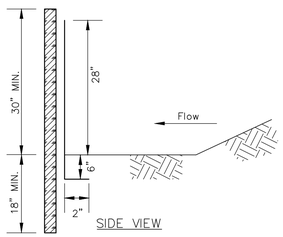
OUTLET PROTECTION

N.T.S.

St1



FRONT VIEW



SIDE VIEW

NOTE:
USE 36" D.O.T. APPROVED FABRIC.
USE STEEL POSTS.–ONLY (1.3 LB/FT. MIN.)

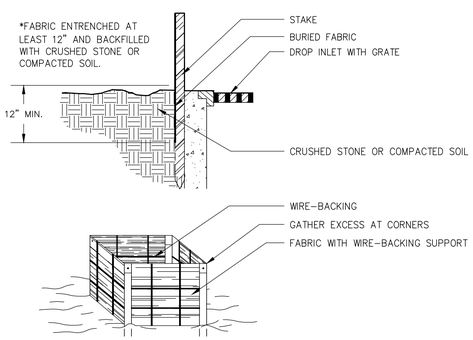
MAINTENANCE NOTES:

1. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BARRIER
2. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED.
3. TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.
5. JOINTS OF SILT FENCE SECTIONS SHALL A MINIMUM OF 18 INCHES OVERLAP
6. WHEN TWO ROWS OF SILT FENCE ARE REQUIRED, THEY SHALL BE INSTALLED A MINIMUM OF 36" APART.

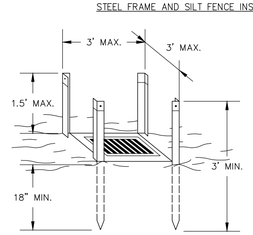
TYPE "S" SILT FENCE DETAIL

N.T.S.

Sd1-S



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.

INLET SEDIMENT TRAP ~ FABRIC FRAME

N.T.S.

Sd2-F

SCHEDULE OF MAJOR ACTIVITIES

DESCRIPTION	(MONTHS AFTER BEGINNING CONSTRUCTION) MONTH 1 1	2	3	MONTH 2 4	5	6	7	8	MONTH 3 9	10	11	12
INSTALL & MAINTAIN SEDIMENT CONTROL STRUCTURES	■	■	■	■	■	■	■	■	■	■	■	
CLEARING AND GRUBBING		■	■									
GRADING AND STORM DRAIN INSTALLATION				■	■	■	■	■	■			
TEMPORARY MULCHING/SEEDING AS NECESSARY TO STABILIZE		■	■	■	■	■	■	■	■			
FINAL STABILIZATION/ PERMANENT VEGETATION										■	■	
REMOVE SEDIMENT CONTROL STRUCTURES												■

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITY.

NOTES:

1. ANTICIPATED CONSTRUCTION START DATE – AUGUST 2022 CONSTRUCTION STAGING AREAS, SITE ACCESS AND LIMITS OF CONSTRUCTION SHALL BE COORDINATED WITH ANY SECONDARY OR TERTIARY PERMITTEES.

MAJOR SOIL DISTURBANCE ACTIVITY

CONSTRUCTION ACTIVITY	SOIL DISTURBANCE	BMP
CLEARING AND GRUBBING DEMOLITION	TOPSOIL & STUMP REMOVAL, STOCKPILING DEBRIS	FILTER FABRIC RIP–RAP CHECK DAM TREE PROTECTION FENCING
RCP INSTALLATION	EARTHWORK CUT AND FILL ACTIVITY	MAINTAIN AND MONITOR EROSION CONTROL TEMPORARY MULCHING OR GRASSING AS REQUIRED
GRADING	EXCAVATION, STOCKPILING AND FINISH GRADING	MAINTAIN AND MONITOR EROSION CONTROL TEMPORARY MULCHING OR GRASSING AS REQUIRED
STABILIZATION		PERMANENT GRASSING REMOVAL OF TEMPORARY SEDIMENT CONTROL & TREE PROTECTION

SITE PREPARATION:

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MATERIALS:

1. DRY STRAW/HAY – 2 TO 4 INCHES DEEP, PROVIDING COMPLETE SOIL COVERAGE
2. WOOD WASTE (CHIPS/SAWDUST/BARK) – 2 TO 3 INCHES DEEP
3. CUTBACK ASPHALT – 1200 GALLONS PER ACRE (1/4 GALLON PER SQUARE YARD)
4. POLYETHYLENE FILM – SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

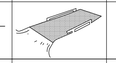
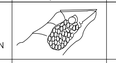
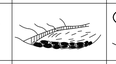
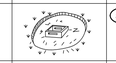
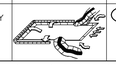
MULCHING

Ds1

CRITICAL WORK ZONE - EROSION CONTROL NOTES

SHADED AREAS SHOWN ON GRADING PHASE EROSION CONTROL PLANS REPRESENT CRITICAL WORK ZONES. AT THE END OF EACH WORK DAY, ALL SLOPES 2:1 OR STEEPER AND HIGHER THAN 5 FEET SHALL RECEIVE SURFACE ROUGHENING, POLYMERS, AND EROSION CONTROL MATTING. ADDITIONALLY, ALL FILL SLOPES SHALL RECEIVE A DIVERSION DIKE AND TEMPORARY DOWN DRAINS ALONG THE TOP OF THE SLOPE PREVENTING DRAINAGE SPILLING OVER THE EDGE AND DOWN THE FACE OF THE SLOPE. THE TEMPORARY DOWN DRAINS SHALL BE CONSTRUCTED WITH PERFORATED STAND PIPES AT THE TOP OF THE SLOPE AND RECONSTRUCTED EACH DAY AS THE SLOPE INCREASES IN HEIGHT.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCT–ION EXIT		(LABEL)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES, THEREBY PROTECTING PUBLIC STREETS.
St1	STORM DRAIN OUTLET PROTECTION		(LABEL)	A PAVED OR SHORT SECTION OF RIP RAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Sd1	SEDIMENT BARRIER		(INTICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN DROP INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
Sd4	TEMPORARY SEDIMENT TRAP			A SMALL TEMPORARY POND THAT DRAINS A DISTURBED AREA SO THAT SEDIMENT CAN SETTLE OUT. THE PRINCIPLE FEATURE DISTINGUISHING A TEMPORARY SEDIMENT TRAP FROM A TEMPORARY SEDIMENT BASIN IS THE LACK OF A PIPE OR RISER.

VEGETATIVE PRACTICES

Ds1	DISTURBED AREA STABILIZATION (w/ MULCHING ONLY)		Ds1 ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2 ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (w/ PERM. VEGETATION)		Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OF LEGUMES ON DISTURBED AREAS.
Du	DUST CONTROL ON DISTURBED AREAS		DU CONTROLLING SURFACE & AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, & SIMILAR SITES. TEMPORARY METHODS: –MULCHES –TEMPORARY VEGETATIVE COVER –SPRAY ON ADHESIVES –TILLAGE –IRRIGATION –BARRIERS –CALCIUM CHLORIDE PERMANENT METHODS: –PERMANENT VEGETATION –TOPSOILING –STONE COVER

CHEMICAL CONTROL

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

TEMPORARY GRASSING

Ds2

PERMANENT SEED	PLANTING DATES	RATE/1,000 SQFT	RATE/ACRE	RATES/1,000 SQFT. FERTILIZER	LIME STONE
RYE	9/1 – 3/1	3.9 lbs.	3 bu.	12 lb(10–10–10)	45 lb
RYEGRASS	8/15 – 4/1	0.9 lbs.	40 lbs.	12 lb(10–10–10)	45 lb
ANNUAL LESPEDEZA	1/15 – 3/15	0.9 lbs.	40 lbs.	35 lb(6–12–12)	45 lb
WEEPING LOVEGRASS	2/15 – 6/15	0.1 lbs.	4 lbs.	12 lb(10–10–10)	45 lb
SUDANGRASS	3/1 – 8/1	1.4 lbs.	60 lbs.	35 lb(6–12–12)	45 lb
BROWNTOP MILLET	4/1 – 7/15	0.9 lbs.	40 lbs.	10 lb(10–10–10)	45 lb
WHEAT	9/15 – 2/1	4.1 lbs.	3 bu.	10 lb(10–10–10)	45 lb

PERMANENT GRASSING

Ds3

PERMANENT SEED	PLANTING DATES	RATE/1,000 SQFT	RATE/ACRE	RATES/1,000 SQFT. FERTILIZER	LIME STONE	MAINTENANCE
BAHIA	1/1 – 12/31	1.4 lbs.	60 lbs.	35 lb(6–12–12)	45 lb	10 lb(10–10–10)
BERMUDA	2/15 – 7/1	0.2 lbs.	10 lbs.	12 lb(10–10–10)	45 lb	10 lb(10–10–10)
CENTIPEDE	4/1 – 7/1	BLOCK SOD ONLY	BLOCK SOD ONLY			
LESPEDEZA	1/1 – 12/31	1.7 lbs.	75 lbs.	35 lb(10–10–10)	45 lb	10 lb(10–10–10)
WEEPING LOVE GRASS	2/1 – 6/15	0.1 lbs.	4 lbs.	12 lb(10–10–10)	45 lb	10 lb(10–10–10)
SWITCH GRASS	3/15 – 6/1	0.9 lbs.	40 lbs.			

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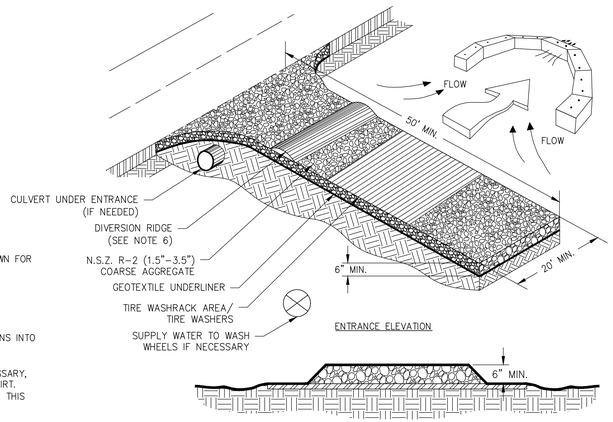
EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES & DETAILS

C-602

P:\Industrial\061-1883 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-CIVIL\061_102_C-602.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



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.

CONSTRUCTION EXIT

N.T.S.

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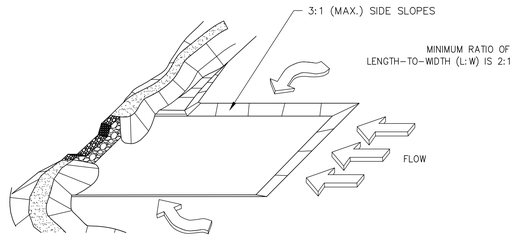
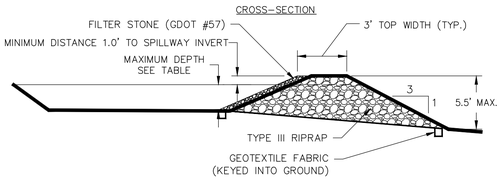
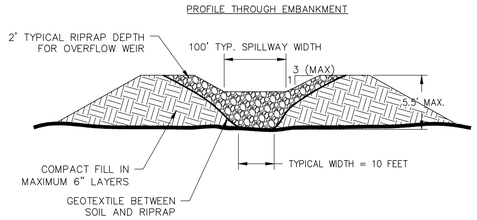


MAXIMUM DEPTH (FT)	BOTTOM EL.	EMERGENCY SPILLWAY EL.	EMERGENCY SPILLWAY DEPTH (FT)	CREST ELEVATION	SEDIMENT STORAGE PROVIDED (CY)*	CLEANOUT EL.**
2.0	31.0	32.00	1.00	33.00	497	

*STORAGE VOLUME PROVIDES MINIMUM 67 CY PER ACRE DRAINED TO SEDIMENT TRAP
**CLEANOUT ELEVATION CORRESPONDS TO VOLUME ONE-THIRD OF THE TOTAL STORAGE VOLUME

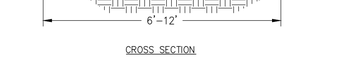




TEMPORARY SEDIMENT TRAP - ROCK OUTLET

N.T.S.

Sd4-C



CROSS SECTION

DIVERSION BERM DETAIL

N.T.S.

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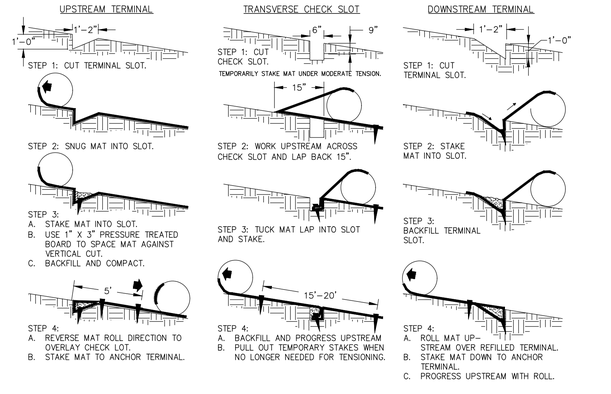

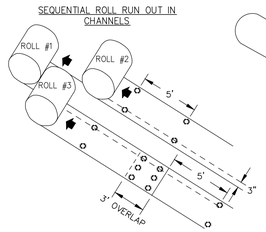

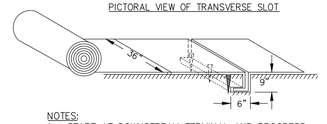

NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

BLANKET AND MATTING CROSS-SECTIONS

N.T.S.

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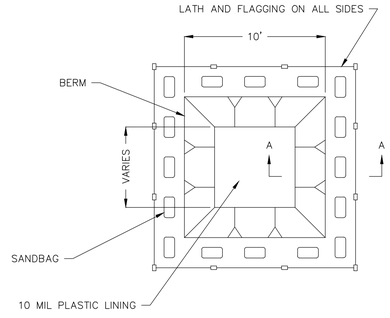

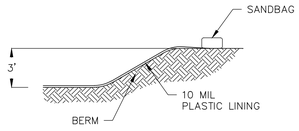

SECTION A-A

REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE AND DISPOSED OF.
2. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACK FILLED AND REPAIRED.

INSPECTION AND MAINTENANCE
1. INSPECT AND VERIFY THAT ACTIVITY-BASED BMPS ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHEN ACTIVITIES ASSOCIATED WITH THE BMP ARE UNDER WAY, INSPECT WEEKLY DURING THE RAINY SEASON AND AT TWO WEEK INTERVALS IN THE NON-RAINY SEASON TO VERIFY CONTINUED BMP IMPLEMENTATION.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 IN. FOR ABOVE GRADE FACILITIES AND 12 IN. FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND DISPOSED OF.
3. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WA SHOUT IS 75% FULL.

ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES
1. TEMPORARY CONCRETE WA SHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS, OPEN DRAIN AGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASH OUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED W SHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFFSITE IN A LEGAL MANNER. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
9. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

TEMPORARY CONCRETE WASHOUT

N.T.S.

ATLANTIC COAST CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 036930 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

036930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

PROJECT NUMBER:
I061-102
MAY 2022

EROSION, SEDIMENTATION AND POLLUTION CONTROL DETAILS

C-603

P:\Industrial\I061-1883 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\3-2Dwg\I061_102_C-603.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

NON-EXEMPT ACTIVITIES

1. FOR BUFFERS REQUIRED PURSUANT TO THE GENERAL PERMIT, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. DURING COVERAGE UNDER THIS PERMIT, A BUFFER CANNOT BE THINNED OR TRIMMED OF VEGETATION AND A PROTECTIVE VEGETATIVE COVER MUST REMAIN TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY MUST BE LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED.
2. 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.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF/HERSELF WITH THE REFERENCED GENERAL PERMIT NO. GAR100001 AND THE REQUIREMENTS SET FORTH FOR PRIMARY, SECONDARY AND TERTIARY PERMITTEES PERTAINING TO THIS PROJECT AND THE IMPLEMENTATIONS OF THIS PROPOSED PROJECT AS TO COMPLYING WITH THE PERMIT.
4. NRCS REVIEW AND DISTRICT APPROVAL OF THIS ES&PC PLAN DOES NOT EXEMPT THE PERMITTEE FROM OTHER PERMITS REQUIRED. ALSO, THIS TECHNICAL REVIEW DOES NOT INCLUDE THE PROVISIONS FOUND IN THE STATE GENERAL PERMIT NOR DOES IT ABSOLVE THE OWNER FROM THE REQUIREMENTS AND RESPONSIBILITIES OUTLINED IN THE PERMIT.

PRODUCT SPECIFIC PRACTICES:

PETROLEUM PRODUCTS:

CONTAINERS PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM SATE 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.

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 MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCKS:

NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FERTILIZERS/HERBICIDES:

THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURE'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS:

NO BUILDING OR CONSTRUCTIONS MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

BEST MANAGEMENT PRACTICES:

1. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION.
2. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM, AND WILL NOT ENDANGER ADJACENT PROPERTIES.
3. DEVELOPMENT PLANS WILL CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL;
4. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED;
5. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM;
6. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE;
7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT;
8. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE;
9. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED; SILT FENCING WILL BE DOT TYPE "S" (SENSITIVE) WHERE NOTED.
10. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS; ALL FILL SLOPES SHALL HAVE SILT FENCING AT THE TOE;
11. GRADING EQUIPMENT SHALL CROSS FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS SHALL BE KEPT TO A MINIMUM;
12. FILLS SHALL NOT ENCROACH UPON NATURAL WATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS;
13. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THIS PERMIT;
14. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS. EXCEPTIONS INCLUDE AN APPROVED VARIANCE OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED;
15. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER (EXCEPT AS APPROVED BY A VARIANCE) AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED;
16. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER(S).
19. WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. NO WASTE WILL BE DISPOSED OF INTO STORM WATER INLETS OR WATERS OF THE STATE WASTE MATERIALS. ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
20. A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEET C-501 FOR CONSTRUCTION EXIT LOCATIONS. DETAILS ARE AS SHOWN ON SHEET C-603. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN. OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR COMMON DEVELOPMENT.
21. ALL PERMITTEE'S SHALL ENSURE AND DEMONSTRATE THAT THEIR PLAN IS IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
22. CONTRACTOR SHALL PROVIDE COVER SUCH AS PLASTIC SHEETING OR TEMPORARY ROOFS FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

POLLUTION CONTROL MEASURES:

POST CONSTRUCTION POLLUTANT CONTROL MEASURES

1. POST CONSTRUCTION MEASURES INCLUDE TWO INFILTRATION AREAS AND GRASSING.

WASTE MATERIALS DISCHARGE

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. NO WASTE MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

WASTE DISPOSAL, SANITARY SEWER/SEPTIC TANK REGULATIONS

HAZARDOUS PRODUCTS:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOBSITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTE THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOBSITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOBSITE SUPERINTENDENT TO PROPERTY TRAIN PERSONNEL IN THE USE OF THE SPCC PLAN.

SANITARY WASTE:

A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, SHEET C-503 BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
SANITARY SEWER WILL BE PROVIDED BY SEPTIC SYSTEM AT THE COMPLETION OF THIS PROJECT.

SPILL PREVENTION PRACTICES

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

CONSTRUCTION NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
2. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.
3. THE CONTRACTOR WARRANTS THAT HIS EMPLOYEES, AGENTS AND SUBCONTRACTORS POSSESS THE EXPERIENCE, KNOWLEDGE AND CHARACTER NECESSARY TO QUALIFY THE INDIVIDUAL FOR THE PARTICULAR CONSTRUCTION TECHNIQUES THEY PERFORM IN CONNECTION WITH THE TASKS TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL INSURE THAT ALL CONSTRUCTION IS PERFORMED IN STRICT COMPLIANCE WITH ALL OSHA, STATE AND LOCAL HEALTH AND SAFETY CODES.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION STARTS. EXISTING UTILITIES ARE SHOWN USING THE BEST AVAILABLE INFORMATION. CONTRACTOR IS EXPECTED TO COORDINATE ALL WORK WITH OWNER AND UTILITY COMPANIES TO MINIMIZE DISRUPTION AND DAMAGE TO PROPERTY.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, CALL "UTILITIES PROTECTION CENTER" @ 1-800-282-7411.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE NPDES PERMIT.

INSPECTION AND MAINTENANCE PROCEDURES

DAILY	WEEKLY AND/OR WITHIN 24HRS OF 0.5" STORM EVENT OR GREATER	MONTHLY AND/OR UNTIL NOTICE OF TERMINATION
CONSTRUCTION EXIT STORAGE AREAS FOR POTENTIAL POLLUTANTS: PETROLEUM FERTILIZER PAINT CONCRETE DETERGENTS TAR CLEANING SOLVENTS WOOD/MASONARY ROOFING MATERIAL' METAL STUDS OTHER HAZARDOUS MATERIALS	ALL EROSION CONTROL MEASURES CONSTRUCTION EXIT SILT FENCE - SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE. INSPECT SILT FENCE FOR TEARS, SEE THAT FABRIC IS FIRMLY IN PLACE AND ALL POST SECURE. SEDIMENT BASIN - INSPECT FOR DEPTH OF SEDIMENT, REMOVE WHEN SEDIMENT REACHES 10% OF DESIGN CAPACITY. DIVERSION DIKES - INSPECT AND REPAIR ANY BREACHES ACCESSIBLE DISCHARGE POINTS - ENSURE THAT EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. TEMPORARY AND PERMANENT SEEDING - INSPECT FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.	ALL AREAS WHICH HAVE UNDERGONE FINAL STABILIZATION ALL EROSION CONTROL MEASURES INSPECT FOR EVIDENCE OF, OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS ACCESSIBLE DISCHARGE POINTS - ENSURE THAT EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS

A MAINTENANCE REPORT WILL BE MADE AFTER EACH INSPECTION.

INSPECTIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PRIMARY PERMITTEE BY "CERTIFIED PERSONNEL". CERTIFIED PERSONNEL MEANS A PERSON WHO HAS SUCCESSFULLY COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION.
RECORD KEEPING. A REPORT SHALL BE MADE AFTER EACH INSPECTION SUMMARIZING THE RESULTS. THE INSPECTOR MUST RECORD ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES ON THE PROVIDED REPORT FORM. THE OPERATOR SHALL REPAIR ANY DAMAGE AS SOON AS PRACTICAL AND NO LATER THAN (7) SEVEN DAYS AFTER THE INSPECTION. THE PLANS MUST BE KEPT CURRENT. IT IS THE RESPONSIBILITY OF THE PRIMARY PERMITTEE TO REVISE THE ES&PC PLANS.

PRIMARY PERMITTEE

OWNER/DEVELOPER:

DRAYTON-PARKER COMPANIES, LLC
17 W. MCDONOUGH ST.
SAVANNAH, GA 31401

ATLANTIC COAST CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 030078 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:

PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
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17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

PROJECT NUMBER:

I061-102

MAY 2022

NPDES NOTES

C-604

P:\Industrial\061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\061_102_C-604.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

INSPECTIONS & SAMPLING FREQUENCY

A. PERMITTEE REQUIREMENTS.
1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION ; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY . WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL 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.

B. MAINTENANCE.
THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.

C. 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.
1. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
   a. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
   b. 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;
   c. 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
   d. 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.
2. 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.
   a. SAMPLE CONTIANERS SHOULD BE LABELED PRIOR TO COLLECTING SAMPLES.
   b. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO SECONDARY CONTAINER.
   c. 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.
   d. 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.
   e. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

E. SAMPLING POINTS.
1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
   a. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
   b. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
   c. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).
   d. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.
   e. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
   f. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
   g. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
   h. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS 111.0.3. OR 111.0.4., WHICHEVER IS APPLICABLE.

F. SAMPLING FREQUENCY
1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE 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 THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
   c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
   d. WHERE SAMPLING PURSUANT TO (A) , (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6) , MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A) , (B) OR (C) ABOVE; AND
   e. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.
   *NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.
4. NON-STORM WATER DISCHARGES. EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

G. REPORTING
1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

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

SAMPLE ANALYSIS:

1. STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50. THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 9.71 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA IS 1.50 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.
2. ALL SAMPLES TAKEN WILL BE "GRAB SAMPLES." THESE ARE DISCRETE SAMPLES COLLECTED AT A PARTICULAR TIME THAT REPRESENT CONDITIONS AT THAT MOMENT.
3. THE SAMPLES WILL BE WELL MIXED PRIOR TO ANY TRANSFER TO A SECONDARY CONTAINER (I.E. TURBIDITY TEST VIAL). SAMPLES WILL BE ANALYZED WITHIN 48 HOURS OF COLLECTION FOR TURBIDITY IN NTU IN ACCORDANCE WITH THE METHODOLOGY AND TEST PROCEDURES DESCRIBED IN 40 CFR PART 136: EPA METHOD 180.1, STD METHOD 2130 B, ASTM METHOD D1889-88(A), OR USGS METHOD I-3860-85. ACCORDING TO THESE PROCEDURES, SAMPLES OVER 40 NTU WILL BE DILUTED AND THEIR FINAL NTU VALUE TABULATED. OPERATION OF METERS FOR TURBIDITY ANALYSES WILL FOLLOW MANUFACTURER'S SPECIFICATIONS. SAMPLES FROM THE ACADEMIC FACILITY CONSTRUCTION SITE ARE ANTICIPATED TO BE TESTED WITH AN ON SITE METER BY QUALIFIED PERSONNEL. AS NECESSARY, SAMPLES WILL BE SUBMITTED TO AN ANALYTICAL LABORATORY FOR TESTING.
4. MONITORING RECORDS WILL BE MAINTAINED FOR ALL SAMPLING EVENTS. THESE RECORDS WILL INCLUDE AT A MINIMUM THE FACILITY NAME AND ADDRESS, NAME OF THE ANALYST, LOCATION OF SAMPLE, SAMPLE ID, DATE AND TIME OF MEASUREMENT, DATE AND TIME OF ANALYSIS, AND NAME/MODEL NUMBER OF THE ANALYZER INSTRUMENT. FOR ALL SAMPLES SENT TO A LABORATORY FOR ANALYSES, A CHAIN OF CUSTODY WILL BE IMPLEMENTED. IF SAMPLING EQUIPMENT MALFUNCTIONS OR IF VANDALISM, EQUIPMENT LOSS, OR OTHER UNFORESEEN CIRCUMSTANCES PREVENT THE COLLECTION OF A SAMPLE, THE SITUATION WILL BE REPORTED IN THE SAMPLING REPORT AND IN THE MONTHLY REPORT TO EPD.

SAMPLING

POINTS:

SAMPLING FOR THE PROJECT WILL TAKE PLACE AT THE TEMPORARY SEDIMENT TRAP RIP-RAP WEIR AND THE OUTFALL (HW-1) OF THE COMBINED POND DISCHARGES. SEE SAMPLING POINTS ON SHEETS C-501 THROUGH C-503.

NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES

WARM WATER (SUPPORTING WARM WATER FISHERIES)

SITE SIZE ACRES	SURFACE WATER DRAINAGE AREA, SQUARE MILES							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

EPD OFFICE

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Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 000029 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

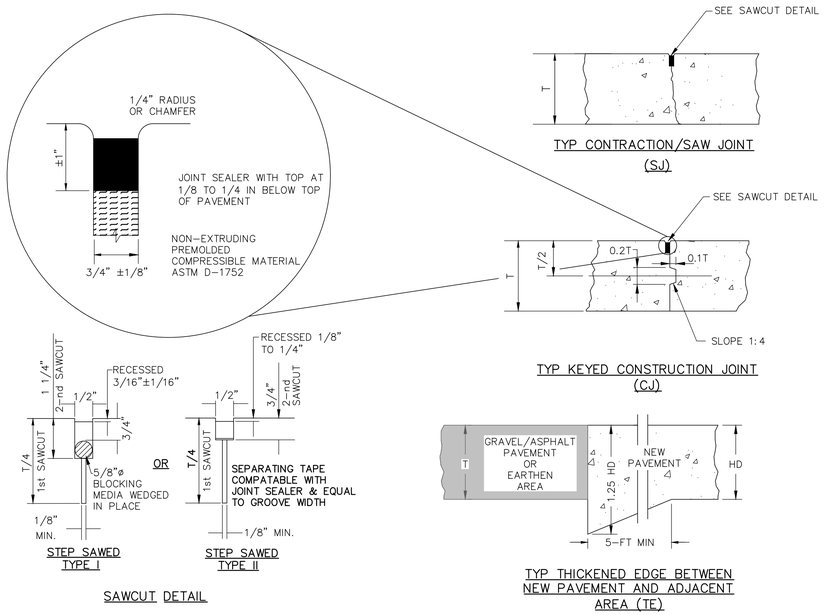
PROJECT NUMBER:
I061-102
MAY 2022

NPDES SAMPLING & INSPECTION NOTES

C-605

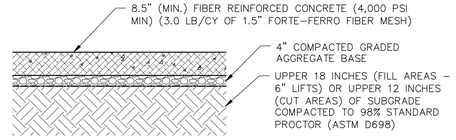
P:\Industrial\I061-1883 Logistics\101 - Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\I061_102_C-605.dwg 5/14/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



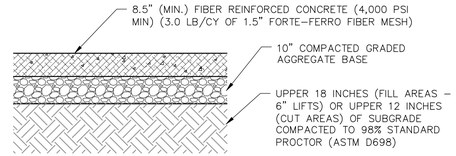
CONCRETE PAVEMENT DETAILS

N.T.S.



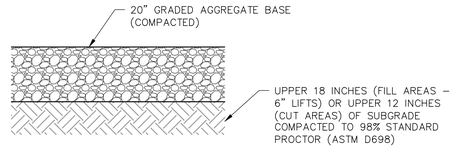
CONCRETE LANDING GEAR PAD DETAIL

N.T.S.



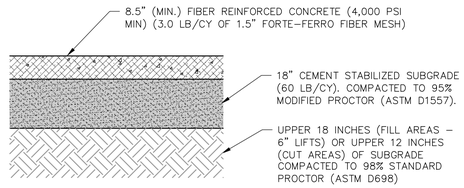
HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



GRAVEL PAVEMENT DETAIL

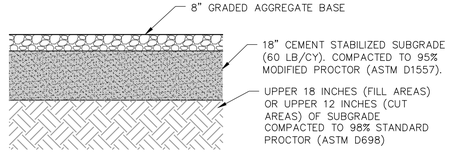
N.T.S.



NOTE:
1. CONTRACTOR SHALL COORDINATE SOIL CEMENT DESIGN AND MIXING RATIO WITH OWNER'S TESTING AGENCY.

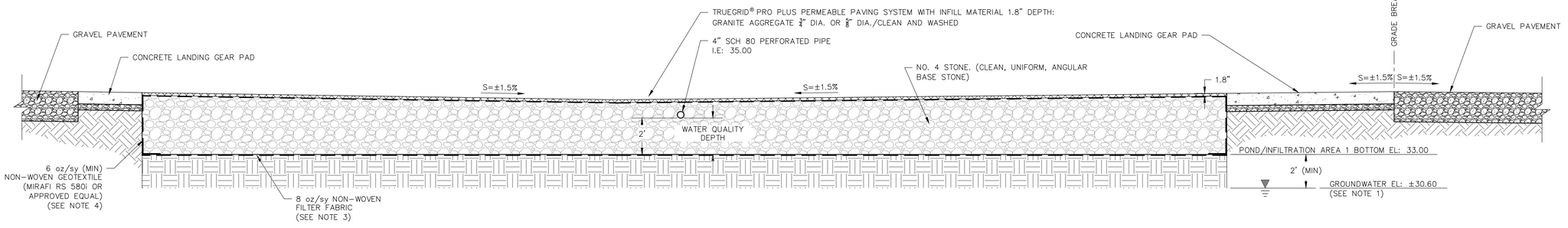
HEAVY DUTY CONCRETE PAVEMENT DETAIL - ALTERNATE

N.T.S.



GRAVEL PAVEMENT DETAIL - ALTERNATE

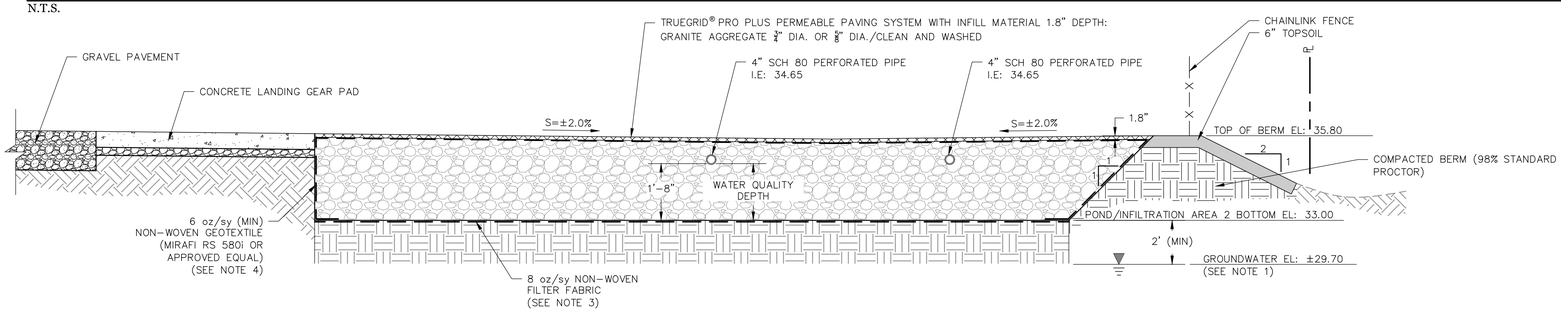
N.T.S.



NOTE:
1. GROUNDWATER ELEVATION DATA DERIVED FROM GEOTECHNICAL ENGINEERING REPORT BY CONTOUR ENGINEERING DATED JANUARY 28, 2022.
2. CONTRACTOR SHALL VERIFY MINIMUM INFILTRATION RATE OF 0.75 IN/HR FOR SUBGRADE PRIOR TO PLACING FILTER FABRIC AND NO. 4 STONE. CONTRACTOR SHALL REMOVE AND REPLACE SOILS NOT MEETING THE MINIMUM INFILTRATION RATE WITH SOILS CAPABLE OF MEETING THE MINIMUM INFILTRATION RATE.
3. CONTRACTOR SHALL PLACE 8 oz/sy GEOTEXTILE BENEATH NO.4 STONE WITH 1 FT (MIN.) OVERLAP BETWEEN ROLLS/SHEETS. CONTRACTOR SHALL PROVIDE FILTER FABRIC WITH AN APPARENT OPENING (AOS) BASED ON OWNER'S TESTING AGENCIES RECOMMENDATION. A.O.S. SHALL BE BASED ON SUBSURFACE SOILS ENCOUNTERED IN LOCATION OF TRENCH.
4. CONTRACTOR SHALL PLACE 6oz/sy GEOTEXTILE ALONG SIDES AND BENEATH TRUEGRID PAVING SYSTEM WITH 1 FT (MIN.) OVERLAP BETWEEN SHEETS/ROLLS.

SECTION A-A: INFILTRATION/DETENTION POND 1

N.T.S.



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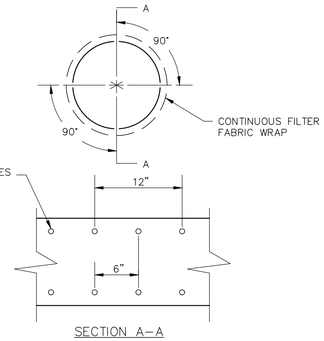
SECTION B-B: INFILTRATION/DETENTION POND 2

N.T.S.



SECTION A-A

NOTE:
4"ø PERFORATED UNDERDRAIN PIPE SHALL BE SCH 80 PVC. HOLES SPACED AT 6" O.C. (8 HOLES PER LF).

UNDERDRAIN PIPE

N.T.S.

ATLANTIC COAST CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 036027 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

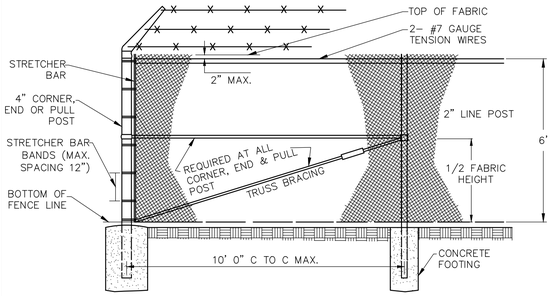
PROJECT NUMBER:
I061-102
MAY 2022

CONSTRUCTION DETAILS

C-701

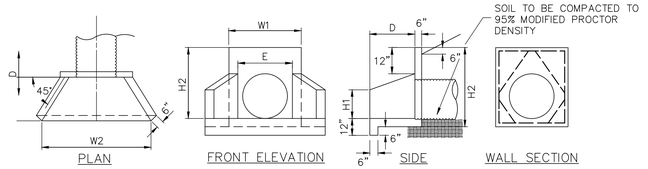
P:\Volumes\V061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\V061_102_C-701.dwg 5/20/22 MARC LIVERMAN

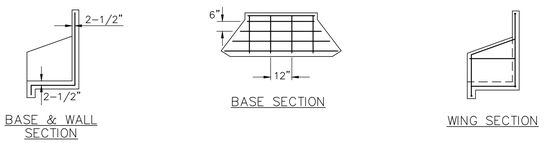
Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



ELEVATON OF CHAIN-LINK FENCE

N.T.S.



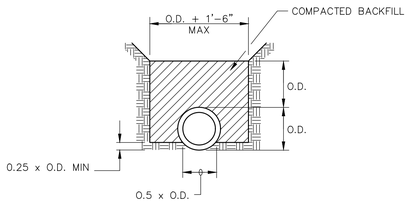


NOTES:
1. ALL CONCRETE SHALL BE 4000 PSI
2. REINFORCEMENT STEEL SHALL BE 1/2"ø.
3. CHAMFER ALL EXPOSED EDGES 3/4".
4. HEADWALLS DIMENSIONS AND STEEL REQUIREMENTS FOR CONCRETE END WALL WITH 45° WING WALLS PER. GDOT STANDARD 1001B MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION.

HEADWALL DIMENSION (METAL PIPE)						
USE NEXT LARGEST SIZE FOR CONC. PIPE						
INSIDE DIA. PIPE	WI	W2	H1	H2	D	E
18"	3'-2"	4'-10"	1'-3"	3'-2"	1'-3"	1'-9"
24"	3'-8"	6'-1"	1'-9"	3'-8"	1'-6"	2'-3'

HEADWALL DETAIL

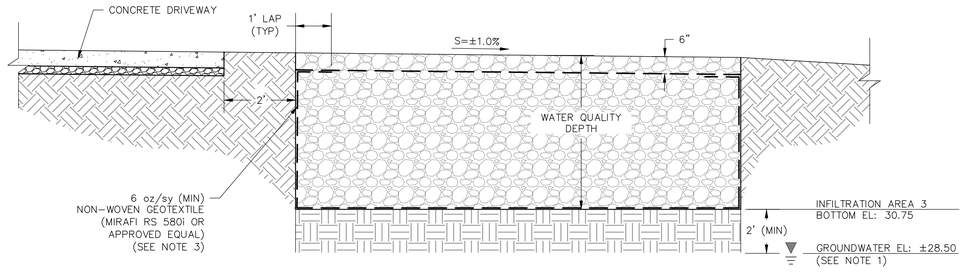
N.T.S.



NOTE:
1. CONTRACTOR SHALL USE 6" OF GRANULAR BEDDING AND GRANULAR BACKFILL FOR PIPES LAID BENEATH DRIVE ISLES, ROADWAYS OR CONCRETE PAVEMENT

TYPICAL STORM DRAIN BEDDING DETAIL

N.T.S.



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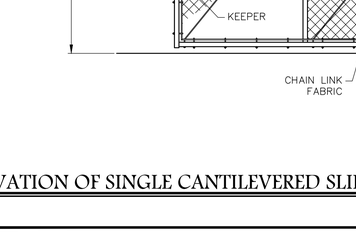
SECTION C-C: INFILTRATION AREA 3 DETAIL

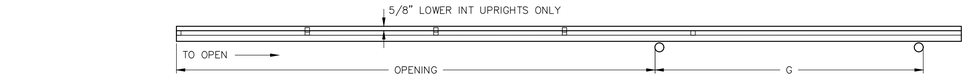
N.T.S.



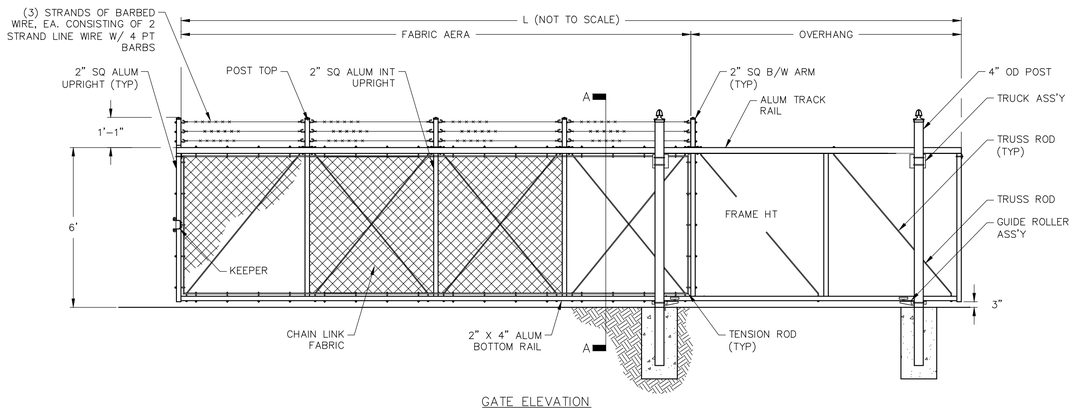
SECTION A

OPENING	LENGTH (L)	GATE POST (G)	BAYS	OVERHANG
I/S POST FACE TO I/S POST FACE	O/S DIM OF GATE LEAF	O/S POST FACE TO O/S POST FACE	NUMBER OF BAYS WITH CHAIN LINK	NUMBER OF BAYS W/O CHAIN LINK
23'-0"	35'-3"	12'-0"	3	2
24'-0"	36'-3"	12'-0"	3	2
25'-0"	37'-3"	12'-0"	4	2
26'-0"	38'-3"	12'-0"	4	2
27'-0"	39'-3"	12'-0"	4	2
28'-0"	40'-3"	12'-0"	4	2
29'-0"	41'-3"	12'-0"	4	2
30'-0"	42'-3"	12'-0"	4	2

NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH TO BE 36".
2. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALL OPERATED GATES.



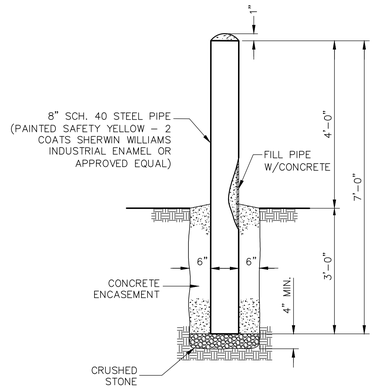
GATE PLAN



GATE ELEVATION

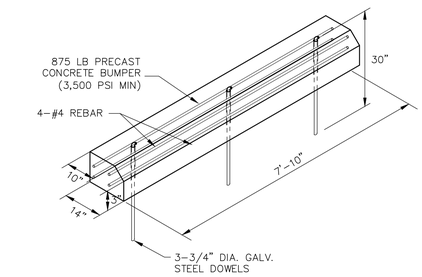
ELEVATION OF SINGLE CANTILEVERED SLIDING GATE

N.T.S.



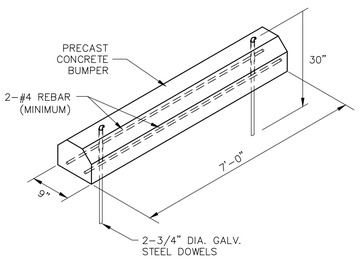
BOLLARD DETAIL

N.T.S.



TRUCK WHEEL STOP DETAIL

N.T.S.



AUTOMOTIVE WHEEL STOP DETAIL

N.T.S.

ATLANTIC COAST CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 33027 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
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DRAYTON-PARKER COMPANIES, LLC

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(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

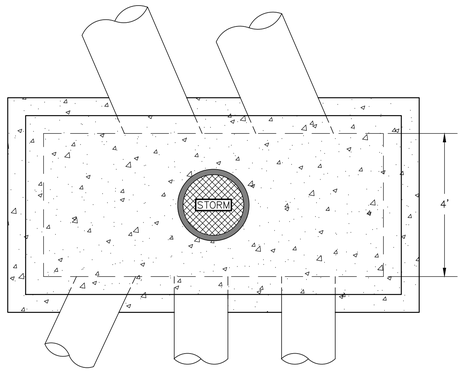
PROJECT NUMBER:
1061-102
MAY 2022

CONSTRUCTION DETAILS

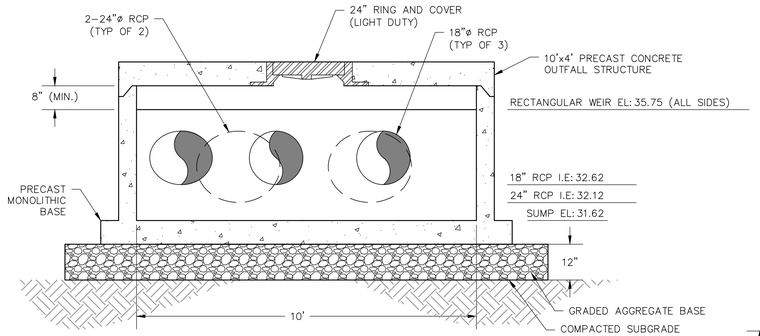
C-702

P:\Industrial\061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\061_102_C-702.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)



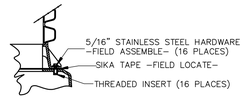
PLAN VIEW



ELEVATION VIEW

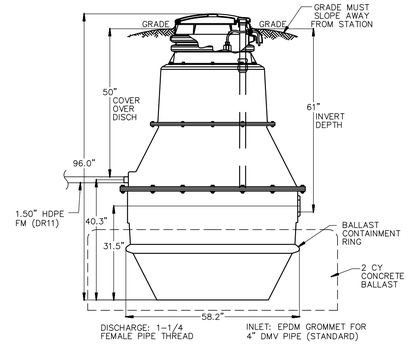
WEIR INLET 1 (WI-1)

N.T.S.



DETAIL, FIELD JOINT

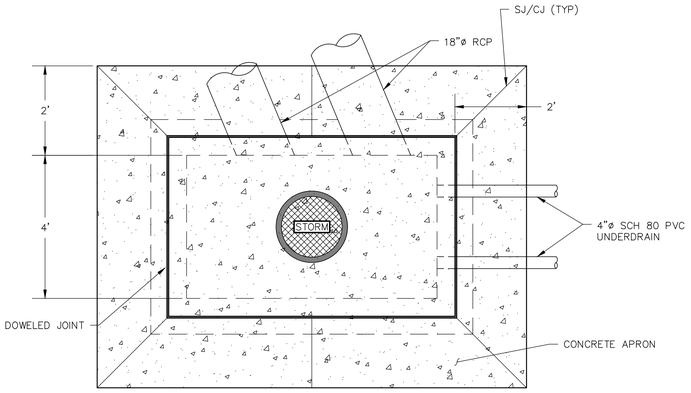
SEE MANUFACTURER'S
INSTALLATION INSTRUCTIONS FOR
FURTHER DETAILS



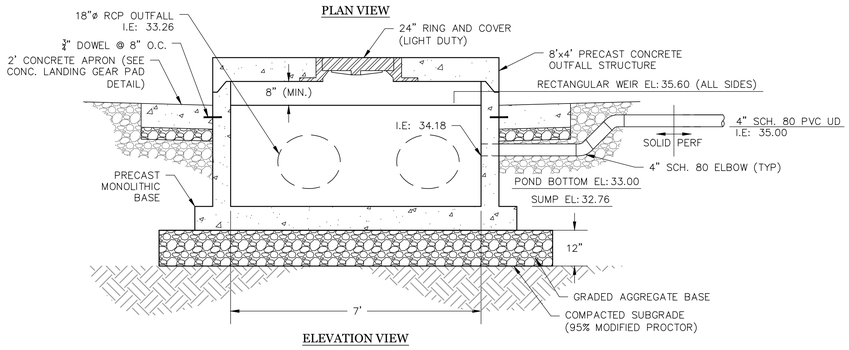
NOTE: DIMENSIONS ARE FOR REF ONLY

GRINDER PUMP STATION: DH272-97

N.T.S.



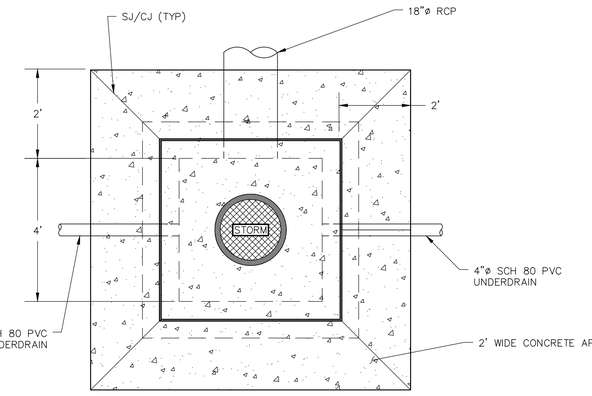
PLAN VIEW



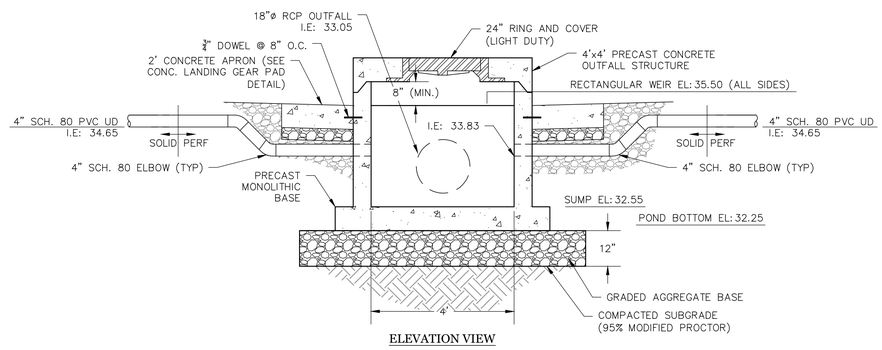
ELEVATION VIEW

OUTLET CONTROL STRUCTURE 1 (OCS -1)

N.T.S.



PLAN VIEW



ELEVATION VIEW

OUTLET CONTROL STRUCTURE 2 (OCS -2)

N.T.S.

ATLANTIC COAST
CONSULTING, INC.
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Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 33027 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

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PORT WENTWORTH
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REVISIONS

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Drawn by:	Checked by:	QC by:

PROJECT NUMBER:

I061-102

MAY 2022

CONSTRUCTION DETAILS

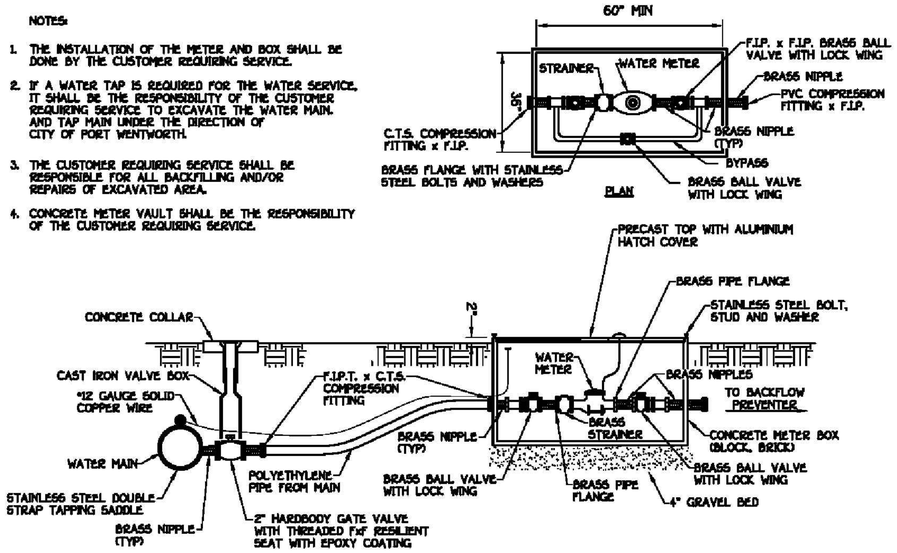
C-703

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

P:\Industrial\I061-1083 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\3-CIVIL\I061_102_C-703.dwg 5/20/22 MARC LIVERMAN

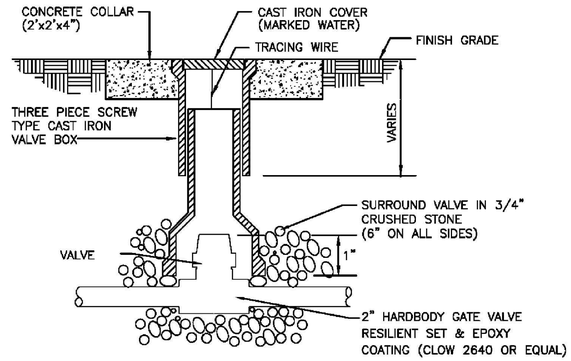
NOTES:

1. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
2. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF CITY OF PORT WENTWORTH.
3. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
4. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE.



2" WATER METER INSTALLATION DETAIL (W-19)

N.T.S.

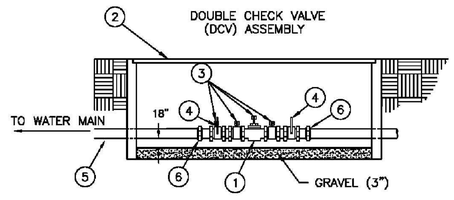


NOTE:

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 DETAIL (W-18)

N.T.S.



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS
6	2	CUT TO LENGTH UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

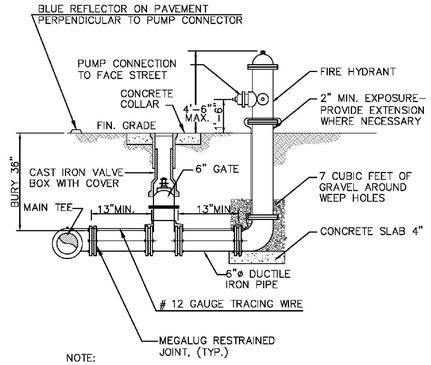
NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

2" DOMESTIC DOUBLE CHECK VALVE ASSEMBLY DETAIL (W-20)

N.T.S.



NOTE:

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

FIRE HYDRANT DETAIL (W-9)

N.T.S.

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GEORGIA REGISTERED No. 33027 PROFESSIONAL ENGINEER MARK A. LIVERMAN 5/14/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

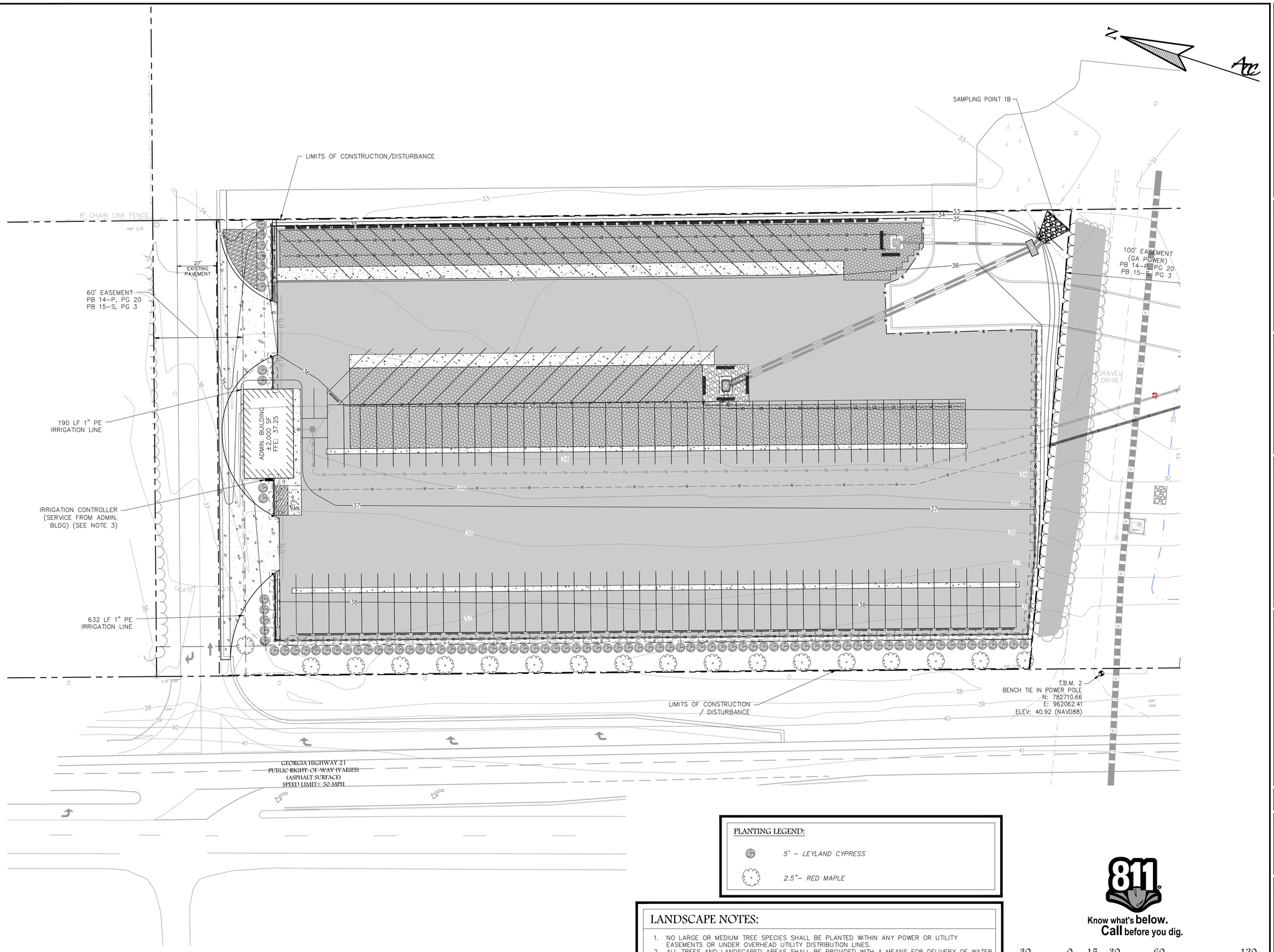
PROJECT NUMBER:
I061-102
MAY 2022

CONSTRUCTION DETAILS

C-704

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

P:\Industrial\I061-1883 Logistics\I01 - Drayton-Parker PW Truck Yard\3-Design Data\3-DWGs\I061_102_C-704.dwg 5/14/22 MARC LIVERMAN



PLANTING LEGEND:

- 5' – LEYLAND CYPRESS
- 2.5"– RED MAPLE

LANDSCAPE NOTES:

1. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN ANY POWER OR UTILITY EASEMENTS OR UNDER OVERHEAD UTILITY DISTRIBUTION LINES.
2. ALL TREES AND LANDSCAPED AREAS SHALL BE PROVIDED WITH A MEANS FOR DELIVERY OF WATER IN A QUANTITY THAT IS SUFFICIENT TO ESTABLISH AND MAINTAIN THE VIABILITY OF THE PLANTS. THIS SOURCE SHALL BE WITHIN 100 FEET OF ALL PROPOSED PLANTINGS.
3. CONTRACTOR SHALL ESTABLISH A TEMPORARY OR PERMANENT SPRAY AND/OR DRIP IRRIGATION SYSTEM CAPABLE OF MEETING THE MINIMUM WATERING REQUIREMENTS NECESSARY FOR PLANTING AND PERMANENT GRASSING ESTABLISHMENT.

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

30 0 15 30 60 120

SCALE (IN FEET)

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GEORGIA REGISTERED No. 03027 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD

PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC

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REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by:	Checked by:	QC by:

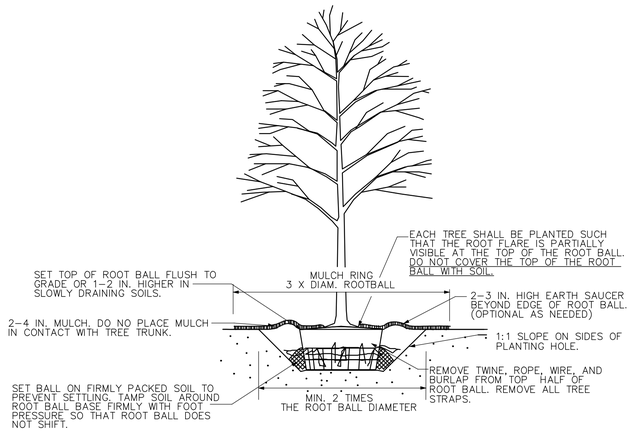
PROJECT NUMBER:
1061-102
MAY 2022

LANDSCAPE PLAN

LS-101

P:\Industrial\1061-1863 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\1061_102_LS-101.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

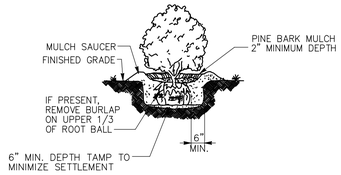


NOTES:

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

TREE PLANTING DETAIL

N.T.S.

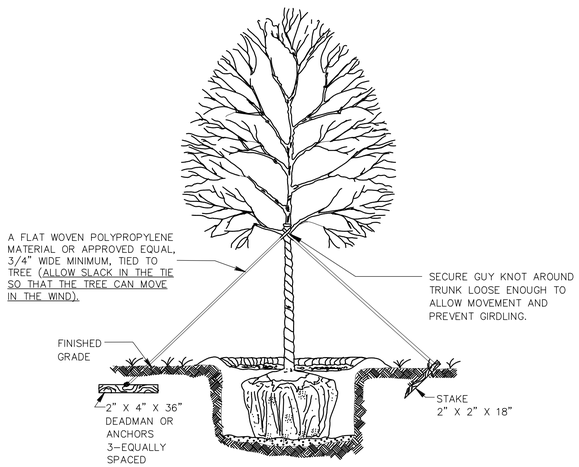


NOTES:

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING DETAIL

N.T.S.

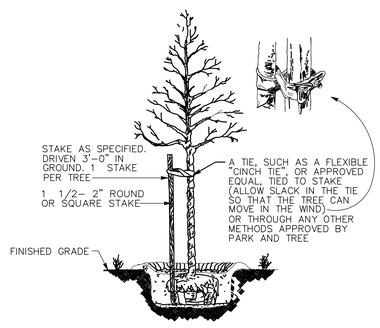


NOTES:

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MOTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.
3. SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE.

TREE STAKING DETAIL

N.T.S.



NOTES:

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.

ALTERNATE TREE STAKING DETAIL

N.T.S.

NOTES:

1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED, AN NURSERY–GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES.
2. ANY DEVIATION FROM THESE PLANS IN EITHER SPECIES OR LAYOUT MUST BE APPROVED BY A CERTIFIED ARBORIST FOR THE CITY OF PORT WENTWORTH OR DESIGNEE.
3. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE APPROVED PLANS.
4. CONTRACTORS ARE RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND MUST PROMPTLY REPORT DISCREPANCIES.
5. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN 10' OF AN UNDERGROUND UTILITY LINE OR UNDERNEATH OVERHEAD POWER LINES, AND SMALL TREE SPECIES MUST MAINTAIN A MINIMUM 5–FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
6. ALL TREES SHALL BE HEALTHY, VIGOROUS, WITH NORMAL HABIT OF GROWTH, EVEN DISTRIBUTION OF BRANCHES, A STRAIGHT TRUNK WHICH EXHIBITS GOOD TRUNK PAPER, WITH LIMBS NOT LOWER THAN 4 FT ABOVE GROUND, DEPENDENT UPON THE SPECIES, AND SHALL BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURY, GIRDLING ROOTS, OR OTHER OBJECTIONABLE FEATURES THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE WELL–BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. TREE SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
8. STAKE TREES ONLY WHEN NECESSARY. STAKING AND GUYING SHALL FOLLOW THE DETAILS ON THIS SHEET.

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GEORGIA REGISTERED No. 036078 PROFESSIONAL ENGINEER MARC A. LIVERMAN 5/19/22

06930
LEVEL II CERTIFICATION

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

0. Issued for Permitting	05/14/2022

Drawn by: | Checked by: | QC by:

PROJECT NUMBER:
I061-102
MAY 2022

LANDSCAPE DETAILS

LS-201

P:\Industrial\I061-1883 Logistics\01- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\I061_102_LS-201.dwg 5/20/22 MARC LIVERMAN

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

STRUCTURAL NOTES

BASIS OF DESIGN:

A. WIND LOADS (REFERENCE: ASCE 7-16)

BASIC WIND SPEED (3 SECOND GUST), V =	134 MPH	(FIGURE 26.5-1B)
NOMINAL WIND SPEED, Vasd =	104 MPH	
RISK CATEGORY = II		(TABLE 1.5-1)
EXPOSURE CATEGORY = C		(SECTION 26.7)

B. SEISMIC LOADS (REFERENCE: ASCE 7-16)

RISK CATEGORY III		(TABLE 1.5-1)
0.2 SEC SPECTRAL RESPONSE ACCELERATION:	Ss = 0.313	
1.0 SEC SPECTRAL RESPONSE ACCELERATION:	S1 = 0.114	
SPECTRAL RESPONSE ACCELERATION:	Sds = 0.323	
SPECTRAL RESPONSE ACCELERATION:	Sd1 = 0.18	
SITE CLASSIFICATION = D (ASSUMED)		(SECTION 11.4)
SEISMIC DESIGN CATEGORY = C		(SECTION 11.6)
SEISMIC IMPORTANCE FACTOR = 1.00		(TABLE 1.5-2)

GENERAL:

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLAN OR OBTAIN ADDITIONAL INFORMATION.
2. WHERE DETAIL OR SECTION IS SHOWN FOR ONE CONDITION. IT SHALL APPLY TO ALL LIKE OR SIMILAR LOCATIONS.
3. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF AND SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO SUBMITTING BIDS.
4. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION, OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
5. NO CHANGE IN SIZE OR DIMENSION OF ANY STRUCTURAL MEMBER SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD UNLESS SPECIFICALLY DETAILED ON THE CONTRACT DRAWINGS.
6. THE USE OF REPRODUCTIONS OF CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER, IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
8. CONTRACTOR HAS THE SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF ALL CONSTRUCTION SHOWN HEREIN. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTIBILITY, ANALYSIS, AND ERECTION PROCEDURES, INCLUDING DESIGN AND ERECTION OF FALSE WORK, TEMPORARY BRACING, ETC. CONTRACTOR HAS THE SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.

FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED OR DESIGNED.
2. ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED BY FIELD TESTING. A DYNAMIC CONE PENETROMETER TEST (ASTM STP-399) SHALL BE PROVIDED AT MAXIMUM 75' O.C. TO VERIFY AVAILABILITY OF THE DESIGN PRESSURE INDICATED.
3. ALL FOOTINGS AND SLABS SHALL BEAR ON SUBGRADE COMPACTED TO A MINIMUM 95% ASTM D-1557.
4. ALL WATER SOFTENED SOILS IN FOUNDATION EXCAVATIONS SHALL BE REMOVED PRIOR TO POURING CONCRETE. FILL OVER-EXCAVATED LIMITS WITH COMPACTED STRUCTURAL FILL OR ADDITIONAL CONCRETE.
5. ALL REINFORCING IN FOOTINGS SHALL BE SUPPORTED WITH WHOLE CONCRETE BRICKS OR PREFABRICATED ALL PLASTIC CHAIR SUPPORT AT MAXIMUM 48" O.C. BAR SUPPORTS SHALL BE POSITIONED TO MAINTAIN NO LESS THAN 3" CLEAR TO BOTTOM OF LOWEST REINFORCING BAR.
6. ALL REINFORCING SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
7. CONSTRUCTION JOINTS IN WALL FOOTINGS SHALL BE FORMED VERTICALLY WITH MINIMUM 2'-0" LAP HORIZONTAL REINFORCING.

CONCRETE:

1. UNLESS OTHERWISE SHOWN, THE CENTERLINES OF ALL PIERS AND COLUMN FOOTINGS SHALL BE LOCATED ON COLUMN CENTERLINES OVER.
2. UNLESS SPECIFIED OTHERWISE, CONCRETE COVER OVER REINFORCEMENT SHALL CONFORM TO THE FOLLOWING:
   - A. ALL FOOTINGS AND OTHER CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   - B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
     - #5 BAR AND SMALLER: 1 1/2"
     - #6 BAR AND LARGER: 2"
   - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
     1. SLABS, WALLS, JOISTS:
        - #11 BAR AND SMALLER: 3/4"
        - #14 AND #18 BARS: 1 1/2"
     2. BEAMS, COLUMNS:
        - PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1 1/2"
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
4. PROVIDE DOWELS OF THE SAME SIZE AND NUMBER AS THE VERTICAL WALL AND COLUMN REINFORCING, UNLESS NOTED OTHERWISE.
5. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED ON THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCING MARKED CONTINUOUS MAY BE SPLICED AT LOCATIONS DETERMINED BY THE CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
6. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.
7. NO REINFORCING SHALL BE CUT IN FIELD. ADDITIONAL REINFORCING AND THAT QUANTITY OF REINFORCING OCCURRING AT OPENINGS SHALL BE PLACED EQUALLY EACH SIDE OF OPENING AS DETAILED.
8. HOOKS IN REINFORCING ARE IN ADDITION TO LINKS SHOWN.
9. UNLESS NOTED OTHERWISE, DETAILING AND FABRICATION OF REINFORCING STEEL SHALL FOLLOW ACI MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES (ACI 315).

SPECIAL STRUCTURAL INSPECTIONS:

A. SPECIAL INSPECTIONS
   1. SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED ON THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC 2018 BUILDING CODE.
   2. SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN AGENCY SELECTED BY THE OWNER WHICH MEETS ALL OF THE REQUIREMENTS FOR APPROVAL INDICATED IN IBC 2018 SECTION 1704. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
   3. THE CONTRACTOR SHALL COORDINATE THE INSPECTION SERVICES IN ACCORDANCE WITH THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO THE INSPECTOR TO ALLOW PROPER SCHEDULING OF PERSONNEL.
   4. THE COSTS OF THE SPECIAL INSPECTOR'S SERVICES SHALL BE PAID FOR BY THE OWNER.

B. REPORTS
   1. SPECIAL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS PERFORMED. COPIES OF ALL INSPECTIONS SHALL BE FURNISHED TO THE BUILDING OFFICIAL AND THE EOR WITHIN 48 HOURS OF THE INSPECTION.
   2. REPORTS SHALL INDICATE THAT THE WORK WAS PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS SHALL BE IDENTIFIED IN THE REPORT AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR.
   3. A FINAL REPORT OF INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS INCLUDING ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE EOR PRIOR TO COMPLETION OF THE STRUCTURAL SYSTEMS BUT AT A FREQUENCY NOT TO EXCEED 60 DAYS.

C. REQUIRED SPECIAL INSPECTIONS

IBC SECTION	DESCRIPTION OF WORK	SPECIAL INSPECTION REQUIRED YES	NO	REMARKS
1704.2.5	INSPECTION OF FABRICATORS		X	
1705.2	STEEL CONSTRUCTION		X	
1705.3	CONCRETE CONSTRUCTION	X		
1705.4	MASONRY CONSTRUCTION	X		2
1705.5	WOOD CONSTRUCTION		X	
1705.6	SOILS	X		3
1705.7	DRIVEN DEEP FOUNDATION		X	
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS		X	
1705.9	HELICAL PILE FOUNDATIONS		X	
1705.10	WIND RESISTANCE		X	
1705.11	SEISMIC RESISTANCE		X	
1705.12	TESTING AND QUALIFICATIONS FOR SEISMIC RESISTANCE		X	
1705.13	SPRAYED FIRE-RESISTANT MATERIALS		X	
1705.14	MASTIC AND INTUMESCENT COATINGS		X	
1705.15	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)		X	

REMARKS:
1. CONCRETE SPECIAL INSPECTION: CONTINUOUS AND PERIODIC INSPECTIONS, AS DEFINED BY SECTION 202 OF THE IBC 2018 BUILDING CODE, SHALL BE PERFORMED BY THE SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1705.3 AND TABLE 1705.3.
2. MASONRY SPECIAL INSPECTION: CONTINUOUS AND PERIODIC INSPECTIONS, AS DEFINED BY SECTION 202 OF THE IBC 2018 BUILDING CODE, SHALL BE PERFORMED BY THE SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1705.4 AND QUALITY ASSURANCE PROGRAM REQUIREMENTS OF ACI530/ASCE 5
3. SOILS SPECIAL INSPECTION: INSPECTION OF THE EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS SHALL BE PERFORMED BY THE SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1705.6 AND TABLE 1705.6.

MATERIAL SPECIFICATIONS:

CONCRETE

1. FOUNDATIONS:	3000 PSI 28 DAY COMPRESSIVE STRENGTH (NON-AIR ENTRAINED)
2. BLOCK FILL:	2500 PSI 28 DAY COMPRESSIVE STRENGTH
3. REINFORCING BARS:	ASTM A615, GRADE 60, DEFORMED

SAUSSY ENGINEERING
400 Johnny Mercer Boulevard • Suite E
P.O. Box 30597 • Savannah, Georgia 31410
Phone: (912) 898-8255 • Fax: (912) 898-1882

PROJECT # 22058: S1-0.dwg 5/13/22 3:45 pm

ACC
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Roswell, GA
Savannah, GA
Knoxville, TN

GEORGIA REGISTERED No. 000432 STRUCTURAL ENGINEER W. HUNTER SAUSSY, III
Not Valid Unless Signed

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

1. Client Review	04/28/2022

Drawn by: | Checked by: | QC by:

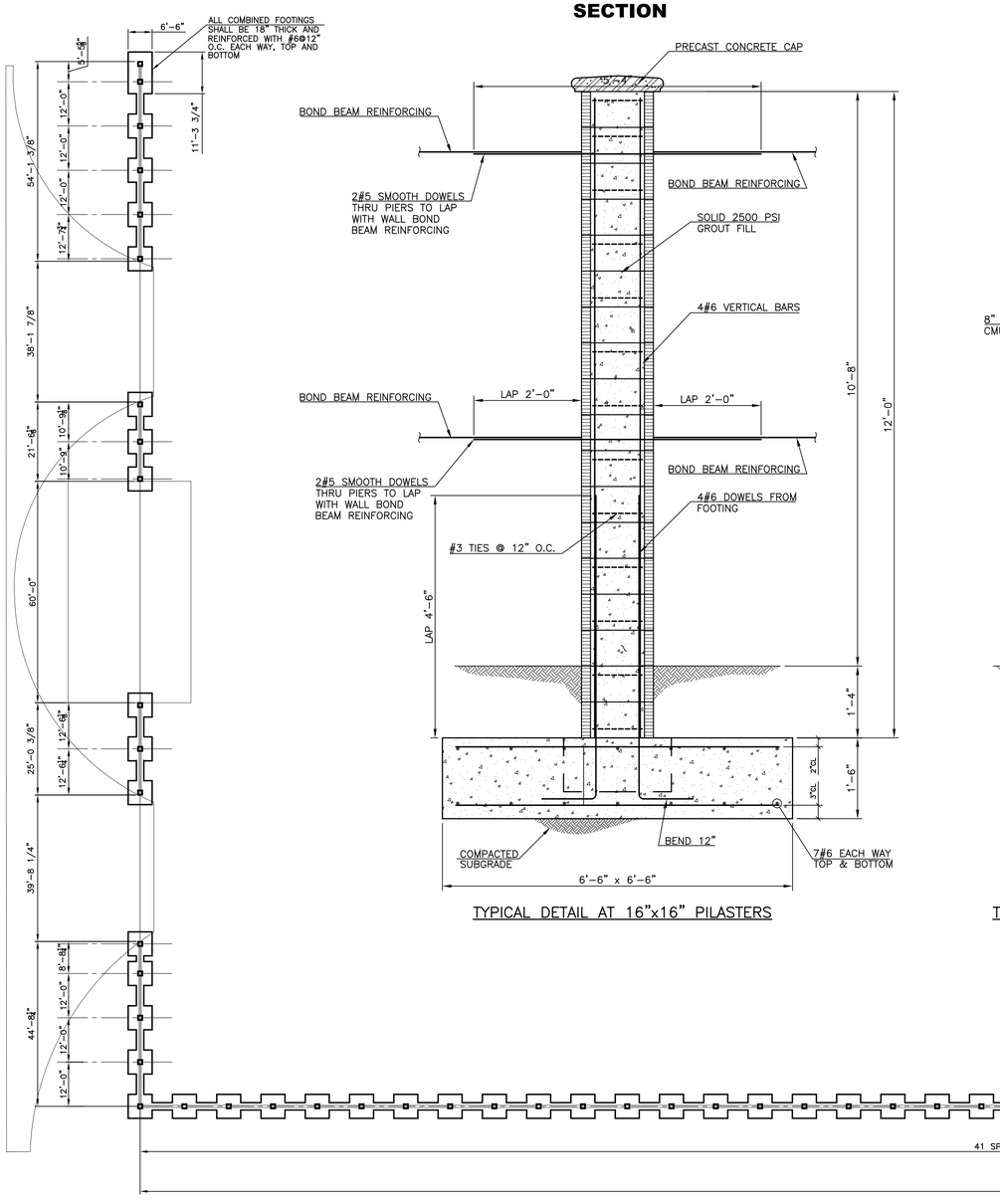
PROJECT NUMBER:
I061-102
APRIL 2022

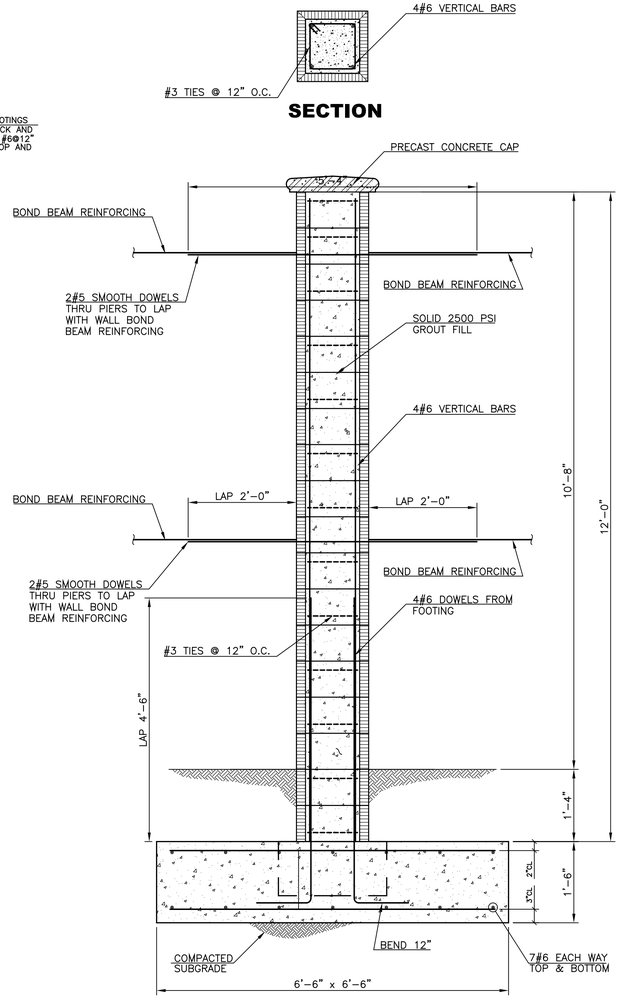
STRUCTURAL NOTES

S1.0

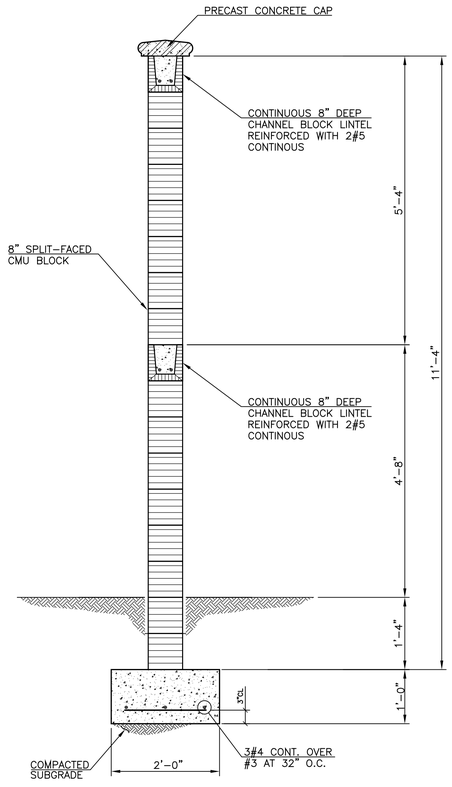
Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JUL Y 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JUL Y 2022)

F:\JOBS 2021\OTHERS\21154-Port Wentworth Truck Yard Perimeter Wall\0-Structural Sheets\S1-0.dwg 5/13/22 HUNTER SAUSSY

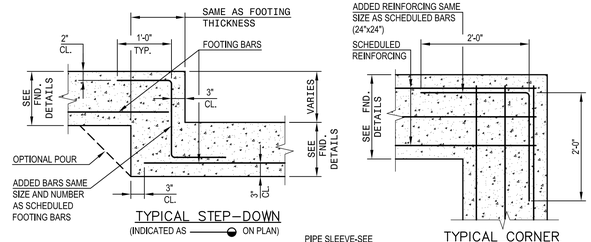




TYPICAL DETAIL AT 16"x16" PILASTERS

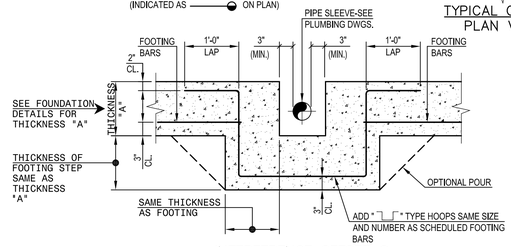


TYPICAL SECTION THRU 8' CMU WALLS



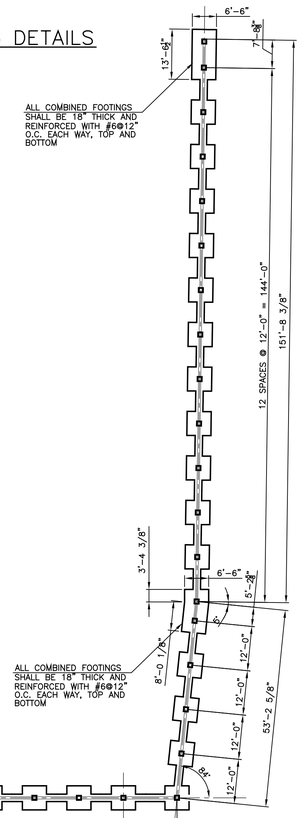
TYPICAL STEP-DOWN
(INDICATED AS ⊖ ON PLAN)

TYPICAL CORNER PLAN VIEW



INTERFERENCE OFFSET @ GRAVITY SEWER
(COORDINATE W/ PLUMBING DRAWINGS)

TYPICAL WALL FOOTING DETAILS



FOUNDATION PLAN
SCALE: 1/16"=1'-0"

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Phone: (912) 898-8255 • Fax: (912) 898-1882

PROJECT # 22058: S1-1.dwg 5/2/22 4:11 pm

770-594-5998
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Roswell, GA
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GEORGIA REGISTERED PE No. 030432 STRUCTURAL ENGINEER W. HUNTER SAUSSY, III
Not Valid Unless Signed

PROJECT:
PORT WENTWORTH TRUCK AND CHASSIS YARD
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER COMPANIES, LLC
17 WEST MCDONOUGH STREET
SAVANNAH, GA 31401
(912) 220-5144

REVISIONS

1. Client Review	04/28/2022

Drawn by:	Checked by:	QC by:

PROJECT NUMBER:
I061-102
APRIL 2022

WALL FOUNDATION PLAN

S1.1

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Site Plan 5.14.22 (2682 : Site Plan Review Application (Specific) 7-0035-01-010 HWY 21 Truck Yard JULY 2022)

F:\JOBS\2021\OTHERS\21054-Port Wentworth Truck Yard Perimeter Walls-Structural Sheets\S1-1.dwg 5/13/22 HUNTER SAUSSY

P: \Industrial\1061-1883 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\1061_101-Exhibits1to3.dwg 6/7/22 ARTINE AZIMI

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PORT WENTWORTH TRUCK AND CHASSIS YARD

EXHIBIT 1
(VIEW FROM HWY 21 LOOKING SOUTH)

PROJECT : I061-102
DATE: 06/07/22
BY: AA

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Arc Exhibits (2682 : Site Plan Review Application (Specific)

P: \Industrial\1061-1883 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\1061_101-Exhibits1to3.dwg 6/7/22 ARTINE AZIMI

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PORT WENTWORTH TRUCK AND CHASSIS YARD

EXHIBIT 2
(VIEW FROM HWY 21 LOOKING SOUTH ~ NO LANDSCAPING)

PROJECT : I061-102
DATE: 06/07/22
BY: AA

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Arc Exhibits (2682 : Site Plan Review Application (Specific)

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PORT WENTWORTH TRUCK AND CHASSIS YARD

EXHIBIT 3
(VIEW FROM HWY 21 LOOKING NORTH)

PROJECT : I061-102
DATE: 06/07/22
BY: AA

P:\Industrial\I061-1883 Logistics\101- Drayton-Parker PW Truck Yard\3-Design Data\2-DWGs\I061_101-Exhibits1to3.dwg 6/7/22 ARTINE AZIMI

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Arc Exhibits (2682 : Site Plan Review Application (Specific)