CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 13, 2021

Via Teleconference GoToMeeting | **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 - Jul 12, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Robert L. McCorkle, III., McCorkle, Johnson & McCoy, on behalf of Thomas Lee Exley for PIN # 7-0906-01-012 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a Multi-Family Apartment Development

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by Marc Liverman, Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 7-0035-01-010 (Highway 21) to Rezone from P-C-3 (Planned General Business) to P-I-1 (Planned Industrial) Zoning District for the purpose of a Truck / Chassis Storage Yard

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

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

- Public Hearing
- Action

B. Site Plan Review Application submitted by Ray Pittman, Pittman Engineering, on behalf of Third Lake Development, LLC., for PIN # 7-0906-04-091 (Rice Hope Rd) for a General Development Site Plan to allow a Multifamily Development (The Cottages at Rice Hope Plantation) in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing

- Action

C. Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) for a General Development Site Plan to allow a Residential Development (Lakeside Phases 20-30) in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing
- Action

D. Site Plan Review Application submitted by Neil McKenzie, Coleman Company Inc., of behalf of LMS Real Estate Investment Management, LLC., for PIN # 7-0975-01-025 Tract B (Highway 21 / Jeffers Rd) for a Specific Development Site Plan to allow a Multi-Family Residential Development (LMS Cottages) in a P-R-M (Planned Residential Multifamily) Zoning District

- Public Hearing
- Action

E. Subdivision Application submitted by David Dowdy, Jackson Surveying, Inc., on behalf of Shay Anam, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Parcel 3, Former Broadman Tract) for the purpose of a Hotel Development

- Public Hearing
- Action

F. Subdivision Application submitted by Ray Pittman, Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-069 (Hickory Street) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside at Rice Hope Phases B & C) for the purpose of Single-Family Homes

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 12, 2021

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	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:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Nelson
ABSENT:	Rollf, Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jun 14, 2021 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Jul 12, 2021 6:30 PM (ADOPTION OF MINUTES)

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

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked what type of warehouses these would be and how may employees. Mr. McCorkle responded that at this time they do not know what companies will be in the warehouses and they estimate between 400 to 800 employees. Commissioner Herrin asked what the impact would be on the residents that live on Saussy Road. Mr. McCorkle responded that there will be minimum impact on the residents and the closest warehouse would be 1500 feet away from the closest home. He also stated there would be a 100-foot buffer with a 15-foot-high berm between the property and the residents.

Public Comments:

LaRay Benton - 135 Saussy Road - Spoke against the application

Tonya Brown - 150 Berrien Road - Spoke against the application

Lashawn Benton - 135 Saussy Road - Spoke against the application

J. P. Robinson - 225 Grant Road - Spoke against the application

Janet Bryant - 154 Berrien Road - Spoke against the application

After the public comment section was closed, Commissioner Nelson made a motion to Deny this application. Commissioner Bright seconded the motion to Deny the application. The vote to deny was unanimous

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

B. Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-028 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

Murray Marshall was present on behalf of the application. Mr. Marshall gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked how many homes would be in this development. Mr. Marshall answered that they estimate around 200 units. Chairman Neesmith asked what type of commercial project would be under the P-C-2 zoning. Mr. Marshall answered that they envision a strip type commercial development, similar to what is near the Lakeside Blvd entrance of Rice Hope. Commissioner Bright asked if this development would use the same path for the pedestrian bridge overpass. Mr. Marshall answered yes, they will encourage residents to use the pedestrian bridge. Commissioner Nelson asked if the residents in Rice Creek had been notified. Mr. Marshall answered that all property owners within the 250 feet were notified per the City ordinance and that signs have been posted.

Public Comments:

J. P. Robinson - 225 Grant Road - Asked questions regarding stormwater runoff and the impact on Black Creek. Mr. Marshall responded that currently Rice Creek drains through

Minutes Acceptance: Minutes of Jul 12, 2021 6:30 PM (ADOPTION OF MINUTES)

this property and into Black Creek and this project would tie into the existing drainage and that the development must retain post-development runoff on the site.

LaRay Benton - 135 Saussy Road - Asked where the entrance to the development would be and if the project would have any amenities. Mr. Marshall answer that the entrance would be at the existing curb cut on Rice Mill Road and that they will ask permission from GDOT to have a right in - right out off Highway 21 and that this type of project would have some type of amenities.

After the public comments section was closed, Commissioner Nelson asked if once this project would be similar to Jasper Village and that there would not be any negative impact on the storm drainage to the existing residents of Rice Creek. Mr. Marshall responded that the development should be a product that is competition for Jasper Village and that there will be no impact on the existing residents because this project is downhill from Rice Creek and that they will capture all the runoff that is required by regulation. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote to approve the application was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a General Development Site Plan to allow a Single-Family Home Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Shane Malek, was present. Mr. Malek gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked what the price range for these units was. Mr. Malek answered that the 1-bedroom started around $1150 a month in rent and the range goes up from there and this includes all the maintenance associated with the homes. Commissioner Nelson asked if the traffic in that area had been impacted. Mr. Malek stated that so far he has seen or heard any negative complaints on the traffic. Chairman Neesmith asked where the entrance for this phase would be. Mr. Malek responded that there would be the main entrance to Old Augusta Road, and they would like to improve and use Moore Drive as well. Commissioner Herrin asked if they would pave Moore Drive. Mr. Malek responded yes, they would like to pave if allowed to use it.

Public Comments:

Lashawn Benton - 150 Berrin Road - Asked about the fire separation between homes. Mr. Malek stated that they build to the fire code requirements and the homes would have a 10-foot separation.

Phillip Moore - 96 Moore Drive - Asked if the road that they are using for a construction road would remain in use after the development was finished. Mr. Malek responded that they do not want to use that road for the development and the road would stay as is.

Minutes Acceptance: Minutes of Jul 12, 2021 6:30 PM (ADOPTION OF MINUTES)

LaRay Benton - 135 Saussy Road - Asked if Old Highway 21 would be included in this project. Mr. Malek responded the improvements to Moore Drive would stop at Old Highway 21.
Betty Moore - 96 Moore Drive - Spoke in favor for the application.
After the public comments section was closed, Commissioner Bright made a motion to approve the application. Commissioner Nelson seconded the motion to approve the application. The vote to approve was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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

_____
Chairman

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

_____
Secretary

Minutes Acceptance: Minutes of Jul 12, 2021 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2496)

DOC ID: 2496

Zoning Map Amendment Application submitted by Robert L. McCorkle, III., McCorkle, Johnson & McCoy, on behalf of Thomas Lee Exley for PIN # 7-0906-01-012 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a Multi-Family Apartment Development

Issue/Item: Zoning Map Amendment Application submitted by Robert L. McCorkle, III., McCorkle, Johnson & McCoy, on behalf of Thomas Lee Exley for PIN # 7-0906-01-012 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a Multi-Family Apartment Development

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

Facts and Findings: The total amount of property to be rezoned is 5.13 acres. The applicant is requesting to rezone the property to P-R-M (Planned Residential Multifamily) to develop an Apartment Complex. The concept layout of the proposed plan includes ten (10) buildings with two hundred forty (240) units. The project will also include associated parking, drainage, and water and sewer utilities. The proposed main entrance is on Rice Creek Road with a secondary right in / right out access on Highway 21.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (PDF)
- 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Plat (PDF)
- 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Concept Plan (PDF)
- 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Timeline (PDF)
- Rezoning Questions from Ordinances (PDF)

210307

RECEIVED AUG 16 2021 BY: MGE

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Robert L. McCorkle, III, McCorkle, Johnson & McCoy Phone #: (912)232-6000

Mailing Address: 319 Tattnall Street Savannah, Georgia 31401

Name of Property Owner: Thomas Lee Exley Phone #: (912)658-1625
(Use back if more than one owner)

Address of Property: 0 Highway 21

PIN #: 70906 01012 Number of Acres: 5.13

Zoning Classification: Present R-A Requested PRM
Use of Property: Present Tower Site Requested Multi family apartments

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

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

The subject property is surrounded by PRM on 3 sides. Extending the adjacent PRM zoning onto the subject property will allow for the development of a 240 unit apartment complex on the subject property and PIN 70906 01018.

Attach the following documents:

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

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

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

Sworn to and subscribed before me this 16th day of August, 2021.

Notary Public

EMILY E. BROGDON NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 4/23/2025

Signature of Applicant

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

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

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
16th day of August, 20 21

Signature of Official

Notary Public

EMILY E. BROGDON NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 4/29/2025

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

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: Robert L. McCorkle

Address: 319 Tattnall Street

Savannah, GA 31401

Telephone Number: (912) 232-6000

Thomas L Exley

Signature of Owner

Personally appeared before me

Thomas L Exley

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

Elizabeth W. Rose

Notary Public

August 12, 2021

Date

ELIZABETH W ROSE NOTARY PUBLIC Comm. Exp. 04/22/25 LIBERTY COUNTY, GA

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on August 16, 2021, to rezone real property described as follows:

ALL that certain tract or parcel of land situate, lying and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia being described as follows: Beginning at a point on the eastern side of Georgia Highway 21 R/W bearing Lat: 32.22700 and Lon: 81.19466 (the "Point of Beginning"); running thence N78°50' 46"W a distance of 872.28 feet to a point; thence running N11°09'02"E a distance of 450 feet to a point; thence running S78°50'46"E a distance of 450 feet to a point; thence running S11°09'04"W a distance of 400 feet to a point; thence running S78°50'48"E a distance of 417.36 feet to a point on the eastern right of way line of Georgia Highway 21; thence S05°32'12"W a distance of 50.24 feet to the Point of Beginning. Said property being designated as PARCEL NO. 9, shown upon that certain plat prepared by Ward Edwards, Inc., dated September 22, 2006, recorded September 25, 2006 in Plat Record Book 34-P, at Page 73, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, entitled "Boundary Survey, 255.16 Acres, Portion of the Thomas L. Exley Property, Surveyed for Fred Williams Realty, 8th G.M. District, Port Wentworth, Chatham County, Georgia.

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

None.

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

16th day of August, 2021

Notary Public

EMILY E. BROGDON NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 4/29/2025

Signature of Applicant

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

Legal Description

ALL that certain tract or parcel of land situate, lying and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia being described as follows: Beginning at a point on the eastern side of Georgia Highway 21 R/W bearing Lat: 32.22700 and Lon: 81.19466 (the "Point of Beginning"); running thence N78°50' 46"W a distance of 872.28 feet to a point; thence running N11°09'02"E a distance of 450 feet to a point; thence running S78°50'46"E a distance of 450 feet to a point; thence running S11°09'04"W a distance of 400 feet to a point; thence running S78°50'48"E a distance of 417.36 feet to a point on the eastern right of way line of Georgia Highway 21; thence S05°32'12"W a distance of 50.24 feet to the Point of Beginning. Said property being designated as PARCEL NO. 9, shown upon that certain plat prepared by Ward Edwards, Inc., dated September 22, 2006, recorded September 25, 2006 in Plat Record Book 34-P, at Page 73, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, entitled "Boundary Survey, 255.16 Acres, Portion of the Thomas L. Exley Property, Surveyed for Fred Williams Realty, 8th G.M. District, Port Wentworth, Chatham County, Georgia.

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324152 8/19/2021 3:08 PM
OPER: ME TERM: 011
REF#: CK 2511

TRAN: 112.0000 BLDG PERMIT
210307 662.50CR
EXLEY, THOMAS
7-0906-01-012
DEV-ZMA 662.50CR

TENDERED: 662.50 CHECK
APPLIED: 662.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

Adjacent Property Owners Within 250 Feet

Quentin Foster, Sr.
PIN: 70906 01008
Property Address: Highway 21,
Port Wentworth, Georgia 31407
Mailing Address: 127 Bridge View Drive,
Marietta, Georgia 30066

City of Port Wentworth
PIN: 70906 01009
Property Address: Highway 21,
Port Wentworth, Georgia 31407
Mailing Address: 305 S. Coastal Hwy,
Port Wentworth, Georgia 31407

Carolina Self Storage Centers, Inc.
PIN: 70906 01014
Property Address: 7975 Highway 21,
Port Wentworth, Georgia 31407
Mailing Address: 1476 Jefferies Hwy,
Walterboro, South Carolina 29488

Armando M. Sanches and Johana E. Insaurralde
PIN: 70906C05041
Property & Mailing Address: 10 Burnt Oak Road,
Port Wentworth, Georgia 31407

William Holden, Jr.
PIN: 70906C07011
Property & Mailing Address: 13 Burnt Oak Road, Port Wentworth, Georgia 31407

Darren C. Clay
PIN: 70906C07010
Property & Mailing Address: 15 Burnt Oak Road, Port Wentworth, Georgia 31407

Carolyn Eiland
PIN: 70906C07009
Property & Mailing Address: 17 Burnt Oak Road, Port Wentworth, Georgia 31407

James R. & Britany Jane Burrell
PIN: 70906C07008
Property & Mailing Address: 19 Burnt Oak Road, Port Wentworth, Georgia 31407

James G. & LaShuanda N. Hudson
PIN: 70906C05042
Property & Mailing Address: 12 Burnt Oak Road, Port Wentworth, Georgia 31407

Bridgett Bernadett Levine
PIN: 70906C05043
Property & Mailing Address: 14 Burnt Oak Road, Port Wentworth, Georgia 31407

Sonna R. Vanover
PIN: 70906C05044
Property & Mailing Address: 16 Burnt Oak Road, Port Wentworth, Georgia 31407

Karm D. Sourabie & Sherrell L. Adkins
PIN: 70906C05045
Property & Mailing Address: 18 Burnt Oak Road, Port Wentworth, Georgia 31407

John I. Farrell
PIN: 70906C05046
Property & Mailing Address: 20 Burnt Oak Road, Port Wentworth, Georgia 31407

Willie Warren Durdley II & Sheilla A. Durdley
PIN: 70906C05047
Property & Mailing Address: 22 Burnt Oak Road, Port Wentworth, Georgia 31407

American Homes 4 Rent Properties Eight LLC
PIN: 70906C05048
Property Address: 24 Burnt Oak Road,
Port Wentworth, Georgia 31407
Mailing Address: 23975 Park Sorrento,
Suite 300, Calabasas, California 91302

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

Earline E. Mason
PIN: 70906C06001
Property & Mailing Address: 2 Twelve Oaks Road, Port Wentworth, Georgia 31407

Ahmad J. Castle
PIN: 70906C06002
Property & Mailing Address: 4 Twelve Oaks Road, Port Wentworth, Georgia 31407

Daniel Rivera
PIN: 70906C06011
Property & Mailing Address: 3 Huntington Road, Port Wentworth, Georgia 31407

Linda Manies
PIN: 70906C06010
Property & Mailing Address: 1 Huntington Road, Port Wentworth, Georgia 31407

Rashida M. Sharp
PIN: 70906C05049
Property & Mailing Address: 26 Burnt Oak Road, Port Wentworth, Georgia 31407

Quentin Mungin, Sr.
PIN: 70906C05050
Property & Mailing Address: 28 Burnt Oak Road, Port Wentworth, Georgia 31407

Angela Dove
PIN: 70906C05051
Property & Mailing Address: 30 Burnt Oak Road, Port Wentworth, Georgia 31407

Rice Creek Homeowners Associate of Port Wentworth, Georgia, Inc.
PIN: 70906C05052
PIN: 70906C05073
Property Address: Burnt Oak Road, Port Wentworth, Georgia 31407
Mailing Address: 119 Canal Street, Suite 102, Pooler, Georgia 31322

Andrew T. Aponte &
Chantal K. Garzon-Aponte
PIN: 70906C05072
Property & Mailing Address: 32 Burnt Oak Road, Port Wentworth, Georgia 31407

Kontar L. Briggs
PIN: 70906C05071
Property & Mailing Address: 34 Burnt Oak Road, Port Wentworth, Georgia 31407

Parcardi Trappio
PIN: 70906C05070
Property & Mailing Address: 36 Burnt Oak Road, Port Wentworth, Georgia 31407

Jared Abraham Gaik
PIN: 70906C12007
Property & Mailing Address: 38 Burnt Oak Road, Port Wentworth, Georgia 31407

Marquitha S. Gibson
PIN: 70906C12006
Property & Mailing Address: 12 Mangrove Terrace, Port Wentworth, Georgia 31407

Patrick F. Thomas
PIN: 70906C12005
Property & Mailing Address: 10 Mangrove Terrace, Port Wentworth, Georgia 31407

Patrick B. Cope and Waltien Miller Cope
PIN: 70906C05069
Property & Mailing Address: 2 Lafayette Court, Port Wentworth, Georgia 31407

Willie B. & Danielle L. Wallace
PIN: 70906C05068
Property & Mailing Address: 4 Lafayette Court, Port Wentworth, Georgia 31407

John A. & Anna M. Stoutland
PIN: 70906C05067
Property & Mailing Address: 6 Lafayette Court, Port Wentworth, Georgia 31407

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

Troy A. Pollen
PIN: 70906C05066
Property & Mailing Address: 8 Lafayette Court, Port Wentworth, Georgia 31407

Albert E. & Janice F. Allen
PIN: 70906C05065
Property & Mailing Address: 10 Lafayette Court, Port Wentworth, Georgia 31407

Richard C. Calhoun
PIN: 70906C05064
Property & Mailing Address: 12 Lafayette Court, Port Wentworth, Georgia 31407

Rebecca Angelica Santibanez
PIN: 70906C05063
Property Address: 14 Lafayette Court, Port Wentworth, Georgia 31407
Mailing Address: 5000 Augusta Road, Savannah, Georgia 31408

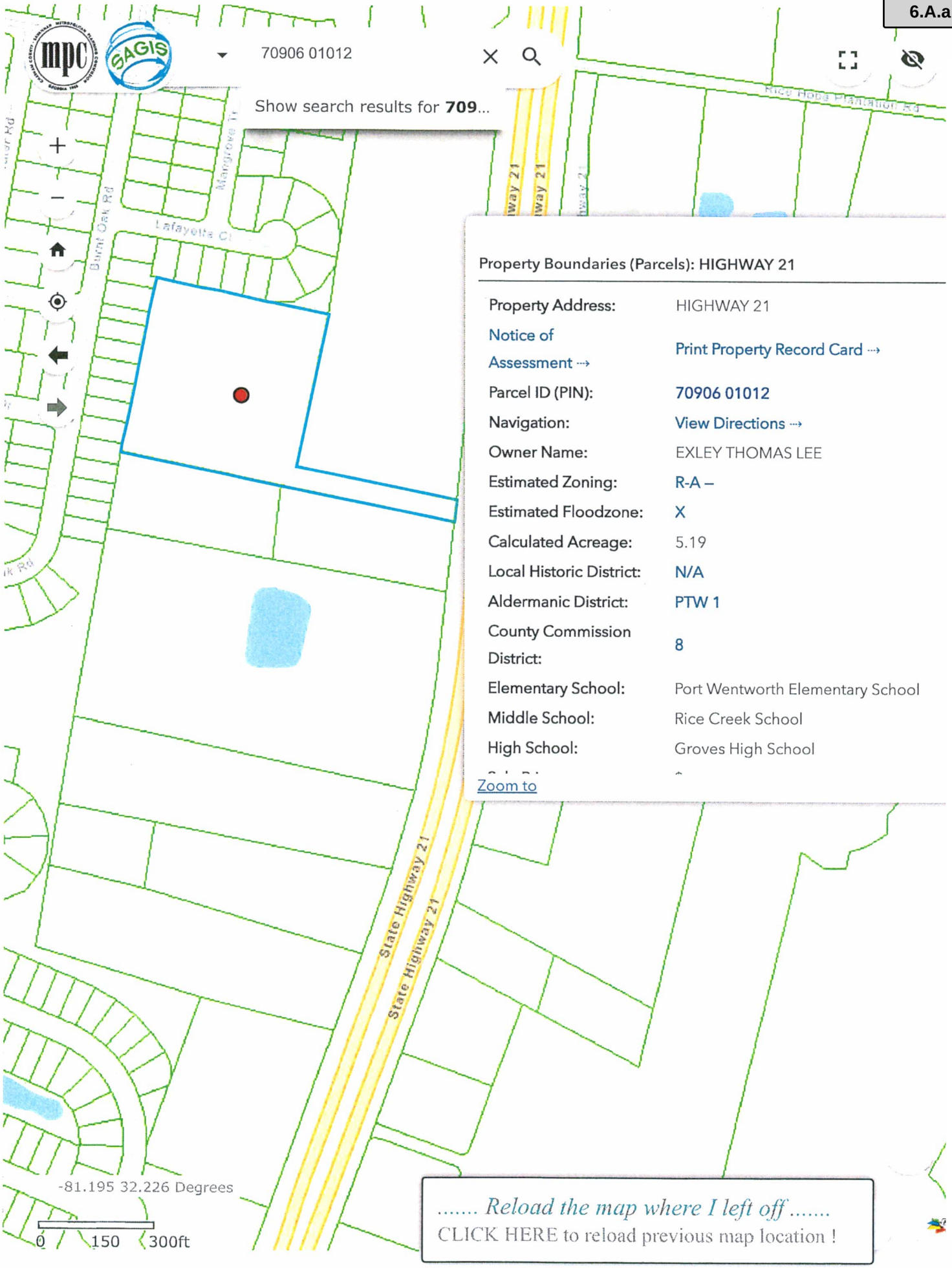
Anthony L. Sesmundo
PIN: 70906C05062
Property & Mailing Address: 15 Lafayette Court, Port Wentworth, Georgia 31407

Chevella S. Stokes
PIN: 70906C05061
Property & Mailing Address: 13 Lafayette Court, Port Wentworth, Georgia 31407

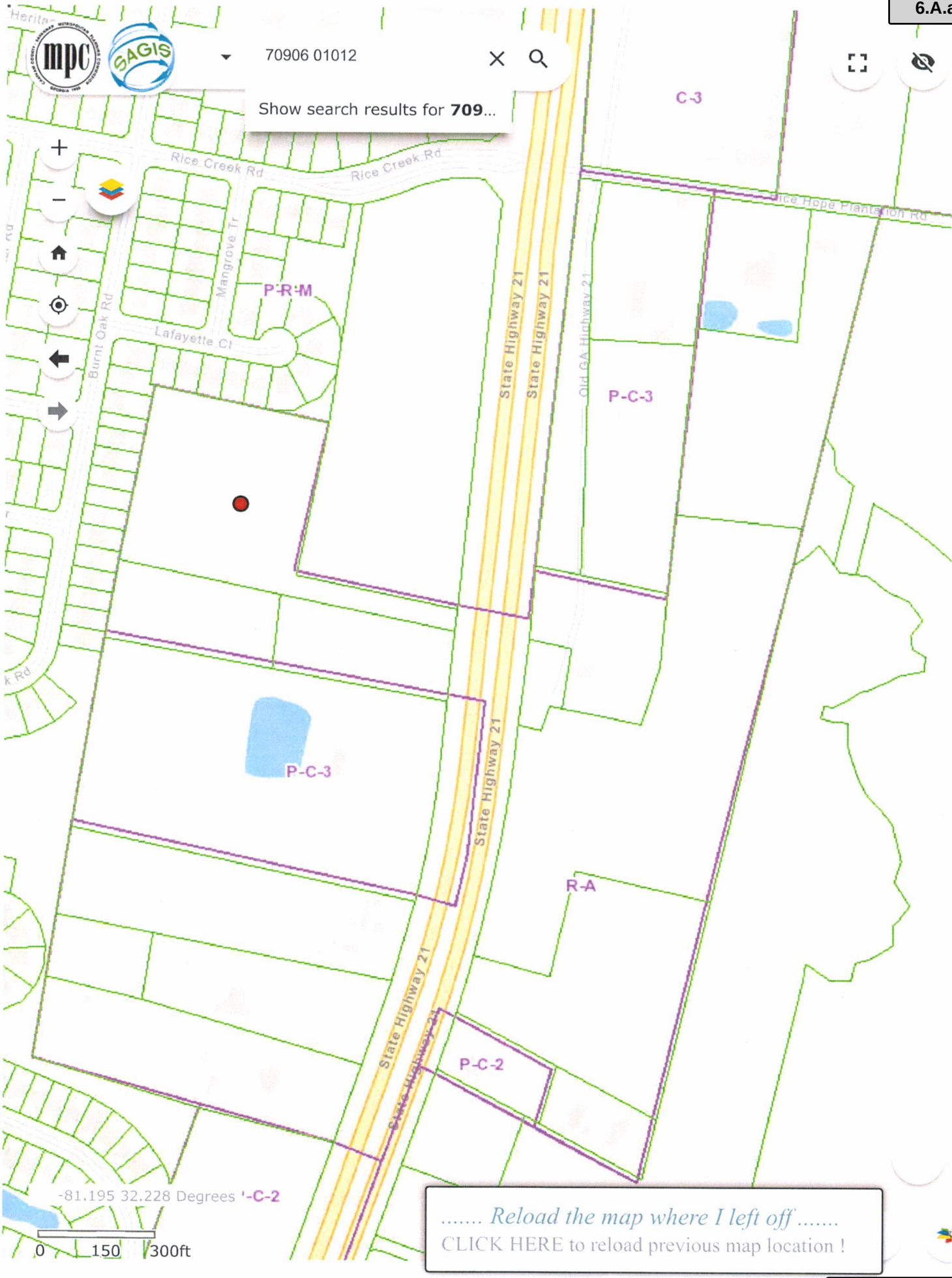
Jamal Khari Manning & Cathy C. Williams-Manning
PIN: 70906C05060
Property & Mailing Address: 11 Lafayette Court, Port Wentworth, Georgia 31407

Gerry L. & Myra T. Lattimore
PIN: 70906C05059
Property & Mailing Address: 9 Lafayette Court, Port Wentworth, Georgia 31407

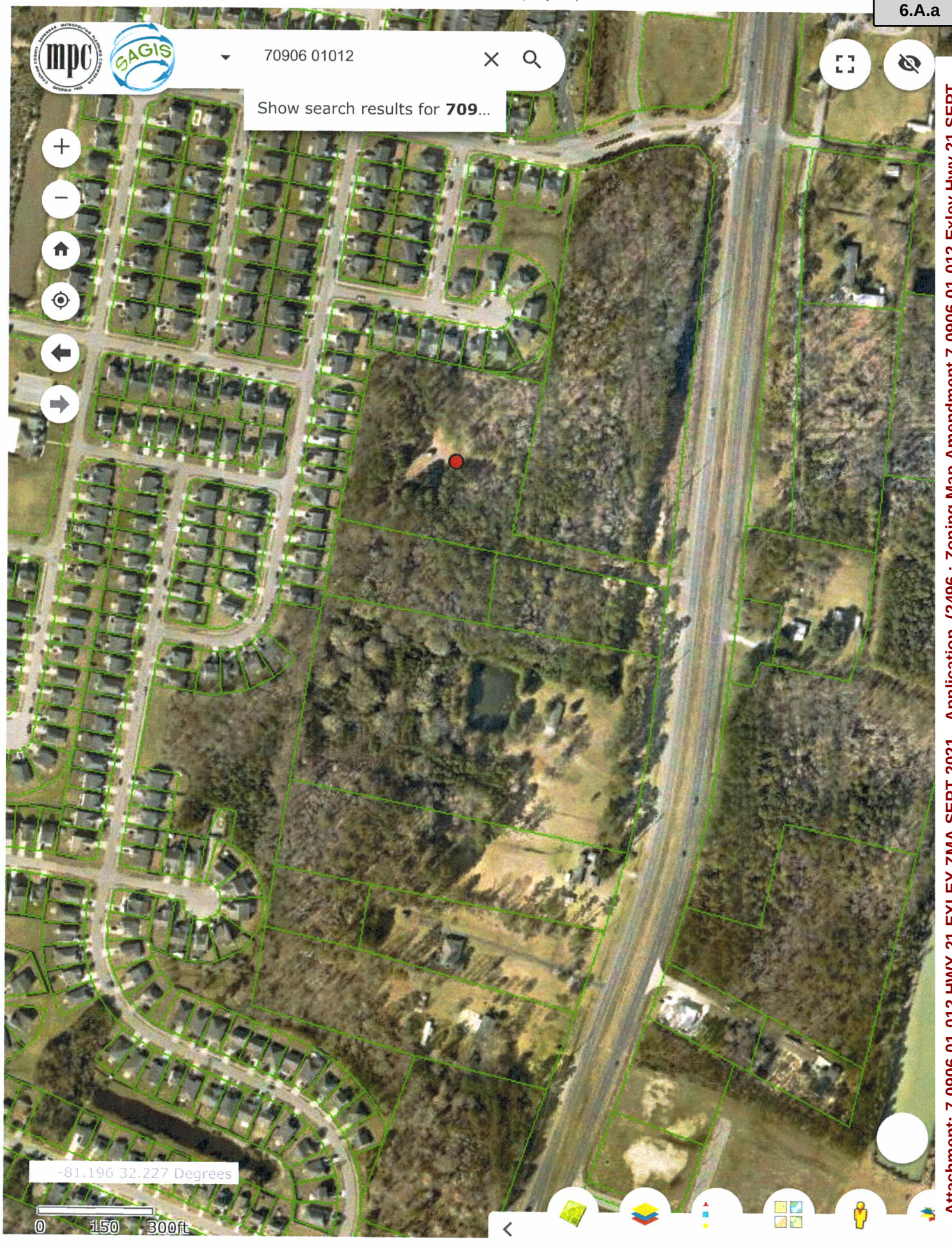
Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT



Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT



Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT



Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Application (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

L. EXLEY

BENCH MARK
TOP OF 5/8" REBAR
EL. 16.28

5/8" RBS

S 78° 50' 19" E 450.00'

N 11° 09' 31" E 450.00'

5.13 ACRES

S 11° 09' 31" W 400.00'

5/8" RBS

SOLAR OBSERVATION
EAST ZONE
GRID NORTH

PLAT OF
REMOTE COMMUNICATIONS LINK SITE
5.13 ACRES DIVIDED FROM
PROPERTY OF
THOMAS L. EXLEY
FOR
FEDERAL AVIATION ADMINISTRATION

LOCATION: G.M.D. 8,
CHATHAM COUNTY, GEORGIA

SCALE: 1 INCH = 100 FEET
0 100 200

DATE: SEPT. 28, 1990 FILE NO. 3041

WILDER SURVEYING & MAPPING
RINCON, GEORGIA

THOMAS L. EXLEY

IRON-F

BENCH MARK
TOP OF NAIL 18" OAK
EL. 16.23

450.00'

DITCH

N 78° 50' 19" W 872.28'

S 78° 50' 21" E 417.36'

50.00'

5/8" RBS

422.28'

SYBIL J. FIELDS

VICTORIA FOSTER &
COVINGTON STEELE

SEPCO EASEMENT

POINT OF
BEGINNING

S 05° 32' 39" W 2042.24'

1864.44'

414.74'

50.24'

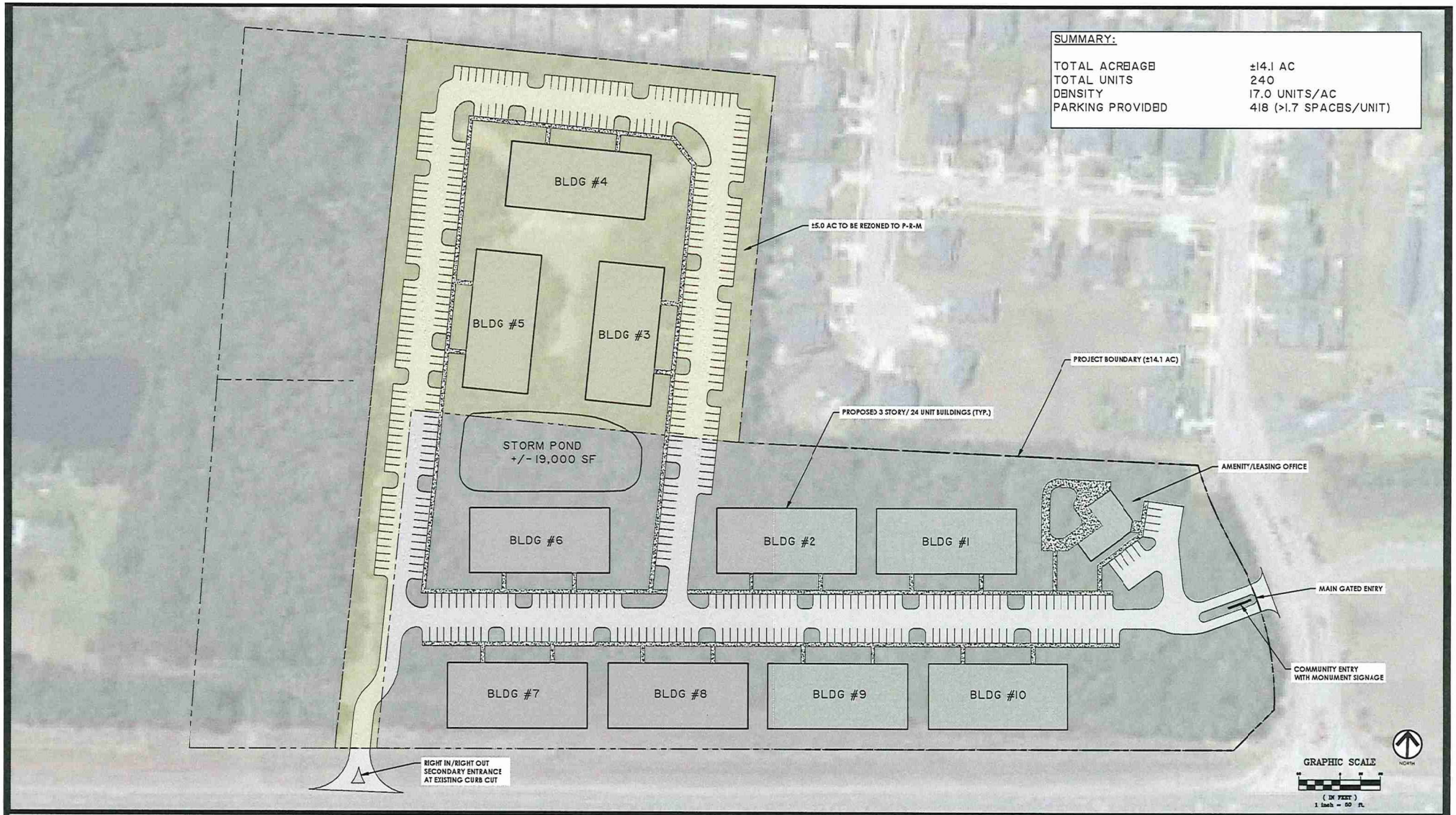
CMS

183.66'

S 79° 10' 04" E

GEORGIA HIGHWAY #21

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Plat (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT 2021)



PREPARED FOR:
DEVELOPMENT
ASSOCIATES, INC.

CONCEPT LAYOUT
RICE CREEK
PORT WENTWORTH, GA
AUGUST 16, 2021

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

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and pavilion locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2021 THOMAS & HUTTON

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Concept Plan (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT

Project Timeline

7-0906-01-012 HWY 21 EXLEY ZMA

Applicant: McCorkle, Johnson & McCoy

- 8/16/2021 – Application received; Complete
- 8/23/2021—Signs Ordered
-

Attachment: 7-0906-01-012 HWY 21 EXLEY ZMA SEPT 2021 - Timeline (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT 2021)

City of Port Wentworth

Code of Ordinances

Appendix B – Zoning

Article IX – Amendements, Section 9.1 e.

Standards and Criteria for Making Zoning Amendments: Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

2. Whether the zoning proposal will adversely affect the existing use or a suitability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.

6. Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Attachment: Rezoning Questions from Ordinances (2496 : Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 SEPT 2021)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

DRAFT

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2500)

DOC ID: 2500

Zoning Map Amendment Application submitted by Marc Liverman, Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 7-0035-01-010 (Highway 21) to Rezone from P-C-3 (Planned General Business) to P-I-1 (Planned Industrial) Zoning District for the purpose of a Truck / Chassis Storage Yard

Issue/Item: Zoning Map Amendment Application submitted by Marc Liverman, Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 7-0035-01-010 (Highway 21) to Rezone from P-C-3 (Planned General Business) to P-I-1 (Planned Industrial) Zoning District for the purpose of a Truck / Chassis Storage Yard

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

Facts and Findings: The total amount of property to be rezoned is 4.26 acres. The applicant is requesting to rezone the property to P-I-1 (Planned Industrial) to develop a truck / chassis storage yard. The concept layout of the proposed plan includes one hundred nine (109) truck / chassis parking spaces, five (5) car parking spaces, a 2,000 square foot administration building and CMU wall with landscape screening along Highway 21. The project will also include associated drainage, and water and sewer utilities. The Development Impact Assessment is under review by City engineers T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (PDF)
- 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Plat (PDF)
- 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Concept Plan 6.2021 (PDF)
- 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)
- 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - 1st Comment Letter TR Long 9.10.21(PDF)

210306

RECEIVED
AUG 16 20
BY: MBC

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Marc Liverman Phone #: 912-236-3471

Mailing Address: 7 East Congress St., Suite 801 Savannah, Ga 31401

Name of Property Owner: Drayton-Parker Companies, LLC Phone #: 912-220-5144
(Use back if more than one owner)

Address of Property: N/A - Undeveloped parcel located along the eastern R/W of Hwy 21 near the intersection of Hwy 21 and Crossgate Rd.

PIN #: 7-0035-01-010 Number of Acres: 4.26

Zoning Classification: Present P-C-3 Requested P-I-1
Use of Property: Present N/A - Undeveloped Requested Truck/Chassis Storage Yard

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

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

The City's 2016-2036 Comprehansive Plan identifies this area (bounded by NS Rail Right-of-Way and Hwy 21) as a Mixed Use area in its Future Development strategy. A majority of this area is zoned E-D-Z (Economic Development Zone) that has experience the construciton of several warhousing facilities, including Amazon and the planned expansion of Parkers Kitchen to serve commercial truck traffic. The development of the subject parcel as a commercial truck/chassis yard further supports the existing and future planned charact of this area.

Attach the following documents:

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

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

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

Sworn to and subscribed before me this
18th day of June, 2021.

Signature of Applicant

Notary Public

Commission Expires 2-6-24

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on June 18, 20 21, to rezone real property described as follows: 4.26 acre undeveloped parcel located along Hwy 21 (PIN # 7-0035-01-010)

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

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

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

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

---

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
18th day of June, 20 21.

Notary Public

Commission Expires 2-6-24

Signature of Official

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

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: Marc Liverman

Address: 7 East Congress St, Suite 801, Savannah, GA 31401

Telephone Number: 912-236-3471

Signature of Owner

Personally appeared before me

Ashley Blackburn

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

Commission expires 2-6-24

6-18-21

Date

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on June 18, 20 21, to rezone real property described as follows: 4.26 acre undeveloped parcel located along Hwy 21 (PIN # 7-0035-01-010)

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

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

Sworn to and subscribed before me this

18th day of June, 20 21.

Signature of Applicant

Notary Public

commission expires 2-6-24

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

CITY OF PORT WENTWORTH
7224 HIGHWAY 21
PORT WENTWORTH, GA 31407

Statement Summary

Contractor Code		ATLANTIC C
Statement Date		08/17/2021
Total Due	$	619.(
Due Date		08/17/20

ATLANTIC COAST CONSULTING, INC
7 EAST CONGRESS ST., SUITE 801
SAVANNAH GA 31404

Project Detail

Project	210306
Description	ZONING MAP AMENDMENT
Property	7-0035-01-010
Owner	DRAYTON-PARKER COMPANIES, LLC
Expires	08/16/2022

Segment	Date	Description	Charge
DEV-ZMA	08/16/2021	ADMINISTRATION FEE	50.00
DEV-ZMA	08/16/2021	ZONING MAP AMENDMENT FEE	569.00
		Net Due	619.00

Total Due all Projects $ 619.00
Due Date 08/17/2021

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324041 8/18/2021 1:41 PM
OPER: ME TERM: 011
REF#:

ACCT #: XXXXXXXXXXXXXXXXXX
AUTH #: 03129C
TRAN #: 000000004389
TYPE: PURCHASE

TRAN: 112.0000 BLDG PERMIT
210306 619.00CR
DRAYTON-PARKER COMPANIES, LLC
7-0035-01-010
DEV-ZMA 619.00CR

TENDERED: 619.00 CREDIT CARD
APPLIED: 619.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

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: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Doc ID: 031656540010 Type: WD
Recorded: 05/02/2019 at 11:47:59 AM
Fee Amt: $1,217.90 Page 1 of 10
Transfer Tax: $1,189.90
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1608 PG 779-788

Return To: Jennifer D. Sawyer, Esq.
Sawyer Law Group, LLC
111 East 34th Street
Savannah, GA 31401

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of April, 2019, by and between **JEANNE C. CARTER, LEE C. DYE and RICHARD E. LEE as CO-TRUSTEES OF THE ARTICLE VIII CREDIT SHELTER TRUST under the RICHARD E. CARTER TRUST U/A DATED 9/9/2010, WILLIAM C. CONAWAY, ROY SMITHBERG, PAUL A. KALUZNE, JR.,** and **J. CURTIS LEWIS III,** except for such trust, all being individual residents of the State of Georgia (jointly and severally, "Grantor"), and **DRAYTON-PARKER COMPANIES, LLC**, a Georgia limited liability company ("Grantee"), to include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

Grantor, subject to the terms of this indenture and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 all those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia (hereinafter referred to as the "Property") as is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the full and proper use, benefit and behoof of the Grantee, forever in fee simple; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in Exhibit "B" attached hereto and by this reference made a part hereof.

AND Grantor does hereby warrant that it is seized of the Property in Fee Simple and has good right to convey the same; 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 except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Pages Follow]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

[Signature Page to Limited Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the day and year first above written.

GRANTOR:

Jeanne C. Carter, Lee C. Dye and Richard E. Lee, as Co-Trustees of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

PARKER CRAWFORD MORGAN MY COMMISSION EXPIRES MARCH 13 2022 CHATHAM CO., GEORGIA NOTARY PUBLIC

(L.S.)
Jeanne C. Carter, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

(L.S.)
Lee C. Dye, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

PARKER CRAWFORD MORGAN MY COMMISSION EXPIRES MARCH 13 2022 CHATHAM CO., GEORGIA NOTARY PUBLIC

(L.S.)
Richard E. Lee, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

[Signatures Continued on Following Page]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

[*Signature Page to Limited Warranty Deed*]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the day and year first above written.

GRANTOR:

Jeanne C. Carter, Lee C. Dye and Richard E. Lee, as Co-Trustees of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

_____ (L.S.)
Jeanne C. Carter, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)
4·29·22

SUSAN E. FORTSON NOTARY PUBLIC ELBERT COUNTY, GEORGIA

_____ (L.S.)
Lee C. Dye, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

_____ (L.S.)
Richard E. Lee, Co-Trustee of the Article VIII Credit Shelter Trust under the Richard E. Carter Trust U/A Dated 9/9/2010

[*Signatures Continued on Following Page*]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

[*Signature Page to Limited Warranty Deed, Continued*]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

GRANTOR:

William C. Conaway (L.S.)

ASHLEY JOHNSON NOTARY PUBLIC Exp. Sept. 24, 2022 COWETA COUNTY, GA

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

GRANTOR:

Roy Smithberg (L.S.)

[*Signatures Continued on Following Page*]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

[*Signature Page to Limited Warranty Deed, Continued*]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

GRANTOR:

_____ (L.S.)
William C. Conaway

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

Belinda A. Green
Notary Public

Belinda Ann Green
NOTARY PUBLIC
Chatham County
State of Georgia
My Commission Expires August 21, 2019

My Commi
(AFFIX NO

GRANTOR:

_____ (L.S.)
Roy Smithberg

[*Signatures Continued on Following Page*]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

[*Signature Page to Limited Warranty Deed, Continued*]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

Belinda Ann Green
NOTARY PUBLIC
Chatham County
State of Georgia
My Commission Expires August 21, 2019

GRANTOR:

(L.S.)
Paul A. Kaluzne, Jr.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:
(AFFIX NOTARY SEAL)

Belinda Ann Green
NOTARY PUBLIC
Chatham County
State of Georgia
My Commission Expires August 21, 2019

GRANTOR:

(L.S.)
J. Curtis Lewis III

[*End of Signatures*]

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Exhibit "A" to Limited Warranty Deed

Legal Description

All those certain lots, tracts or parcels of land situate, lying and being in the 8th G.M.D. City of Port Wentworth, Chatham County, Georgia, known as a portion of the Southern Region Industrial Realty Company Tract, and being shown as "Tract 2" and "Tract 3" on that certain plat entitled "Minor Subdivision Plat of a Portion of the Southern Region Industrial Realty Company Tract," prepared by James M. Keaton, G.P.L.S. No. 2743, dated March 11, 2019 and recorded in Plat Book 51, Page 716, Chatham County, Georgia records, said plat being incorporated herein and made a part hereof by this reference.

Being more particularly described as:

Tract 2

All that certain tract or parcel of land situate, lying and being in the 8th G.M.D. City of Port Wentworth, Chatham County, Georgia and being more particularly described as follows:

COMMENCING AT AN IRON PIPE AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF GEORGIA HIGHWAY NUMBER 21, A PUBLIC RIGHT-OF-WAY WITH A VARYING WIDTH, AND THE NORTHERN RIGHT-OF-WAY OF CROSSGATE ROAD, A PUBLIC RIGHT-OF-WAY 80 FEET IN WIDTH; RUNNING THENCE ALONG THE SAID RIGHT-OF-WAY OF GEORGIA HIGHWAY NUMBER 21 ALONG A CURVE TO THE RIGHT A DISTANCE OF 301.00', HAVING A CHORD BEARING N 19°43'06" W, A CHORD DISTANCE OF 301.00', AND A RADIUS OF 17,098.73' TO A POINT; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT A DISTANCE OF 254.71', HAVING A CHORD BEARING N 18°47'14" W, A CHORD DISTANCE OF 254.70', AND RADIUS OF 17,098.73' TO A POINT 3.13' SOUTH OF THE SOUTHERN EDGE OF A 100' EASEMENT; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY N 18°29'11" W A DISTANCE OF 103.62' TO AN IRON ROD AT THE NORTHERN EDGE OF SAID 100' EASEMENT, SAID IRON ROD BEING THE POINT OF BEGINNING FOR THE BELOW DESCRIBED; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY N 18°29'11" W A DISTANCE OF 587.08' TO AN IRON ROD; DEPARTING THENCE N 71°30'49" E A DISTANCE OF 306.74' TO A POINT; RUNNING THENCE S 18°40'59" E A DISTANCE OF 617.75' TO AN IRON ROD; RUNNING THENCE S 77°11'03" W A DISTANCE OF 310.38' TO THE POINT OF BEGINNING.

Tract 3

All that certain tract or parcel of land situate, lying and being in the 8th G.M.D. City of Port Wentworth, Chatham County, Georgia and being more particularly described as follows:

COMMENCING AT AN IRON PIPE AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF GEORGIA HIGHWAY NUMBER 21, A PUBLIC RIGHT-OF-WAY WITH A VARYING WIDTH, AND THE NORTHERN RIGHT-OF-WAY OF CROSSGATE ROAD, A PUBLIC RIGHT-OF-WAY 80 FEET IN WIDTH; RUNNING THENCE ALONG THE SAID RIGHT-OF-WAY OF GEORGIA HIGHWAY NUMBER 21 ALONG A CURVE TO THE RIGHT A DISTANCE OF 301.00', HAVING A CHORD BEARING N 19°43'06" W, A CHORD DISTANCE OF 301.00', AND A RADIUS OF 17,098.73' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING FOR THE BELOW DESCRIBED PARCEL; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE

[*Continued on following page*]

RIGHT A DISTANCE OF 254.71', HAVING A CHORD BEARING N 18°47'14" W, A CHORD DISTANCE OF 254.70', AND RADIUS OF 17,098.73' TO A POINT 3.13' SOUTH OF THE SOUTHERN EDGE OF A 100' EASEMENT; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY N 18°29'11" W A DISTANCE OF 103.62' TO A POINT AT THE NORTHERN EDGE OF SAID 100' EASEMENT; DEPARTING SAID RIGHT-OF-WAY AND RUNNING THENCE ALONG SAID EASEMENT N 77°11'03" E A DISTANCE OF 310.38' TO AN IRON ROD; RUNNING THENCE S 18°40'59" E A DISTANCE OF 358.31' TO AN IRON ROD; RUNNING THENCE S 77°11'03" W A DISTANCE OF 310.27' TO THE POINT OF BEGINNING.

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

Exhibit "B" to Limited Warranty Deed

Permitted Exceptions

1. Taxes for the year 2019 and subsequent years, not yet due and payable.

2. Easement from Port Wentworth Corporation to Savannah Electric and Power Company, dated February 4, 1936, filed for record May 13, 1936, and recorded in Deed Book 31-F, Page 447, in the Office of the Clerk of Superior Court, Chatham County, Georgia; as replaced and superseded by Easement from Port Wentworth Corporation to Savannah Electric and Power Company, dated June 30, 1936, filed for record July 10, 1936, and recorded in Deed Book 31-J, Page 414, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

3. Drainage rights contained in Right of Way Deed from Port Wentworth Corporation to State Highway Board of Georgia, dated May 22, 1940, filed for record June 4, 1940, and recorded in Deed Book 35-C, Page 430, in the Office of the Clerk of Superior Court, Chatham County, Georgia; said right of way being depicted on map recorded in Plat Book A, Page 179, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

4. Easement from Port Wentworth Corporation to American Telephone and Telegraph Company of Georgia, dated February 26, 1941, filed for record March 26, 1941, and recorded in Deed Book 36-C, Page 181, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

5. Easement from Port Wentworth Corporation, a Georgia corporation, to the United States of America, Department of Agriculture, Bureau of Biological Survey, last executed September 18, 1936, filed for record July 10, 1941, and recorded in Deed Book 36-I, Page 255, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

6. Drainage rights contained in Right of Way Deed from Port Wentworth Corporation to State Highway Board of Georgia, not dated, filed for record March 10, 1943, and recorded in Deed Book 38-I, Page 19, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

7. Easement Agreement by and among Georgia Industrial Realty Company, a Georgia corporation, Central of Georgia Railroad Company, a Georgia corporation, and City of Port Wentworth, a municipal corporation of the State of Georgia, dated April 6, 1973, filed for record April 13, 1973 at 3:25 p.m., and recorded in Deed Book 102-C, Page 321, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

8. Reciprocal Easement and Operating Agreement by and between Cargo Group, Ltd., a Georgia corporation, and Gregory M. Parker, Inc., a Georgia corporation, dated April 12, 1995, filed for record June 5, 1995 at 4:23 p.m., and recorded in Deed Book 172-Z, Page 101, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

9. Reservation of non-exclusive, perpetual easement for access, ingress, and egress from and to Georgia Highway 21 together with right to improve and maintain same as set forth in that certain Quitclaim Deed from Southern Region Industrial Realty, Inc. (successor in interest to Georgia Industrial Realty Company, Empire Land Company and Port Wentworth Corporation), a Georgia corporation, as Grantor, to Cargo Group, Ltd., a Georgia corporation, as Grantee, dated March 31, 1995, filed for record April 3, 1995 at 2:33 p.m., and recorded in Deed Book 172-A, Page 238, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

10. Access easement as set forth in that certain Quitclaim Deed from Southern Region Industrial Realty, Inc., a Georgia corporation, as Grantor, to Cargo Group, Ltd., a Georgia corporation, as Grantee, dated May 24, 1996, filed for record May 28, 1996 at 3:09 p.m., and recorded in Deed Book 178-Y, Page 192, in the Office of the Clerk of Superior Court, Chatham County, Georgia

11. All matters disclosed on the following plats:

    (a) Plat of a 12.71 Acre Portion of the Southern Region Industrial Realty Tract prepared for The Cargo Group, Ltd. by James Whitley Reynolds, Georgia Registered Land Surveyor No. 2249, dated June 24, 1994, revised February 15, 1995, filed for record March 30, 1995 and recorded in Plat Book 14-P, Page 20, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

    (b) Express Foods Subdivision, a 2.32 Acre Portion of a Portion of the Southern Region Industrial Realty Tract prepared for The Cargo Group, Ltd. by James Whitley Reynolds, Georgia Registered Land Surveyor No. 2249, dated April 12, 1995, revised May 23, 1995, filed for record March 30, 1995 and recorded in Plat Book 15-S, Page 3, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

    (c) Plat of a 4.28 Acre Portion of the Southern Region Industrial Realty Tract prepared for The Cargo Group, Ltd. by James Whitley Reynolds, Georgia Registered Land Surveyor No. 2249, dated March 7, 1996, filed for record May 23, 1996, and recorded in Plat Book 14-P, Page 115, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

    (d) Minor Subdivision Plat of a Portion of the Southern Region Industrial Realty Tract, prepared for Drayton-Parker Companies, LLC and First American Title Insurance Company by EMC Engineering Services, Inc., bearing the seal and certification of James M. Keaton, Georgia Professional Land Surveyor No. 2743, dated September 18, 2018, last revised March 11, 2019, filed for record April 29, 2019 and recorded in Plat Book 51, Page 796, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

12. All matters disclosed on ALTA/NSPS Land Title Survey prepared for Drayton-Parker Companies, LLC by EMC Engineering Services, Inc., Job No. 18-0093, bearing the seal and certification of James M. Keaton, Georgia Professional Land Surveyor No. 2743, dated September 18, 2018, last revised February 26, 2019.

13. Rights of tenant in possession under unrecorded leases for outdoor advertising billboard signs.

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Application (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck

BK 51 PG 796
Instrument ID: 415369028
Tammie Mosley Clerk Superior Court
Chatham Ga. Clerk Superior Court
Fee Amt: 26.00 Page 1 of 1
Recorded: 4/29/2019 3:38:00 PM
Type: PLAT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING PARCEL INTO 3 TRACTS. EXISTING PARCEL IS IDENTIFIED AS P.I.N. 7-0035-01-003 AND CONTAINS 10.388 ACRES.
2. FIELD EQUIPMENT USED FOR SURVEY: TOPCON PS 103A TOTAL STATION. COORDINATES WERE ESTABLISHED USING A CHAMPION GPS RECEIVER AND THE EGPS NETWORK.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 78,220 FEET, AND ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. THE MAP DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 204,651 FEET, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
5. SHOWN COORDINATES AND DIRECTIONAL VALUES ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 1983).
6. ACCORDING TO F.I.R.M. MAP 13051C PANEL 0045G, PANEL REVISED AUGUST 16, 2018, THIS PROPERTY LIES WITHIN ZONES X
7. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND DEVELOPERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. WATER AND SANITARY SEWER PROVIDED BY THE CITY OF SAVANNAH.
9. PROPERTY ADDRESS AS PER CURRENT CHATHAM COUNTY TAX RECORDS IS UNNUMBERED, STATE HIGHWAY 21, PORT WENTWORTH, GEORGIA.

APPROVED BY THE CITY ENGINEER, CITY OF PORT WENTWORTH

CITY ENGINEER _____ DATE _____

APPROVED BY THE PORT WENTWORTH PLANNING COMMISSION.

EXECUTIVE DIRECTOR _____ DATE _____

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

OWNER _____ DATE 4/26/19

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE 4-25-19

COUNCIL MEMBER _____ DATE 4/25/19

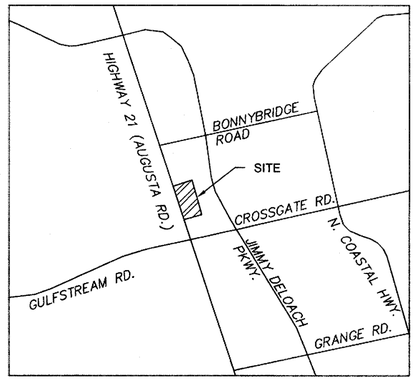
COUNCIL MEMBER _____ DATE 4/25/2019

COUNCIL MEMBER _____ DATE 4/25/19

COUNCIL MEMBER _____ DATE 4/25/2019

COUNCIL MEMBER _____ DATE _____

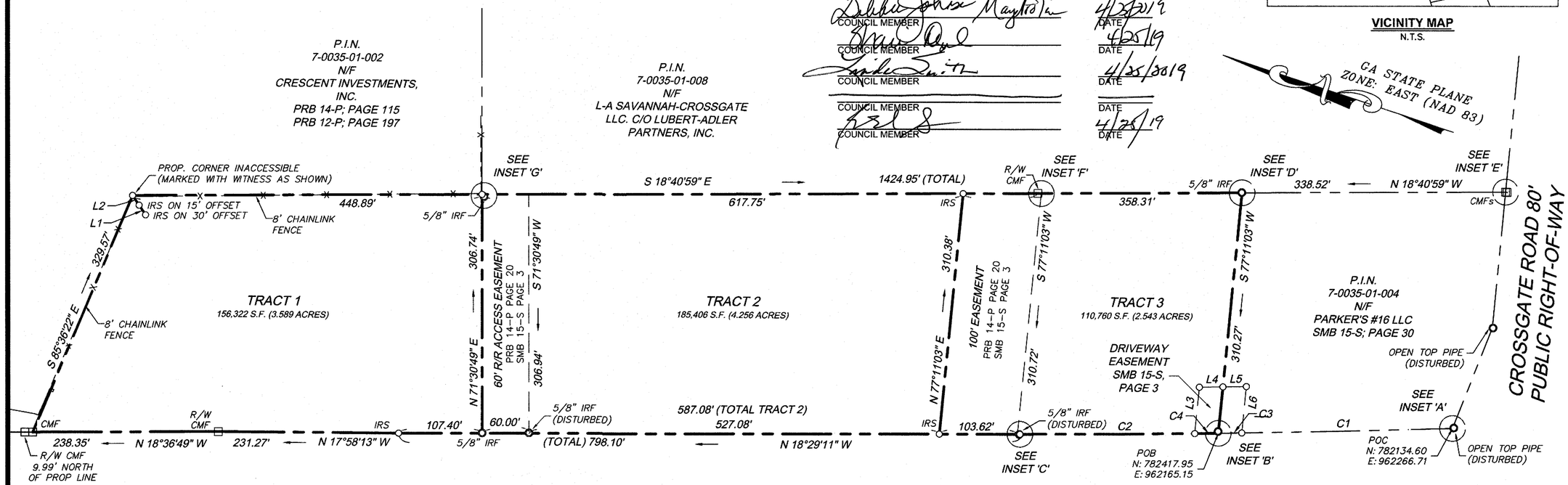
COUNCIL MEMBER _____ DATE 4/25/19



VICINITY MAP
N.T.S.

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

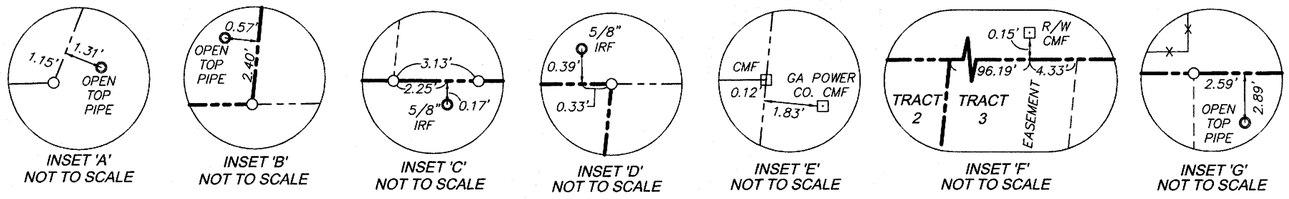
100' 50' 0' 100'
GRAPHIC SCALE: 1" = 100'



CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N19° 43' 06"W	301.00	17098.73	301.00
C2	N18° 47' 14"W	254.70	17098.73	254.71
C3	N19° 15' 53"W	30.19	17098.73	30.19
C4	N19° 09' 48"W	30.19	17098.73	30.19

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N37° 48' 55"E	15.00
L2	N37° 48' 55"E	15.00
L3	N77° 11' 03"E	60.00
L4	S19° 12' 50"E	30.19
L5	S19° 12' 50"E	30.19
L6	S77° 11' 03"W	60.00

GEORGIA HIGHWAY 21 PUBLIC RIGHT-OF-WAY (VARIES)



REFERENCES

1. DEED BOOK 172-W, PAGE 491, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
2. PLAT OF A 12.71 ACRE PORTION OF THE SOUTHERN REGION INDUSTRIAL REALTY COMPANY TRACT, PREPARED FOR THE CARGO GROUP, LTD.; BY JAMES WHITLEY REYNOLDS, DATED JUNE 24, 1994, REVISED FEBRUARY 15, 1995, FILED FOR RECORD MARCH 30, 1995 AT 3:04 PM, RECORDED IN PLAT BOOK 14-P, PAGE 20, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
3. EXPRESS FOODS SUBDIVISION, A 2.32 ACRE PORTION OF A PORTION OF THE SOUTHERN REGION INDUSTRIAL REALTY COMPANY TRACT, PREPARED FOR THE CARGO GROUP, LTD.; BY JAMES WHITLEY REYNOLDS, DATED APRIL 12, 1995, REVISED MAY 23, 1995, FILED FOR RECORD MARCH 30, 1995 AT 9:22 AM, RECORDED IN PLAT BOOK 15-S, PAGE 3, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
4. DEED BOOK 31-F, PAGE 447, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
5. DEED BOOK 31-J, PAGE 414, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
6. DEED BOOK 35-C, PAGE 430, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
7. PLAT BOOK A, PAGE 179, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
8. DEED BOOK 36-C, PAGE 181, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
9. DEED BOOK 36-I, PAGE 255, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
10. DEED BOOK 38-I, PAGE 19, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
11. DEED BOOK 61-Y, PAGE 328, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
12. PLAT BOOK G, PAGE 42, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
13. DEED BOOK 77-O, PAGE 163, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
14. PLAT BOOK L, PAGE 160, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
15. DEED BOOK 91-B, PAGE 243, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
16. PLAT BOOK R, PAGE 134, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
17. DEED BOOK 102-C, PAGE 321, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
18. DEED BOOK 104-E, PAGE 803, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
19. PLAT BOOK Y, PAGE 21, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
20. DEED BOOK 107-P, PAGE 267, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
21. PLAT BOOK AA, PAGE 34, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
22. DEED BOOK 107-P, PAGE 269, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
23. PLAT BOOK AA, PAGE 17, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
24. DEED BOOK 107-P, PAGE 271, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
25. PLAT BOOK AA, PAGE 15, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
26. DEED BOOK 107-P, PAGE 273, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
27. PLAT BOOK AA, PAGE 23, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
28. DEED BOOK 172-Z, PAGE 101, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.
29. DEED BOOK 172-Z, PAGE 111, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA.

LEGEND

PROPERTY BOUNDARY	
PROPERTY LINE	
1/2" IRON REBAR FOUND	IRF 1/2"
5/8" IRON REBAR FOUND	IRF 5/8"
CONCRETE MONUMENT FOUND	CMF
BENCHMARK SET	BMS
5/8" IRON ROD SET WITH CAP	IRS
EASEMENT BOUNDARY	
CALCULATED POINT (NO MONUMENT)	
RIGHT-OF-WAY MARKER FOUND	R/W CMF

SURVEYOR'S CERTIFICATION

GEORGIA REGISTERED No. 2743 PROFESSIONAL LAND SURVEYOR JAMES M KEATON

JAMES M. KEATON
GEORGIA PROFESSIONAL LAND SURVEYOR
PLS #2743 / COA #00110051

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

JAMES M. KEATON, GA PLS _____ DATE 04/25/2019

EMC ENGINEERING SERVICES, INC.
10 Chatham Center S. Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

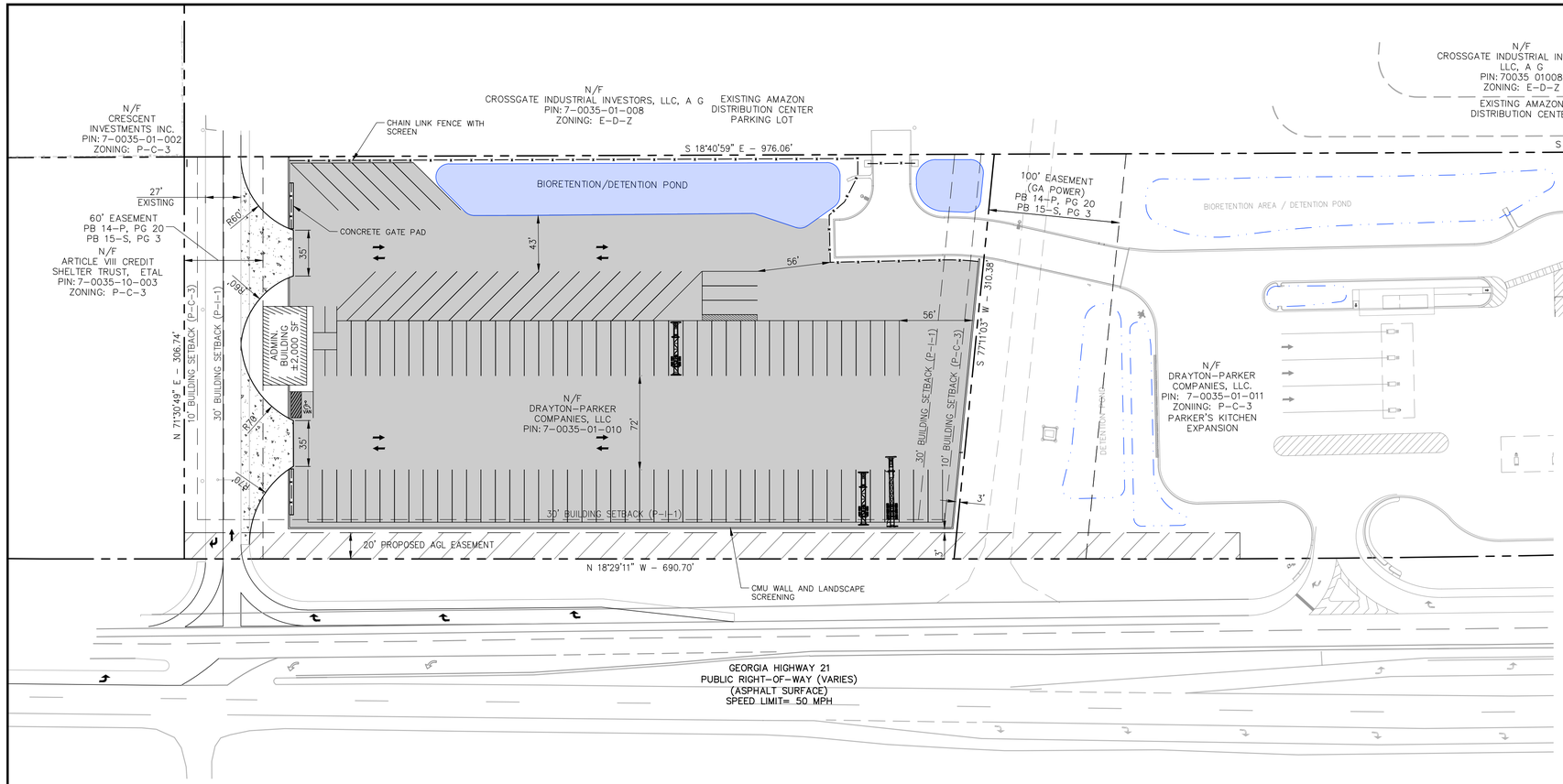
MINOR SUBDIVISION PLAT OF
A PORTION OF THE SOUTHERN REGION INDUSTRIAL REALTY COMPANY TRACT
8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
DRAYTON-PARKER COMPANIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT NO.:	18-0093
DRAWN BY:	SCH
DESIGNED BY:	-
SURVEYED BY:	TW
SURVEY DATE:	09/18/2018
CHECKED BY:	JMK
SCALE:	1" = 100'
DATE:	03/11/2019

SHEET 1 OF 1

O:\2018\18-0093 PARKER'S STORE 16\DWG\18-0093V_SD1.DWG 4/25/2019 10:56 AM

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Plat (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck Yard SEPT 2021)



NOTES:

1. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION FOR PIN: 70035 01003 AND 70035 01003 DERIVED FROM SURVEY BY EMC ENGINEERING SERVICES, INC. DATED 05/06/2020.

SITE INFORMATION:

PIN: 7-0035-01-010
CURRENT ZONING: P-C-3
PROPOSED ZONING: P-I-1
TOTAL ACREAGE: ±4.26 AC
PROPOSED GRAVEL PAVEMENT: ±2.8 AC

ADMINISTRATION BUILDING: ±2,000 SF
TRUCK PARKING: 109 SPACES
CAR PARKING: 5 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)
TOTAL PARKING SPACES: 114 SPACES

PERSPECTIVE FROM GA HIGHWAY 81 TRAVELING SOUTHEAST (ADMIN BUILDING NOT SHOWN)
N.T.S.

PERSPECTIVE FROM GA HIGHWAY 81 TRAVELING NORTHWEST
N.T.S.

ATLANTIC COAST CONSULTING, INC.
7 East Congress Street
Suite 801
Savannah, GA 31401
912-236-3471
www.atlcc.net

NOT RELEASED FOR CONSTRUCTION

PROJECT:

PORT WENTWORTH TRUCK YARD
PIN: 70035 01003
8th DISTRICT,
PORT WENTWORTH
CHATHAM COUNTY, GA

DRAYTON-PARKER, LLC

528 E 45TH STREET
SAVANNAH, GA 31405
(912) 220-5144

REVISIONS

A - Issued for PW Staff Review	06/30/2021

Drawn by:	Checked by:	QC by:
MJS		

PROJECT NUMBER:

I016-102

JUNE 2021

TRUCK YARD CONCEPT PLAN

P:\Industrial\073-Drayton-Parker\101-PW Truck Yard\3-Design Data\2-DWGs\I01-102_Concept No Utilities.dwg 6/12/21 CLARA I0002S

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Concept Plan 6.2021 (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck Yard SEPT 2021)

Project Timeline

7-0035-01-010 HWY 21 TRUCK YARD ZMA

Project Number 210306

Applicant: Marc Liverman

Review Engineer: TR Long Engineering

- 8/16/2021 – Application Received; incomplete – fee check was incorrect amount
- 8/17/2021 – sent email to Marc Liverman about the fees
- 8/18/2021 – Fee check received for the correct amount
- 8/23/2021 – Signs ordered and sent DIA to TR Long for review
- 9/10/2021 – Received 1st comment letter from TR Long. Forwarded to Marc Liverman.

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - Timeline (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck Yard

City of Port Wentworth

Code of Ordinances

Appendix B – Zoning

Article IX – Amendements, Section 9.1 e.

Standards and Criteria for Making Zoning Amendments: Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

2. Whether the zoning proposal will adversely affect the existing use or a suitability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.

6. Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Attachment: Rezoning Questions from Ordinances (2500 : Zoning Map Amendment 7-0035-01-010 HWY 21 Truck Yard SEPT 2021)

114 North Commerce Street
Hinesville, Georgia 31313
Office: (912) 368-5664
Fax: (912) 368-7206

TR LONG ENGINEERING, P.C.

308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

September 10, 2021

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Port Wentworth Truck Yard
Highway 21 Truck Yard ZMA

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "Development Impact Assessment, Port Wentworth Truck Yard" prepared by Atlantic Coast Consulting, Inc. dated August 2021. This submittal includes a Limited Noise Exposure Evaluation by Terracon dated August 3, 2021 and a Traffic Impact Study prepared by Robinson Transportation Consultants, LLC.

T. R. Long Engineering, P.C. concurs with the findings of the Development Impact Assessment along with the Noise Exposure Evaluation and Traffic Impact Analysis along with the following recommendations:

1. T. R. Long Engineering, P.C. recommends that a formal agreement be provided between the Amazon site and the developer to demonstrate access rights on the current driveway.
2. The proposed development will generate more traffic at the driveway location along State Route 21. T. R. Long Engineering concurs that the additional traffic will be less than 1% of the approach capacity and that improvements at the intersection of State Route 21 and Crossgate Toad be considered.

Should you have any questions, comments or need additional information please contact us.

Sincerely,

Trent R. Long, P.E.

Attachment: 7-0035-01-010 HWY 21 TRUCK YARD ZMA SEPT 2021 - 1st Comment Letter TR Long 9.10.21 (2500 : Zoning Map Amendment 7-

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2497)

DOC ID: 2497

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

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

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. A general development plan for this property was approved during the May 27, 2021 City Council meeting.

Facts and Findings: This is a revision to the approved general development plan. The revised general site plan consist of 13 Apartment Buildings (312 units), 8 Carriage Buildings (16 units) for a total of 328 residential units, garage buildings, pool, clubhouse and amenities. The revisions from the previous general development plan are as follows: Trash compactor / recycle bin added, increase of 2 carriage buildings for a total of 8 (previously 6), 1 garage building removed, gated emergency only access added to Black Creek Drive, additional greenspace added to parking field, and amenity area refined. The main entrance for the complex will be on GA Highway 21. The site plan also includes associated parking, utilities, drainage and infrastructure improvements.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Application (PDF)
- 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - APO Map (PDF)
- 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Project Narrative (PDF)
- 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Site Plan 9.3.21 (PDF)
- 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Timeline (DOCX)

210305

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

RECEIVED
AUG 13 2021
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 (Revision to approved plan) ☐ Specific Development

Site Plan Address: Highway 21, Port Wentworth, GA (North west of Pine Forest Subdivision

PIN #(s): 7-0907-01-003

Zoning: P-RIP Estimated Cost of Construction: $ 40 Million

Type of Construction: Multifamily apartment complex

Applicant's Name: NGI Acquisitions, LLC

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

Owner's Name (If Different form Applicant): Tom Exley

Mailing Address: Post Office Box 1338, Rincon, GA 31326

Phone #: 912-658-1625 Email: tomexley2@gmail.com

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

Scott K. Monson as Agent for NGI Acquisition, LLC
Applicant's Signature

8-13-2021
Date

Thomas L Exley
Owner's Signature (If Different form Applicant)

8/13/2021
Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Application (2497 : Site Plan Review Application (General) 7-0907-01-003

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)
- N/A ☐ 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

8-13-2021
Date

Updated 4/28/2020

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Application (2497 : Site Plan Review Application (General) 7-0907-01-003

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324150 8/19/2021 3:07 PM
OPER: ME TERM: 011
REF#: CK 110209

TRAN: 112.0000 BLDG PERMIT
210305 256.00CR
NGI ACQUISITIONS, LLC
7-0907-01-003
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Application (2497 : Site Plan Review Application (General) 7-0907-01-003

Owner Name	Parcel Number	Property Address	Owner Address
WOODLIEF, HOWARD MACKLIN & LEE, CHRISTOPHER	7-0907A-01-003	205 PROVIDENCE DR, PORT WENTWORTH, GA 31407	205 PROVIDENCE DR, PORT WENTWORTH, GA 31407-9793
HOLT, TIMOTHY G	7-0907A-02-008	16 TREADWAY ST, PORT WENTWORTH, GA 31407	16 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
OTTO, JAMES PAUL	7-0907A-02-010	20 TREADWAY ST, PORT WENTWORTH, GA 31407	322 CONAWAY RD, BLOOMINGDALE, GA 31302-9203
OSWELL, CHERYL A	7-0907A-07-001	4 PONDEROSA DR, PORT WENTWORTH, GA 31407	4 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
SMITH, ROBERT S & LECROY, FLORENCE LOUISE	7-0907A-07-003	8 PONDEROSA DR, PORT WENTWORTH, GA 31407	8 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
VOGEL, BRIAN R	7-0907A-07-012	21 TREADWAY ST, PORT WENTWORTH, GA 31407	68 STAGECOACH RD, BLOOMINGDALE, GA 31302-5072
GALLETTA, JOHN LANGDON	7-0907A-07-015	15 TREADWAY ST, PORT WENTWORTH, GA 31407	15 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
HICKS, ALEXANDER	7-0976A-01-019	7425 HIGHWAY 21, PORT WENTWORTH, GA 31407	7425 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9717
MORGAN, JANICE L	7-0907A-01-002	203 PROVIDENCE DR, PORT WENTWORTH, GA 31407	203 PROVIDENCE DR, PORT WENTWORTH, GA 31407-9793
GOVEA, RAUL HUERTA	7-0907A-02-003	6 TREADWAY ST, PORT WENTWORTH, GA 31407	6 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
LANDING, MARY ELLEN	7-0907A-02-004	8 TREADWAY ST, PORT WENTWORTH, GA 31407	8 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
SAVANNAH PROP SALES & MGMT LLC	7-0907A-07-014	17 TREADWAY ST, PORT WENTWORTH, GA 31407	17 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
SIMMONS, MARY	7-0907A-07-016	13 TREADWAY ST, PORT WENTWORTH, GA 31407	PO BOX 1705, SAVANNAH, GA 31402-1705
HICKS, ALEXANDER	7-0976A-01-025	7423 HIGHWAY 21, PORT WENTWORTH, GA 31407	7425 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9717
OGLE, RICHARD BRIAN	7-0907A-07-002	6 PONDEROSA DR, PORT WENTWORTH, GA 31407	907 NEASE RD, GUYTON, GA 31312-5947
BRUNSON, JAMES S & BRUNSON, CINDY	7-0907A-07-019	5 TREADWAY ST, PORT WENTWORTH, GA 31407	5 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
GRANT, MICHAEL	7-0907A-02-007	14 TREADWAY ST, PORT WENTWORTH, GA 31407	14 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
BURGESS, WILLIAM J	7-0907A-07-021	3 TREADWAY ST, PORT WENTWORTH, GA 31407	3 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
BERRIEN, BESSIE	7-0976A-01-012	104 BERRIEN RD, PORT WENTWORTH, GA 31407	520 ACACIA ST, SAVANNAH, GA 31405-1929
JACKSON, BOSTICK	7-0976A-01-020	AUGUSTA RD, PORT WENTWORTH, GA 31407	362 SAUSSY RD, SAVANNAH, GA 31407-9639
BRYANT, RICHARD	7-0976A-01-021	AUGUSTA RD, PORT WENTWORTH, GA 31407	312 CHATHAM VILLA DR, GARDEN CITY, GA 31408-1912
WYLLY, JOHN C	7-0907-01-003	HIGHWAY 21, PORT WENTWORTH, GA 31407	PO BOX 753, TYBEE ISLAND, GA 31328-0753
ATHE6 LLC	7-0907A-01-001	201 PROVIDENCE DR, PORT WENTWORTH, GA 31407	PO BOX 16134, SAVANNAH, GA 31416-2834
JOHNSTON, RANDY D & JOHNSTON, TONI S	7-0907A-02-006	12 TREADWAY ST, PORT WENTWORTH, GA 31407	12 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
9641 LEHIGH AVENUE LLC	7-0907A-02-009	18 TREADWAY ST, PORT WENTWORTH, GA 31407	9641 LEHIGH AVE, SAVANNAH, GA 31406-8524
JONES, CAROL D	7-0907A-02-011	22 TREADWAY ST, PORT WENTWORTH, GA 31407	22 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
EDGE, MELISSA G	7-0907A-03-002	214 BLACK CREEK DR, PORT WENTWORTH, GA 31407	102 RILEY CT, SPRINGFIELD, GA 31329-4650
ROBINSON, CHARLES JEROME	7-0907A-03-003	112 BLACK CREEK DR, PORT WENTWORTH, GA 31407	112 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
JAMES, WILLIAM T	7-0907A-07-010	22 PONDEROSA DR, PORT WENTWORTH, GA 31407	22 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
THORNTON, MICHAEL J P & THORNTON, KATHY W	7-0907A-07-017	11 TREADWAY ST, PORT WENTWORTH, GA 31407	11 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
KIEF, COREY M	7-0907A-07-022	204 TREADWAY ST, PORT WENTWORTH, GA 31407	204 TREADWAY ST, PORT WENTWORTH, GA 31407-9638
HARDEN, HENRY & HARDEN, ELSIE	7-0976A-01-013	AUGUSTA RD, PORT WENTWORTH, GA 31407	7398 TOTTENHAM DR, WHITE PLAINS, MD 20695-4454
TABERNACLE OF FAITH MISSIONARY, & BAPTIST CHURCH (TE)	7-0976A-01-017	7419 HIGHWAY 21, PORT WENTWORTH, GA 31407	PO BOX 2028, RINCON, GA 31326-2028
MOSS REALTY & INVESTMENT INC	7-0907A-02-005	10 TREADWAY ST, PORT WENTWORTH, GA 31407	412 CLIFF DR, POOLER, GA 31322-1806
MOORE, LORRI A	7-0907A-07-009	20 PONDEROSA DR, PORT WENTWORTH, GA 31407	20 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
LANDING, MARY ELLEN	7-0907A-07-018	9 TREADWAY ST, PORT WENTWORTH, GA 31407	8 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
BEP RH TRACT 2 LLC	7-0906-04-024	HIGHWAY 21, PORT WENTWORTH, GA 31407	100 LAKESIDE BLVD, PORT WENTWORTH, GA 31407-3391
WRIGHT, DEBORAH	7-0907A-02-001	2 TREADWAY ST, PORT WENTWORTH, GA 31407	2 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
MACK, EVON	7-0907A-03-001	216 BLACK CREEK DR, PORT WENTWORTH, GA 31407	216 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9628
MCBRYDE, WARREN RUSSELL	7-0907A-07-020	7 TREADWAY ST, PORT WENTWORTH, GA 31407	7 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
FIELDSTONE GROUP LLC	7-0975-02-015	HIGHWAY 21, PORT WENTWORTH, GA 31407	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
VARNEDOE, SAM L	7-0976-02-035	SAUSSY RD, PORT WENTWORTH, GA 31407	PO BOX 2379, TYBEE ISLAND, GA 31328-2379
DEMPSEY, RONALD & WOODARD, LORRA	7-0976A-01-014	AUGUSTA RD, PORT WENTWORTH, GA 31407	105 SHUFF DR #, RED LION, PA 17356
HARDEN, JOHN L & HAWL, PRISCILLA	7-0976A-01-015	7411 HIGHWAY 21, PORT WENTWORTH, GA 31407	7411 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9717
HICKS, VIOLA	7-0976A-01-023	AUGUSTA RD, PORT WENTWORTH, GA 31407	8613 GATESHEAD RD, ALEXANDRIA, VA 22309-4018
KING, ALLISON	7-0907A-02-002	4 TREADWAY ST, PORT WENTWORTH, GA 31407	4 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
SCRUGGS, NICHOLE L	7-0907A-07-011	24 PONDEROSA DR, PORT WENTWORTH, GA 31407	24 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
CHISHOLM, PAMELA R	7-0907A-07-013	19 TREADWAY ST, PORT WENTWORTH, GA 31407	19 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
REED, PRISCILLA INDV & HARDEN, ANGELA	7-0976A-01-016	7413 HIGHWAY 21, PORT WENTWORTH, GA 31407	7411 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9717

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Application (2497 : Site Plan Review

FIELDSTONE GROUP LLC
7-0975-02-015
204 WILEY BOTTOM RD
SAVANNAH, GA 31411-1537

VARNEDOE, SAM L
7-0976-02-035
PO BOX 2379 TYBEE
ISLAND, GA 31328-2379

BEP RH TRACT 2 LLC
7-0906-04-024
100 LAKESIDE BLVD PORT
WENTWORTH, GA 31407-3391

250' (TYP)

250' (TYP)

BRYANT, RICHARD
7-0976A-01-021
312 CHATHAM VILLA DR
GARDEN CITY, GA 31408-1912

JACKSON, BOSTICK
7-0976A-01-020
362 SAUSSY RD SAVANNAH, GA
31407-9639

WYLLY, JOHN C
7-0907-01-003
PO BOX 753 TYBEE
ISLAND, GA 31328-0753

HICKS, ALEXANDER
7-0976A-01-019
7425 GA HIGHWAY 21
PORT WENTWORTH, GA
31407-9717

HICKS, ALEXANDER
7-0976A-01-025
7425 GA HIGHWAY 21
PORT WENTWORTH, GA
31407-9717

HICKS, VIOLA
7-0976A-01-023
8613 GATESHEAD RD
ALEXANDRIA, VA
22309-4018

STATE HIGHWAY 21

TABERNACLE OF FAITH
MISSIONARY, & BAPTIST
CHURCH (TE)
7-0976A-01-017
PO BOX 2028 RINCON,
GA 31326-2028

REED, PRISCILLA INDV
& HARDEN, ANGELA
7-0976A-01-016
7411 GA HIGHWAY 21
PORT WENTWORTH, GA
31407-9717

HARDEN, JOHN L &
HAWL, PRISCILLA
7-0976A-01-014
7411 GA HIGHWAY 21
PORT WENTWORTH, GA
31407-9717

DEMPSEY, RONALD &
WOODARD, LORRA
7-0976A-01-014
105 SHUFF DR # RED
LION, PA 17356

HARDEN, HENRY &
HARDEN, ELSIE
7-0976A-01-013
7398 TOTTENHAM DR
WHITE PLAINS, MD
20695-4454

BERRIEN, BESSIE
7-0976A-01-012
520 ACACIA ST
SAVANNAH, GA
31405-1929

CHURCH, RICHMOND B
7-09768-01-017
AUGUSTA RD
PORT WENTWORTH, GA 31407

WRIGHT, DEBORAH
7-0907A-02-001
2 TREADWAY ST
PORT WENTWORTH, GA
31407-962

KEREVEN, KATHERINE
7-0907A-02-002
4 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

GOVEA, RAUL HUERTA
7-0907A-02-003
6 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

LANDING, MARY ELLEN
7-0907A-02-004
8 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

MOSS REALTY &
INVESTMENT INC
7-0907A-02-005
412 CLIFF DR
POOLER, GA
31322-1806

JOHNSTON, RANDY D
& JOHNSTON, TONI S
7-0907A-02-006
12 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

GRANT, MICHAEL
7-0907A-02-007
14 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

HOLT, TIMOTHY G
7-0907A-02-008
16 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

9641 LEHIGH
AVENUE LLC
7-0907A-02-009
9641 LEHIGH AVE
SAVANNAH, GA
31406-8524

OTTO, JAMES PAUL
7-0907A-02-010
322 CONAWAY RD
BLOOMINGDALE, GA
31302-9203

JONES, CAROL D
7-0907A-02-011
22 TREADWAY ST
PORT WENTWORTH, GA
31407-9620

TREADWAY STREET

WOODLIEF, HOWARD
MACKLIN & LEE,
CHRISTOPHER
7-0907A-01-003
205 PROVIDENCE DR
PORT WENTWORTH, GA
31407-9793

MORGAN, JANICE L
7-0907A-01-002
203 PROVIDENCE DR
PORT WENTWORTH, GA
31407-9793

ATHE6 LLC
7-0907A-01-001
PO BOX 16134
SAVANNAH, GA
31416-2834

PROVIDENCE DRIVE

KIEF, COREY M
7-0907A-07-022
204 TREADWAY ST
PORT WENTWORTH, GA
31407-9638

BURGESS, WILLIAM J
7-0907A-07-021
3 TREADWAY ST
PORT WENTWORTH,
GA 31407-9621

MCBRYDE, WARREN
RUSSELL
7-0907A-07-020
7 TREADWAY ST PORT
WENTWORTH, GA
31407-9621

BRUNSON, JAMES S &
BRUNSON, CINDY
7-0907A-07-019
5 TREADWAY ST PORT
WENTWORTH, GA
31407-9621

LANDING, MARY
ELLEN
7-0907A-07-018
8 TREADWAY ST
PORT WENTWORTH,
GA 31407-9620

THORNTON, MICHAEL
J P & THORNTON,
KATHY W
7-0907A-07-017
11 TREADWAY ST
PORT WENTWORTH,
GA 31407-9621

SIMMONS, MARY
7-0907A-07-016
PO BOX 1705
SAVANNAH, GA
31402-1705

GALLETTA, JOHN
LANGDON
7-0907A-07-015
15 TREADWAY ST
PORT WENTWORTH, GA
31407-9621

SAVANNAH PROP
SALES & MGMT LLC
7-0907A-07-014
17 TREADWAY ST
PORT WENTWORTH, GA
31407-9621

CHISHOLM, PAMELA R
7-0907A-07-013
19 TREADWAY ST
PORT WENTWORTH, GA
31407-9621

VOGEL, BRIAN R
7-0907A-07-012
68 STAGECOACH RD
BLOOMINGDALE, GA
31302-5072

OSWELL, CHERYL A
7-0907A-07-001
4 PONDEROSA DR
PORT WENTWORTH, GA
31407-9778

OGLE, RICHARD BRIAN
7-0907A-07-002
907 NEASE RD
GUYTON, GA
31312-5947

SMITH, ROBERT S &
LECROY, FLORENCE
LOUISE
7-0907A-07-003
8 PONDEROSA DR
PORT WENTWORTH, GA
31407-9778

MOORE, LORRI A
7-0907A-07-009
20 PONDEROSA DR
PORT WENTWORTH, GA
31407-9778

JAMES, WILLIAM T
7-0907A-07-010
22 PONDEROSA DR
PORT WENTWORTH, GA
31407-9778

SCRUGGS, NICHOLE L
7-0907A-07-011
24 PONDEROSA DR
PORT WENTWORTH, GA
31407-9778

PONDEROSA DRIVE

BLACK CREEK DRIVE

MACK, EVON
7-0907A-01-001
216 BLACK CREEK RD PORT
WENTWORTH, GA
31407-9628

EDGE, MELISSA G
7-0907A-03-002
102 RILEY CT
SPRINGFIELD, GA
31329-4650

ROBINSON, CHARLES
JEROME
7-0907A-03-003
98 BLACK CREEK RD
PORT WENTWORTH, GA
31407-9732

BEP RICE HOPE LLC
7-0906-04-075
100 LAKESIDE BLVD PORT
WENTWORTH, GA 31407-3391

100 0 50 100 200 400
GRAPHIC SCALE: **1 INCH = 100 FEET**

PREPARED FOR:
NGI ACQUISITIONS, LLC

ADJACENT PROPERTY OWNERS EXHIBIT
WYLLY TRACT
PORT WENTWORTH, GEORGIA

April 12, 2021

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

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2020 THOMAS & HUTTON

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - APO Map (2497 : Site Plan Review Application (General) 7-0907-01-003 Novare Revision SEPT 2021)

Novare Multifamily Project
Wylly Tract – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0002

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Project Narrative (2497 : Site Plan Review Application (General) 7-0907-01-003

Project Description and Existing Conditions

The project is located on the east side of Ga. Highway 21 (Augusta Road) in Port Wentworth, Georgia. The property is approximately 29.5 acres in size and is undeveloped. The site is bordered on the north and east by two undeveloped properties owned by Fieldstone Group, LLC and BEP RH Tract 2 LLC; on the south by Pine Forest Subdivision (single family residential); and on the west by Augusta Road (Ga. Highway 21). The site is approximately 1 mile west of Interstate 95. This narrative is based on the program information supplied by Novare Group and the Concept Plan documents by Dwell Design Studio. The development team includes:

Developer - Novare Group – Todd Andersen, Kenny Budd

Architect & Land Planning – Dwell Design Studio, Venky Babu

Civil Engineer/Landscape Architecture -Thomas & Hutton, Lamar Mercer, Scott Monson, Ryan Thompson

Legal Representative – Hunter McLean – Harold Yellin, Josh Yellin

The development plan includes 328 units contained in 13 three story garden style apartment buildings and 6 carriage style buildings. The unit count will provide 184 one bedroom, 132 two bedroom units, and 12 three bedroom units. The site also includes three storm water detention ponds, a pool/clubhouse amenity area, and ample open space (17.3 acres, approximately 59% of the project site). This site plan includes minor revisions to the previously approved plan:

The revisions include:

- Trash compactor/recycle bin added
- Two Carriage Buildings added, one garage building omitted. Four total units added.
- Gated Emergency only access added to Black Creek Drive
- Additional Greenspace added to parking field
- Pool/Amenity/Leasing facility refined.

Zoning

The subject site is zoned PRIP, Planned Residential Institutional, a zoning suitable for multifamily development

Novare Multifamily Project
Wylly Tract – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0002

with all relevant ancillary uses. This zoning district allows a density of 12 units per gross acre.

The zoning standards set forth in PRIP provide the following multifamily development standards:

- Minimum Front Yard setback is 70 feet from center of Street (Ga. Highway 21)
- Minimum Side Yard is 10 feet
- Rear Yard setback is 25 feet.
- Maximum Building Height is 50 feet.
- Maximum Building Coverage is 45%.

The site plan presented meets or exceeds all development standards.

Site Access

Access to the site is obtained through a private entry drive located along the project frontage. The Georgia Department of Transportation recently granted a temporary access point to the current property owner for the purposes of timbering the property. The permanent access will be designed and permitted at the same location as the temporary access.

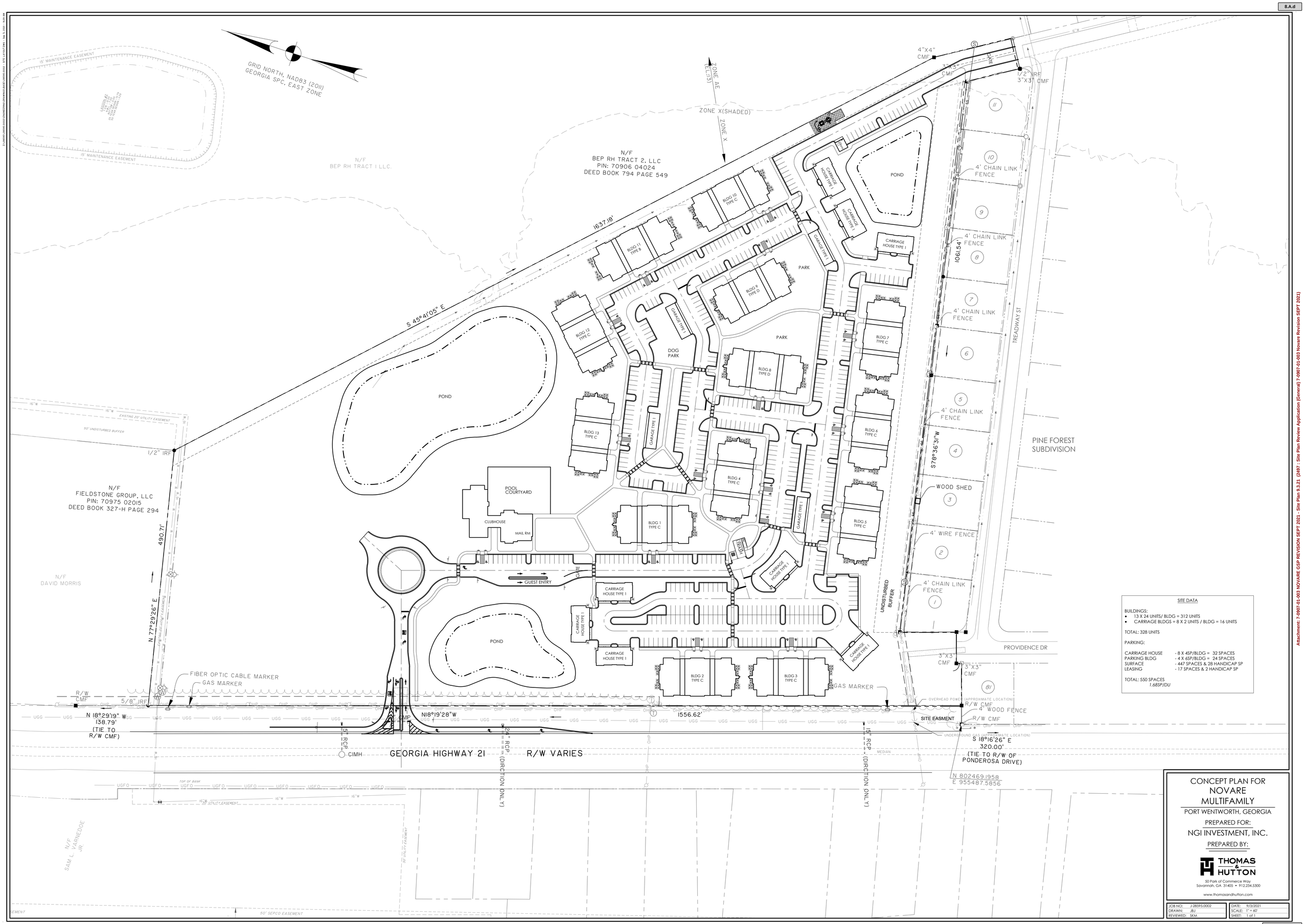
Water and Sanitary Sewer

Water and sanitary sewer for the project will be provided by the City of Port Wentworth. Water distribution will be extended to the site from an existing 16” city main along the property’s northern border. Sanitary sewer will be collected on site through new gravity system, lift station and force main. Ultimate discharge will be to the City of Port Wentworth WWTF.

Drainage & Storm Sewer

The storm drainage system for the project will include detention ponds, pipe networks, curb and grate inlets to collect, detain, treat and convey storm water runoff according to Port Wentworth, state, and federal regulations. Following collection, treatment, and detention, stormwater runoff will be discharged to Black Creek to maintain existing predevelopment rates and drainage patterns.

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Project Narrative (2497 : Site Plan Review Application (General) 7-0907-01-003



SITE DATA

BUILDINGS:
- 13 X 24 UNITS/ BLDG = 312 UNITS
- CARRIAGE BLDGS = 8 X 2 UNITS / BLDG = 16 UNITS

TOTAL: 328 UNITS

PARKING:

CARRIAGE HOUSE	- 8 X 4SP/BLDG = 32 SPACES
PARKING BLDG	- 4 X 6SP/BLDG = 24 SPACES
SURFACE	- 447 SPACES & 28 HANDICAP SP
LEASING	- 17 SPACES & 2 HANDICAP SP

TOTAL: 550 SPACES
1.68SP/DU

CONCEPT PLAN FOR
NOVARE
MULTIFAMILY
PORT WENTWORTH, GEORGIA

PREPARED FOR:
NGI INVESTMENT, INC.

PREPARED BY:

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

JOB NO: J-28595.0002	DATE: 9/3/2021
DRAWN: JBJ	SCALE: 1" = 60'
REVIEWED: SKM	SHEET: 1 of 1

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Site Plan 9.3.21 (2497 : Site Plan Review Application (General) 7-0907-01-003 Novare Revision SEPT 2021)

Project Timeline

7-0907-01-003 NOVARE GSP REVISION

Applicant : NGI Acquisitions, LLC (Engineer : T&H – Scott Munson)

- 8/13/2021 – Applicant received; incomplete – missing PDF, list of adjacent property owners
- 8/17/2021 – Received missing information
- 9/3/2021 – received revised plan

Attachment: 7-0907-01-003 NOVARE GSP REVISION SEPT 2021 - Timeline (2497 : Site Plan Review Application (General) 7-0907-01-003 Novare

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2502)

DOC ID: 2502

Site Plan Review Application submitted by Ray Pittman, Pittman Engineering, on behalf of Third Lake Development, LLC., for PIN # 7-0906-04-091 (Rice Hope Rd) for a General Development Site Plan to allow a Multifamily Development (The Cottages at Rice Hope Plantation) in a M-P-O (Master Plan Overlay) Zoning District

Issue/Item: Site Plan Review Application submitted by Ray Pittman, Pittman Engineering, on behalf of Third Lake Development, LLC., for PIN # 7-0906-04-091 (Rice Hope Rd) for a General Development Site Plan to allow a Multifamily Development (The Cottages at Rice Hope Plantation) in a M-P-O (Master Plan Overlay) Zoning District

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

Facts and Findings: This project is a general development plan for a single family for rent neighborhood. The project will consist of 90 one bedroom homes, 102 two bedroom homes, 117 two-story two bedroom homes, and 137 two-story three bedroom homes for a total of four hundred forty-six (446) homes, community center with amenities and all associated roads, drainage, water and sewer utilities, and parking.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Application (PDF)
- 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - APO Map (PDF)
- 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Site Plan (PDF)
- 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation (PDF)
- 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Timeline (DOCX)

210312

RECEIVED
AUG 16 2021
BY: MBE

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

Site Plan Review Application

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

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

Site Plan Address: 0 Rice Hope Rd

PIN #(s): 70906 04091

Zoning: M-P-O Estimated Cost of Construction: $ 30,000,000

Type of Construction: Wood Frame one story and 2 story, Detavhed and attached

Applicant's Name: Pittman Engineering c/o Raymond A. Pittman

Mailing Address: P.O. Box 822, Richmond Hill, GA 31324

Phone #: 912-662-4000 Email: ray@pittmanengineeringco.com

Owner's Name (If Different form Applicant): Third Lake Development, LLC c/o Bob Hogan

Mailing Address: 1600 E Eighth Avenue Suite A132-A, Tampa, Fl 33605

Phone #: 704-201-1922 Email: RHogan@thirdlakedevelopment.com

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

Raymond Pittman — Applicant's Signature — 7/23/2021 — Date

Robert Hogan — Owner's Signature (If Different form Applicant) — 7/22/21 — Date

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Application (2502 : Site Plan Review Application (General) 7-0906-04-

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

Ray [signature] _____ 8/12/2021 _____

Applicant's Signature Date

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Application (2502 : Site Plan Review Application (General) 7-0906-04-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324153 8/19/2021 3:09 PM
OPER: ME TERM: 011
REF#: CK 2189

TRAN: 112.0000 BLDG PERMIT
210312 256.00CR
THIRD LAKE DEVELOPMENT, LLC
7-0906-04-091
DEV-SPR 256.00CR

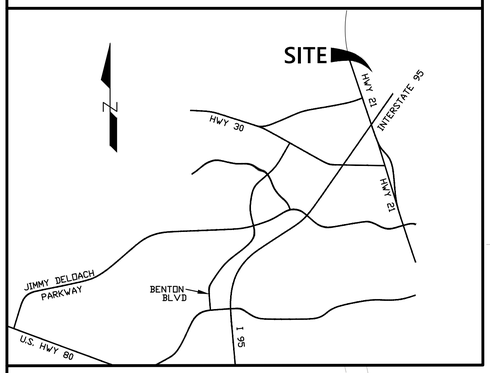
TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Application (2502 : Site Plan Review Application (General) 7-0906-04-

PROJECT LOCATION MAP



ADJACENT PROPERTY OWNER LABEL (TYPICAL)

PROJECT AREA

PARCEL A-1
46.39 ACRES

PARCEL A-2
6.01 ACRES

TOTAL PARCEL A-1 AND PARCEL A-2
52.40 ACRES

S04°28'37"E
280.44'

N86°19'13"E
270.91'

S85°09'32"W
336.77'

S86°15'22"W
487.69'

N34°34'13"W
173.23'

S55°25'47"W
88.58'

A=79.86'
R=134.00'
CH BRG=S72°30'08"W
CH=78.68'

S89°34'29"W
397.28'

N86°19'33"E
672.62'

S82°36'52"E
258.59'

N08°05'15"E
245.00'

N08°05'15"E
1,814.81'

N08°05'15"E
2,059.81'

S00°17'57"E
1,798.99'

1,453.99'
S00°17'57"E

345.00'
S00°17'57"E

NORTH

0 100 200 Feet

Owner Name	Mailing Address	PIN #	#
Clayton Properties Group, INC.	10 Wild Silk Way	70906D03001	1
Sheldon D Barnes & Chelsey Alexandria Snell	12 Wild Silk Way	70906D03002	2
Rice Hope Plantation Community	Wild Silk Way	70906D03003	3
Clayton Properties Group, INC.	14 Wild SilkWay	70906D03004	4
Rosena G. Best	16 Wild Silk Way	70906D03005	5
Derrick Butler	18 Wild Silk Way	70906D03006	6
Piyushkumar Hasmmukhrai Bhatt	20 Wild Silk Way	70906D03007	7
Clayton Properties Group, INC.	22 Wild Silk Way	70906D03008	8
Clayton Properties Group, INC.	24 Wild Silk Way	70906D03009	9
Clayton Properties Group, INC.	26 Wild Silk Way	70906D03010	10
Clayton Properties Group, INC.	28 Wild Silk Way	70906D03011	11
Rice Hope Plantation Community	Wild Silk Way	70906D03012	12
Clayton Properties Group, INC.	30 Wild Silk Way	70906D03013	13
Clayton Properties Group, INC.	32 Wild Silk Way	70906D03014	14
Clayton Properties Group, INC.	34 Wild Silk Way	70906D03015	15
BEP EH TRACT 2 LLC C/O HIGHBROOK INVESTORS	0 Rice Hope Rd	70906 04091	16
Harry Jack Stewart	502 Rice Hope Plantation Rd	70906 03023	17
Staci S Matthews	507 Rice Hope Plantation Rd	70906 04001	18
BEP EH TRACT 2 LLC	Mulberry Ave	70906 04063	19
John E Hill	Rice Hope Rd	70906 04012	20
BEP RH TRACT 2 LLC	Rice Hope Rd	70906 04011	21

REV.	DATE	BY	REVISIONS

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE 52 ACRES TRACT
CITY OF PORT WENTWORTH, GEORGIA
Prepared For
THIRD LAKE DEVELOPMENT, LLC

Project No.	2021-TL
Drawn By:	JMGL
Designed By:	JMGL
Checked By:	JMGL
Scale:	1"=100'
Date:	7/28/21

SHEET
EX

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - APO Map (2502 : Site Plan Review Application (General) 7-0906-04-091 Cottages at Rice Hope SEPT 2021)

Owner Name	Mailing Address	PIN #	#
Clayton Properties Group, INC.	10 Wild Silk Way, Port Wentworth GA, 31407	70906D03001	1
Sheldon D Barnes & Chelsey Alexandria Snell	12 Wild Silk Way, Port Wentworth GA, 31407	70906D03002	2
Rice Hope Plantation Community	Wild Silk Way, Port Wentworth GA, 31407	70906D03003	3
Clayton Properties Group, INC.	14 Wild SilkWay, Port Wentworth GA, 31407	70906D03004	4
Rosena G. Best	16 Wild Silk Way, Port Wentworth GA, 31407	70906D03005	5
Derrick Butler	18 Wild Silk Way, Port Wentworth GA, 31407	70906D03006	6
Piyushkumar Hasmmukhrai Bhatt	20 Wild Silk Way, Port Wentworth GA, 31407	70906D03007	7
Clayton Properties Group, INC.	22 Wild Silk Way, Port Wentworth GA, 31407	70906D03008	8
Clayton Properties Group, INC.	24 Wild Silk Way, Port Wentworth GA, 31407	70906D03009	9
Clayton Properties Group, INC.	26 Wild Silk Way, Port Wentworth GA, 31407	70906D03010	10
Clayton Properties Group, INC.	28 Wild Silk Way, Port Wentworth GA, 31407	70906D03011	11
Rice Hope Plantation Community	Wild Silk Way, Port Wentworth GA, 31407	70906D03012	12
Clayton Properties Group, INC.	30 Wild Silk Way, Port Wentworth GA, 31407	70906D03013	13
Clayton Properties Group, INC.	32 Wild Silk Way, Port Wentworth GA, 31407	70906D03014	14
Clayton Properties Group, INC.	34 Wild Silk Way, Port Wentworth GA, 31407	70906D03015	15
BEP EH TRACT 2 LLC C/O HIGHBROOK INVESTORS	0 Rice Hope Rd, Port Wentworth GA, 31407	70906 04091	16
Harry Jack Stewart	502 Rice Hope Plantation Rd, Port Wentworth GA, 31407	70906 03023	17
Staci S Matthews	507 Rice Hope Plantation Rd, Port Wentworth GA, 31407	70906 04001	18
BEP EH TRACT 2 LLC	Mulberry Ave, Port Wentworth GA, 31407	70906 04063	19
John E Hill	Rice Hope Rd, Port Wentworth GA, 31407	70906 04012	20
BEP RH TRACT 2 LLC	Rice Hope Rd, Port Wentworth GA, 31407	70906 04011	21

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - APO Map (2502 : Site Plan

FUTURE DEVELOPMENT

	1 Bedroom Single Family Homes	90 units (20.18%)
	2 Bedroom Single Family Homes	102 units (22.87%)
	2 Bedroom Single Family Homes - 2 Story	117 units (26.33%)
	3 Bedroom Single Family Homes - 2 Story	137 units (30.72%)
	Total Number of Units	446 units
	Parcel Acreage	52.4 acres
	Density	8.51 units/acre

North

0' 50' 100' 200'

Third Lake Development
Charlotte, North Carolina

THE COTTAGES at RICE HOPE PLANTATION

Port Wentworth, Georgia

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes and structural design requirements, etc.) © 2018 BSB Design, Inc.

August 13, 2021

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Site Plan (2502 : Site Plan Review Application (General) 7-0906-04-091 Cottages at Rice Hope SEPT 2021)

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

CONCEPT PLAN APPROVAL

City Council Work Session Ite

August 11, 2021

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

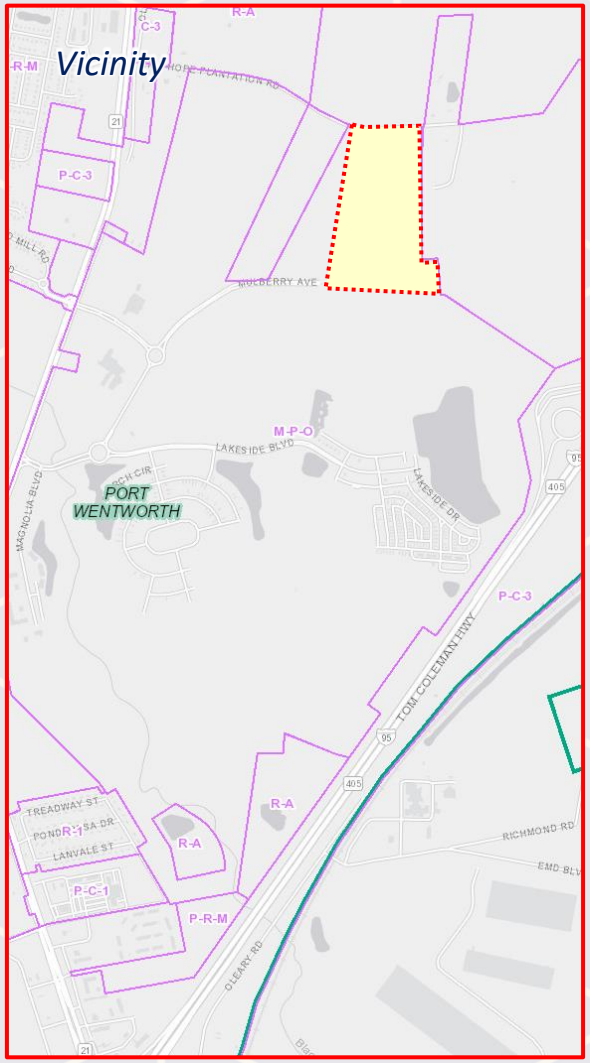
Definition of Purpose

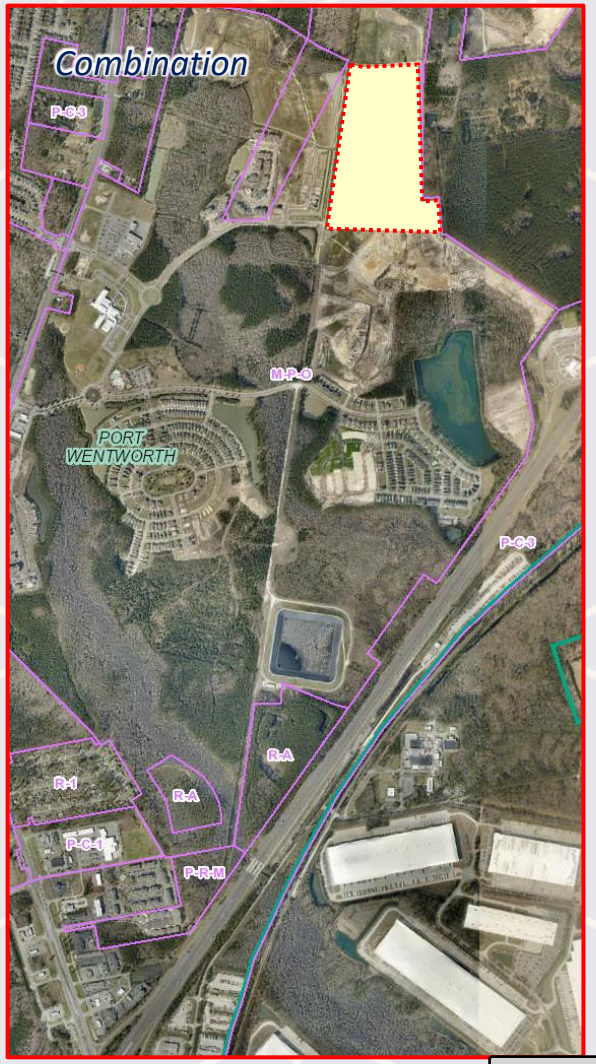
Purpose:
Review and approval for the filing of Concept Plan for The Cottages at Rice Hope Plantation. A horizontal apartment community.

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

Aerial and Vicinity Maps





Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

Definition of Site

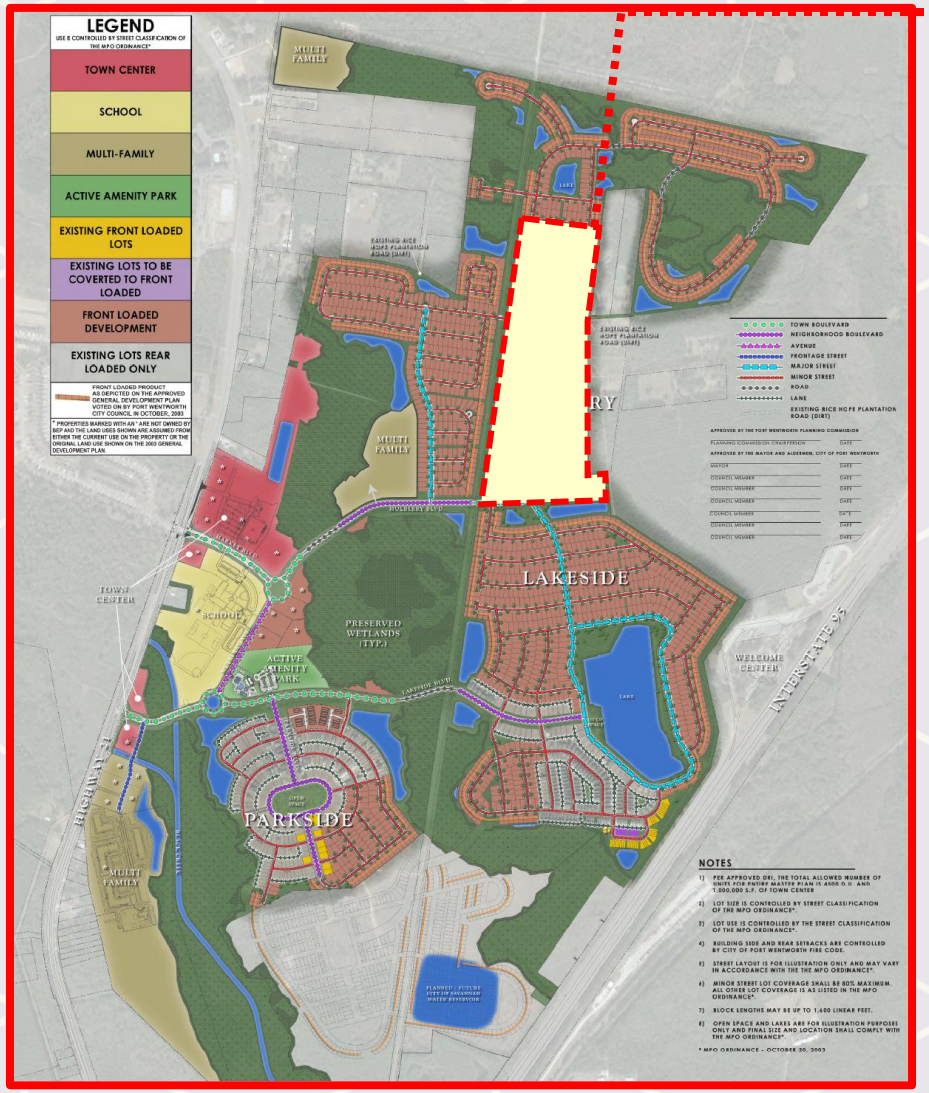
SITE DETAIL

- 52.40 Acres
- Existing MPO supports Multi-Family development
- Proposed density of 8.5 units per acre
- Community Center, health club, resort style pool, dog park, car wash area and outdoor fireplace with lounge space.
- Green space for outdoor activities
- Fenced in back yards

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

Unit Mix Details



UNIT MIX

PHASE 1

330 Units

1-Bed Ranch B:	66
2-Bed Ranch A:	83
2-Bed, 2-Story:	82
3-Bed, 2-Story:	99

PHASE 2

116 Units

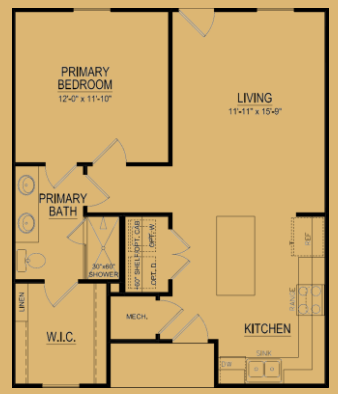
1-Bed Ranch B:	24
2-Bed Ranch A:	29
2-Bed, 2-Story:	29
3-Bed, 2-Story:	34

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

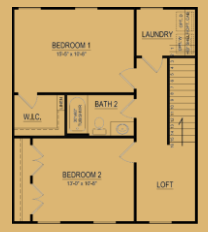
Renderings and Floor Plans

First Story

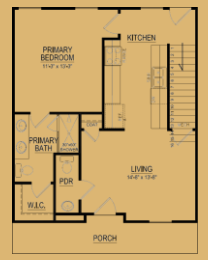


Ranch “B”

Second Story

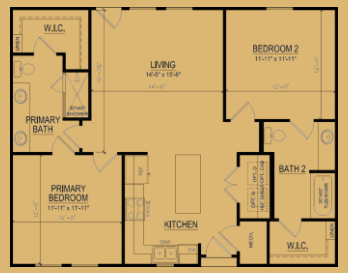


First Story



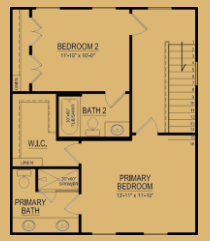
2-Story “A”

First Story

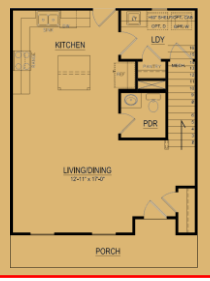


Ranch “A”

Second Story



First Story



2-Story “B”

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

Standard Modifications

Front Setback:	15’
Side Setback:	10’ (space between buildings)
Rear Setback:	25’ (space between buildings)
Spacing Front-to-Front:	18’
Parking:	2 per unit

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

THIRD LAKE DEVELOPMENT – *THE COTTAGES AT RICE HOPE PLANTATION*

Discussion and Feed

- **Opportunity for a unique Multifamily experience where we offer backyards instead of Balconies**
- **Wide range of rent rates to help solve affordability issues in the housing market**
- **Create a Sense of Community while increasing residents' privacy with fenced in back yards**
- **Increase tax basis while adding value to an existing Master planned community**

- **Feedback**

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Presentation

Project Timeline

7-0906-04-091 COTTAGES AT RICE HOPE G-SITE PLAN

Project Number 210312

Applicant: Ray Pittman, Pittman Engineering

- 8/16/2021 – Application received; complete

Attachment: 7-0906-04-091 COTTAGES AT RICE HOPE GSP SEPT 2021 - Timeline (2502 : Site Plan Review Application (General) 7-0906-04-091

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2504)

DOC ID: 2504

Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) for a General Development Site Plan to allow a Residential Development (Lakeside Phases 20-30) in a M-P-O (Master Plan Overlay) Zoning District

Issue/Item: Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) for a General Development Site Plan to allow a Residential Development (Lakeside Phases 20-30) in a M-P-O (Master Plan Overlay) Zoning District

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

Facts and Findings: This project is a general development plan for a Phases 20-30 of Lakeside at Rice Hope subdivision. The phases will consist of a total of 652 dwelling units. The phases will be a mix of single family detached homes, townhomes and build to rent homes and all associated roads, drainage, water and sewer utilities, and parking.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- LAKESIDE PHASES 20-30 GSP SEPT 2021 - Application (PDF)
- LAKESIDE PHASES 20-30 GSP SEPT 2021 - Site Plan (PDF)
- LAKESIDE PHASES 20-30 GSP SEPT 2021 - Timeline (DOCX)

210313

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

RECEIVED
AUG 16 2021
BY: MBR

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 Lakeside Blvd

PIN #(s): 70906 04041, 70906 04042, 70906 04054, 70906 04063

Zoning: M-P-O Estimated Cost of Construction: $ 50,000,000

Type of Construction: Residential

Applicant's Name: D.R. Horton Attn: Mr. Jared O'Sako

Mailing Address: 30 Silver Lake Rd.

Bluffton, SC 29909

Phone #: (843) 473-5200 Email: jrosako@drhorton.com

Owner's Name (If Different form Applicant): Bald Eagle Partners Attn: Mr. Scott DeCain

Mailing Address: 4800 Hampden Lane, Suite 200

Bethesda, MD 20814

Phone #: (571) 426-4310 Email: sdecain@baldeaglepartners.com

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

Applicant's Signature — Date: August 16, 2021

Owner's Signature (If Different form Applicant) — Date: August 16, 2021

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Application (2504 : Site Plan Review Application (General) Lakeside Phases 20-30

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

Ray [signature]
Applicant's Signature

8/12/2021
Date

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Application (2504 : Site Plan Review Application (General) Lakeside Phases 20-30

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324149 8/19/2021 3:06 PM
OPER: ME TERM: 011
REF#: CK 2190

TRAN: 112.0000 BLDG PERMIT
210313 256.00CR
BEP RICE HOPE LLC
7090604041,42,54,63
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Application (2504 : Site Plan Review Application (General) Lakeside Phases 20-30

Owner Name	Mailing Address	PIN #	#
Denise Stone-Raguckas	303 Lakeside Blvd, Port Wentworth GA, 31407	70906A01001	1
Cortice Jackson	305 Lakeside Blvd, Port Wentworth GA, 31407	70906A01002	2
Freddy & Lena Meeks	307 Lakeside Dr, Port Wentworth GA, 31407	70906A01003	3
Derrick Barnes	309 Lakeside Dr, Port Wentworth GA, 31407	70906A01004	4
Kino & Shawndreia Deas	311 Lakeside Dr, Port Wentworth GA, 31407	70906A01005	5
Eugene & Ponda Showalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
AMH Development, LLC	315 Lakeside Blvd, Port Wentworth GA, 31407	70906A01007	7
Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Erin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
Billie & Rod Cassidy	407 Lakeside Blvd, Port Wentworth GA, 31407	70906A02003	10
Herman & Sheree Rogers	409 Lakeside Blvd, Port Wentworth GA, 31407	70906A02004	11
Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
Village Park Homes, LLC	507 Lakeside Blvd, Port Wentworth GA, 31407	70906A03003	14
James Millard	509 Lakeside Blvd, Port Wentworth GA, 31407	70906A03004	15
John Duncan	511 Lakeside Blvd, Port Wentworth GA, 31407	70906A03005	16
Martin Savarese	2 Lakeside Dr, Port Wentworth GA, 31407	70906A05047	17
Guardian DFH III LLC	4 Lakeside Dr, Port Wentworth GA, 31407	70906A05046	18
Cythnia Camp	6 Lakeside Dr, Port Wentworth GA, 31407	70906A05045	19
Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
William Benson	12 Lakeside Dr, Port Wentworth GA, 31407	70906A05042	22
Donald Hodges	14 Lakeside Dr, Port Wentworth GA, 31407	70906A05041	23
Phillip Sermprungsuk & Slinda Kalasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Munton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
Marcus & Felecia Austin	7 Night Heron Way, Port Wentworth GA, 31407	70906A11012	37
Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
Philip Hall	6 Moonlight Trl, Port Wentworth GA, 31407	70906A11006	39
Jennifer Whittaker	4 Night Heron Way, Port Wentworth GA, 31407	70906A05034	40
Boyce Slayman SR	233 Clearwater Cir, Port Wentworth GA, 31407	70906A05021	41
John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
Phillip & Amy Emili	229 Clearwater Cir, Port Wentworth GA, 31407	70906A05019	43
Arthur Sanders	227 Clearwater Cir, Port Wentworth GA, 31407	70906A05018	44
Johnny & Marcia Shinsato	225 Clearwater Cir, Port Wentworth GA, 31407	70906A05017	45
Tori Burnette	223 Clearwater Cir, Port Wentworth GA, 31407	70906A05016	46
Rajah Jenkins	221 Clearwater Cir, Port Wentworth GA, 31407	70906A05015	47
Christopher Rodriguez	219 Clearwater Cir, Port Wentworth GA, 31407	70906A05014	48
Kyle & Lizbeth Balk	217 Clearwater Cir, Port Wentworth GA, 31407	70906A05013	49
Jason & Jessica Schneider	215 Clearwater Cir, Port Wentworth GA, 31407	70906A05012	50
John & Katheryn Bohannon	213 Clearwater Cir, Port Wentworth GA, 31407	70906A05011	51
Anna & Enriquez Velazquez	211 Clearwater Cir, Port Wentworth GA, 31407	70906A05010	52
Alan Kennedy	510 Lakeside Blvd, Port Wentworth GA, 31407	70906A05005	53
BEP RH TRACT 2 LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04041	54
BEP RICE HOPE LLC	300 Lakeside Blvd, Port Wentworth GA, 31407	70906 04077	55
BEP RH TRACT 2 LLC	Mulberry Ave, Port Wentworth GA, 31407	70906 04063	56
BEP RH TRACT 2 LLC	0 Rice Hope Rd, Port Wentworth GA, 31407	70906 04091	57
John Hill	Rice Hope Rd, Port Wentworth GA, 31407	70906 04012	58
BEP RICE HOPE LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04042	59
City of Port Wentworth	Moonlight Trl, Port Wentworth GA, 31407	70906 04081	60
Beacon New Homes, LLC	5 Moonlight Trl, Port Wentworth GA, 31407	70906A09054	61
Beacon New Homes, LLC	7 Moonlight Trl, Port Wentworth GA, 31407	70906A09053	62
Beacon New Homes, LLC	9 Moonlight Trl, Port Wentworth GA, 31407	70906A09052	63

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Application (2504 : Site Plan Review Application (General) Lakeside Phases 20-30

PROJECT LOCATION MAP

LAKESIDE LOT DENSITY

LOT TYPE	DWELLING UNITS	MIX PERCENTAGE
SINGLE–FAMILY 42' WIDE LOTS	221	34
SINGLE–FAMILY 52' WIDE LOTS	146	22
BUILD TO RENT 42' WIDE LOTS	182	16
TOWNHOME LOTS 20' WIDE LOTS	103	28
TOTAL	652	100

GROSS DENSITY = 652 UNITS / 131 ACRES = 4.98 DU/ACRE

REV.	REVISIONS	BY	DATE

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

CONCEPTUAL SITE PLAN

LAKESIDE PHASES 20-30

CITY OF PORT WENTWORTH, GEORGIA

Prepared For
DR HORTON

Project No.	2021RH
Drawn By:	JJB
Designed By:	JJB
Checked By:	JJB
Scale:	1"=200'
Date:	8/16/21

SHEET
EX

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Site Plan (2504 : Site Plan Review Application (General) Lakeside Phases 20-30 SEPT 2021)

Project Timeline

LAKESIDE PHASES 20-30 G-SITE PLAN

Project Number 210313

Applicant: D.R. Horton

- 8/16/2021 – Application received; complete

Attachment: LAKESIDE PHASES 20-30 GSP SEPT 2021 - Timeline (2504 : Site Plan Review Application (General) Lakeside Phases 20-30 SEPT

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2501)

DOC ID: 2501

Site Plan Review Application submitted by Neil McKenzie, Coleman Company Inc., of behalf of LMS Real Estate Investment Management, LLC., for PIN # 7-0975-01-025 Tract B (Highway 21 / Jeffers Rd) for a Specific Development Site Plan to allow a Multi-Family Residential Development (LMS Cottages) in a P-R-M (Planned Residential Multifamily) Zoning District

Issue/Item: Site Plan Review Application submitted by Neil McKenzie, Coleman Company Inc., of behalf of LMS Real Estate Investment Management, LLC., for PIN # 7-0975-01-025 Tract B (Highway 21 / Jeffers Rd) for a Specific Development Site Plan to allow a Multi-Family Residential Development (LMS Cottages) in a P-R-M (Planned Residential Multifamily) Zoning District

Background: The subject property is currently undeveloped land. The property was recently rezoned in October 2020 to PRM and the general concept plan was approved by City Council at the May 2021 regular meeting.

Facts and Findings: The subject property is a portion of the PIN number located between Jeffers Road and Saussy Road. This is a community development project, targeting the workforce and attainable housing demographic of Port Wentworth. The development consists of 206 rental units, in various combinations of attached, duplex, and single units with one, two, and three bedroom offerings. The units will be offered for rent, with a typical leasing structure similar to a traditional apartment complex. The development will be operated and maintained by a property management company that will oversee day to day operation and maintenance of the facilities. This will be a private, gated development, served by Port Wentworth water and sewer utilities. The development will include considerable community open space, a swimming pool, and a fitness center. Most units will have a garage and driveway; walk-up units will have surface parking spaces available in the immediate vicinity. Visitor parking has been included, and on-street parking will be discouraged. This application is currently under review by City engineers Thomas and Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 13, 2021 at 6:30 P.M.

ATTACHMENTS:

- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Application (PDF)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (PDF)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (PDF)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (PDF)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter City 8.13.21 (PDF)

- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Timeline (DOCX)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (PDF)
- 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - ESPC Approval 8.2.21 (PDF)

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

RECEIVED
JUL 26 2021
BY: KS

Site Plan Review Application

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

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

Site Plan Address: Jeffers Road, Port Wentworth, GA 31407

PIN #(s): 7-0975-01-025 Tract B

Zoning: P-R-M Estimated Cost of Construction: $ ~6,000,000

Type of Construction: Multi-family Residential community. Units will be for rent.

Applicant's Name: Neil McKenzie, Coleman Company Inc.

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

Phone #: (912) 200-3041 Email: nmckenzie@cci-sav.com

Owner's Name (If Different form Applicant): LMS Real Estate Investment Management, LLC
c/o Sarah Miller

Mailing Address: 1744 Oxmoor Road
Homewood, AL 35209

Phone #: 205.933.1227 Email: smiller@lms-realestate.com

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

Applicant's Signature — Date: 7/22/21

Owner's Signature (If Different form Applicant) — Date: 7/20/21

Please see page 2 for required submittal checklist

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Application (2501 : Site Plan Review Application (Specific) 7-

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal (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

N e P G

Applicant's Signature

7/22/21

Date

Updated 4/28/2020

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Application (2501 : Site Plan Review Application (Specific) 7-

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Application (2501 : Site Plan Review Application (Specific) 7-

Adjacent Property Owners for LMS Cottages

- Portion of the Camilla Grant Tract
  N/F: Anthony Foster & Vanessa McBride
  PIN: 7-0975-01-010
  Address: PO BOX 7531
  Savannah, GA 31418

- Portion of the Camilla Grant Tract
  N/F: Lillie B Fryar
  PIN: 7-0975-01-004A
  Address: 130 Saussy Road
  Savannah, GA 31407

- Portion of the Camilla Grant Tract
  N/F: Matthew & Camilla Stewart
  PIN: 7-0975-01-004F
  Address: 126 Saussy Road
  Savannah, GA 31407

- Lot A Steele Subdivision
  N/F: Fred Steele, Jr.
  PIN: 7-0975-01-012
  Address: 202 Grant Road
  Savannah, GA 31407

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00321076 7/27/2021 3:15 PM
OPER: ME TERM: 011
REF#: CK 10899

TRAN: 112.0000 BLDG PERMIT
210271 886.00CR
LMS REAL ESTATE INVESTMENT MAN
7-0975-01-025
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Application (2501 : Site Plan Review Application (Specific) 7-

CONSTRUCTION PLANS FOR
LMS COTTAGES

OWNER CERTIFICATION:
I CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, LAND DEVELOPMENT, AND DRAINAGE WILL BE DONE ACCORDING TO THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

LMS
Owner/Client: Name (Please Print)

Owner/Client Signature

PLAN PREPARER CERTIFICATION:
I CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM MEETS THE REQUIREMENTS OF THE PORT WENTWORTH CODE OF ORDINANCES AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT, THE GASWMM, AND ANY RELEVANT LOCAL ADDENDA.

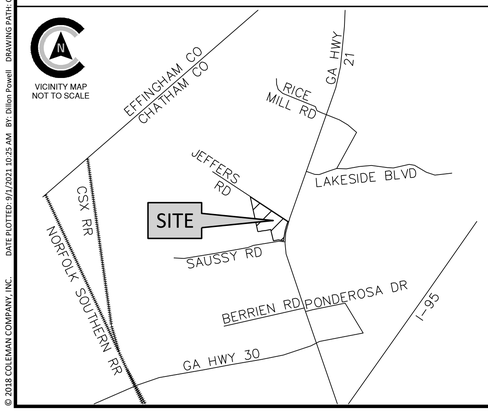
NEIL P. McKENZIE, P.E.

PREPARED FOR
LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	JEFFERS ROAD
PROJECT CITY, STATE:	PORT WENTWORTH, GEORGIA
OWNER/REPRESENTATIVE:	LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC
PROPERTY AREA:	23.70 AC
DISTURBED AREA:	±19.45 AC
ZONING:	P-R-M
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
FLOOD ZONE:	ZONE AE (B.F.E: 13'), ZONE X (SHADED), ZONE X
WATER & SEWER PROVIDER:	CITY OF PORT WENTWORTH
PINS:	7-0975-01-025
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	32.20870, -81.20242

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C1.0	CONSTRUCTION NOTES
C2.0	EXISTING CONDITIONS
C3.0	STAKING PLAN
C4.0	PAVING, GRADING, & DRAINAGE PLAN
C5.0	NEIGHBORHOOD GRADING PLAN
C6.0	UTILITY PLAN
C7.0	OFFSITE IMPROVEMENTS
C8.0	PROFILES
C8.1	PROFILES
C8.2	PROFILES
C9.0	CONSTRUCTION DETAILS
C9.1	CONSTRUCTION DETAILS
C9.2	CONSTRUCTION DETAILS
CE1.0	INITIAL ES&PC PLAN
CE2.0	INTERMEDIATE ES&PC PLAN
CE3.0	FINAL ES&PC PLAN
CE4.0	EROSION CONTROL DETAILS
CE4.1	EROSION CONTROL DETAILS
CE5.0	NPDES PERMIT NOTES
CE5.1	NPDES PERMIT NOTES
LP1.0	LIGHTING PLAN

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/30/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

COVER

SHEET:
COV

© 2018 COLEMAN COMPANY, INC.

DRAWING PATH: Q:\2020\20-374.003\DWG\Civil\20-374.003 Main Project 6.16.21.dwg
DATE PLOTTED: 9/1/2021 10:25 AM BY: Dillon Powell

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

GENERAL NOTES:

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

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

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

    MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF PORT WENTWORTH" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
51. INTERNATIONAL FIRE CODE, 2018 EDITION:

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

    SECTION 3312
    WATER SUPPLY FOR FIRE PROTECTION
    3312.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
52. MAXIMUM BUILDING HEIGHT IS TO BE 45' PER APPENDIX A, ARTICLE III, SECTION 6 OF THE CITY OF PORT WENTWORTH CODIFIED ORDINANCES.
53. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF PORT WENTWORTH CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF PORT WENTWORTH STANDARDS ARE TO TAKE ADVANCEDENCE.

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

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

   B. HANDRAILS:
   - ••• HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - ••• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - ••• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ••• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - ••• STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
   - •• MAX SLOPE OF CURB RAMP 8.33%
   - •• MAX SLOPE OF SIDE FLARES 10%
   - •• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - •• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - •• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
   - •• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   - •• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - •• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - •• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - •• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF PORT WENTWORTH CONSTRUCTION SPECIFICATIONS.
2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OFPORT WENTWORTH CONSTRUCTION SPECIFICATIONS.
3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF PORT WENTWORTH CONSTRUCTION SPECIFICATIONS.
4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF PORT WENTWORTH CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF PORT WENTWORTH CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
11. 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.

SITE INFORMATION:

PARENT PIN: 7-0975-01-025

ZONING DISTRICT: P-R-M

FLOOD ZONE: ZONE AE (B.F.E: 13'), ZONE X (SHADED),
ZONE X

SIZE: 23.70 AC

PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL

EROSION CONTROL NOTES:

1. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA",
2. NARRATIVE DESCRIPTION:

   LOCATION: JEFFERS ROAD PORT WENTWORTH,GEORGIA

   PINs: 7-0975-01-025

   NATURE OF WORK: PRIVATE MULTI-FAMILY DEVELOPMENT WITH NECESSARY INFRASTRUCTURE TO SUPPORT

   SIZE: TOTAL PROPERTY ACREAGE: 23.70 AC
   DISTURBED ACREAGE: ±19.45 AC

   ZONING CLASSIFICATION: P-R-M

   MAXIMUM BUILDING HEIGHT: NA

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
3. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE CAPE FEAR SOILS (Cc), OCILLA COMPLEX (Oj), OGEECHEE LOAMY FINE SAND (Ok), POOLER FINE SANDY LOAM (Pn).
7. THIS SITE IS CURRENTLY UNDEVELOPED.
8. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".
9. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
10. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SILT REMOVAL, OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAYS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0030G EFFECTIVE DATE: AUGUST 16, 2018.
15. CONTACT INFORMATION:

CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:
NEIL MCKENZIE, PE	LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC
COLEMAN COMPANY, INC.	ATTN: MR. HUNTER BENTON
1480 CHATHAM PKWY, SUITE 100	1744 OXMOOR ROAD
SAVANNAH, GA 31405	HOMEWOOD, AL 35209
P: 912.200.3041	hbenton@lms-realestate.com
F: 912.200.3056	

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS A TRIBUTARY TO BLACK CREEK. FINAL RECEIVING WATERS IS THE SAVANNAH RIVER.
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

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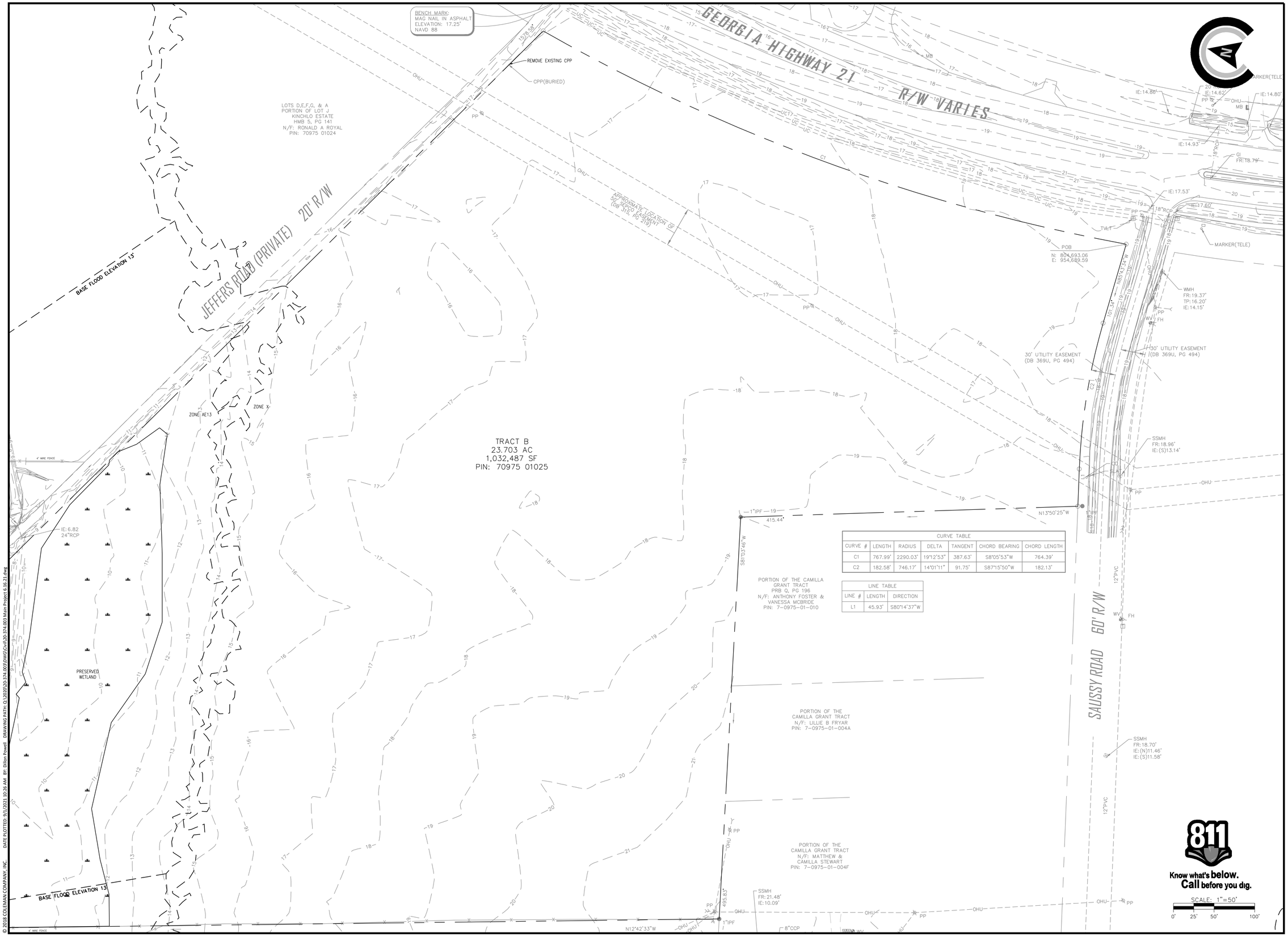
NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036652 NEIL P. McKENZIE ENGINEER 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003



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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR LMS COTTAGES

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/30/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET: C2.0

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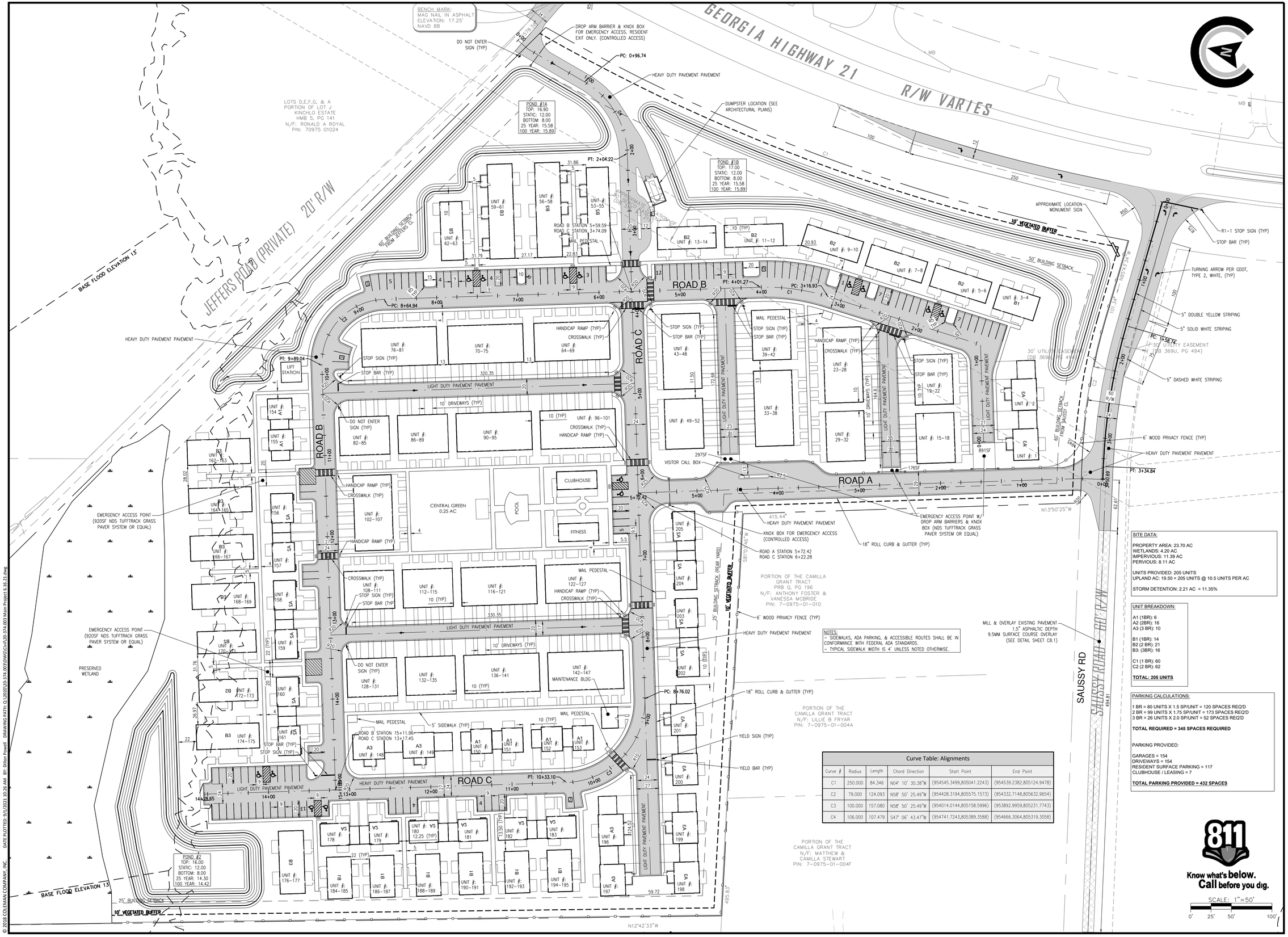
Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)



Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	250.000	84.346	N04° 10' 30.38"W	(954545.3499,805041.2243)	(954539.2382,805124.9478)
C2	79.000	124.093	N58° 50' 25.49"W	(954428.3194,805575.1573)	(954332.7148,805632.9654)
C3	100.000	157.080	N58° 50' 25.49"W	(954014.0144,805158.5996)	(953892.9959,805231.7743)
C4	106.000	107.479	S47° 06' 43.47"W	(954741.7243,805389.3588)	(954666.3064,805319.3058)

SITE DATA:

PROPERTY AREA: 23.70 AC
WETLANDS: 4.20 AC
IMPERVIOUS: 11.39 AC
PERVIOUS: 8.11 AC

UNITS PROVIDED: 205 UNITS
UPLAND AC: 19.50 = 205 UNITS @ 10.5 UNITS PER AC

STORM DETENTION: 2.21 AC = 11.35%

UNIT BREAKDOWN:

A1 (1BR): 6
A2 (2BR): 16
A3 (3 BR): 10

B1 (1BR): 14
B2 (2 BR): 21
B3: (3BR): 16

C1 (1 BR): 60
C2 (2 BR): 62

TOTAL: 205 UNITS

PARKING CALCULATIONS:

1 BR = 80 UNITS X 1.5 SP/UNIT = 120 SPACES REQ'D
2 BR = 99 UNITS X 1.75 SP/UNIT = 173 SPACES REQ'D
3 BR = 26 UNITS X 2.0 SP/UNIT = 52 SPACES REQ'D

TOTAL REQUIRED = 345 SPACES REQUIRED

PARKING PROVIDED:

GARAGES = 154
DRIVEWAYS = 154
RESIDENT SURFACE PARKING = 117
CLUBHOUSE / LEASING = 7

TOTAL PARKING PROVIDED = 432 SPACES

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

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GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR LMS COTTAGES

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/30/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET: C3.0

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Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

NOT FOR CONSTRUCTION

REVISIONS:

CONTRACTOR TO FIELD VERIFY UTILITIES IN GDOT RIGHT OF WAY & RELOCATE AS NEEDED

NOTES:
- SECONDARY DRAINAGE TO BE 12" PVC @ 0.30% MINIMUM UNLESS NOTED OTHERWISE.
- GRADE LOTS TO DRAIN
- SEE GEOTECH REPORT NO. 12-2-20-S-R1 BY WHITAKER LABS FOR SITE WORK RECOMMENDATIONS. CONTRACTOR IS ENCOURAGED TO ABIDE BY ALL GEOTECHNICAL RECOMMENDATIONS.
- PLACE SUBGRADE DRAINS AT PERIMETER OF ALL STRUCTURES AND AT LEAST 50' IN BOTH DIRECTIONS FROM DRAINAGE INLETS.
- THERE SHALL BE NO IMPACTS TO THE PRESERVED WETLANDS.
- PERFORMANCE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- THERE SHALL BE NO ADVERSE UPSTREAM OR DOWNSTREAM IMPACTS TO EXISTING STORMWATER SYSTEM.

GRADING LEGEND	
HP	HIGH POINT
LP	LOW POINT
EP	EDGE OF PAVEMENT
BP	BREAKING POINT
FP	FINISHED PAD
FF	FINISHED FLOOR

Know what's below. Call before you dig.

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

CIVIL CONSTRUCTION PLANS FOR SAUSSY FARMS

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/29/21
DRAWN BY:	DCP
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SCALE:	AS NOTED

PAVING, GRADING, & DRAINAGE PLAN

SHEET: C4.0

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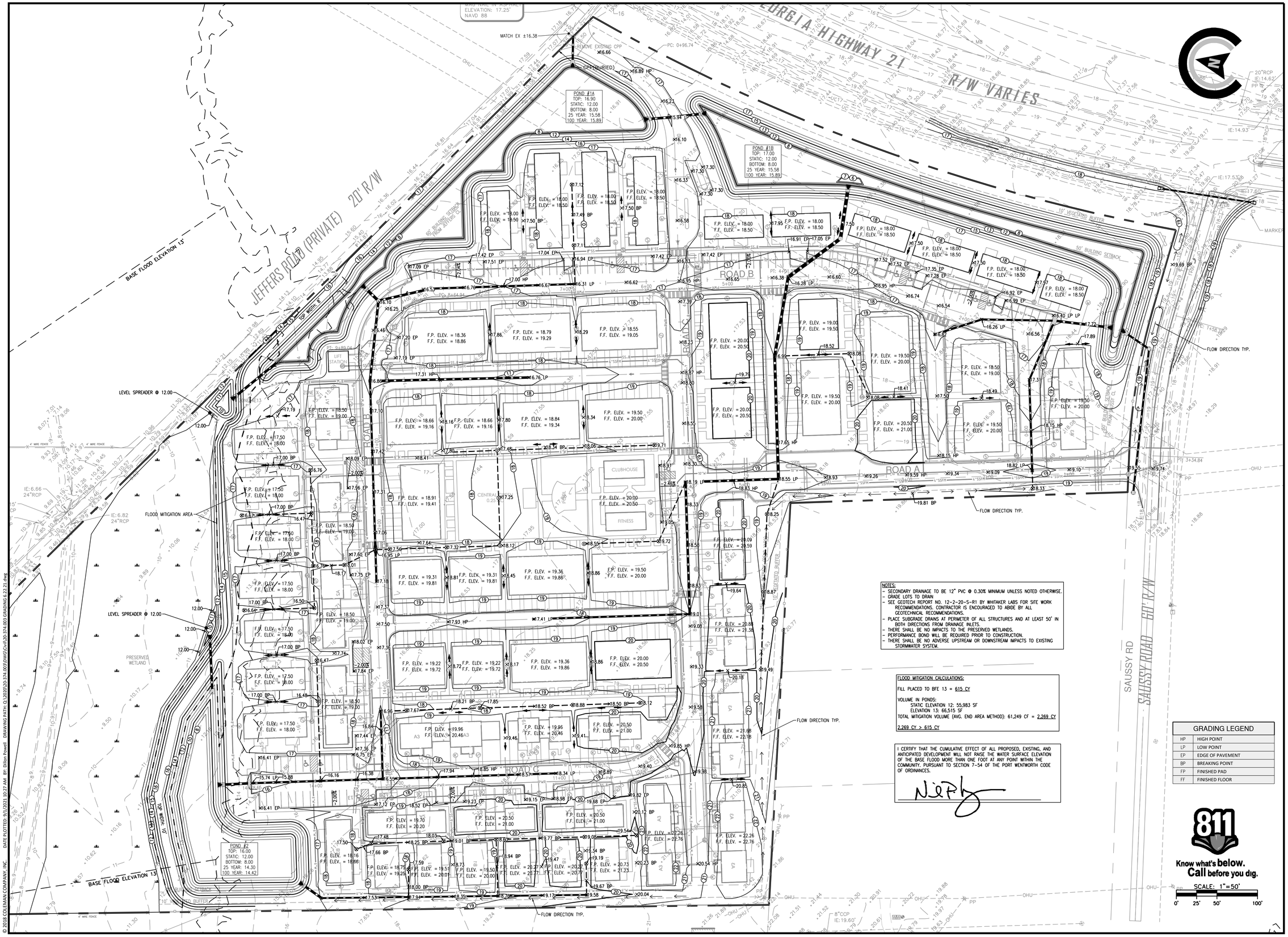

NOTES:
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- PERFORMANCE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- THERE SHALL BE NO ADVERSE UPSTREAM OR DOWNSTREAM IMPACTS TO EXISTING STORMWATER SYSTEM.

FLOOD MITIGATION CALCULATIONS:

FILL PLACED TO BFE 13 = 615 CY

VOLUME IN PONDS:
STATIC ELEVATION 12: 55,983 SF
ELEVATION 13: 66,515 SF
TOTAL MITIGATION VOLUME (AVG. END AREA METHOD): 61,249 CF = 2,269 CY

2,269 CY > 615 CY

I CERTIFY THAT THE CUMULATIVE EFFECT OF ALL PROPOSED, EXISTING, AND ANTICIPATED DEVELOPMENT WILL NOT RAISE THE WATER SURFACE ELEVATION OF THE BASE FLOOD MORE THAN ONE FOOT AT ANY POINT WITHIN THE COMMUNITY. PURSUANT TO SECTION 7-54 OF THE PORT WENTWORTH CODE OF ORDINANCES.

GRADING LEGEND	
HP	HIGH POINT
LP	LOW POINT
EP	EDGE OF PAVEMENT
BP	BREAKING POINT
FP	FINISHED PAD
FF	FINISHED FLOOR

Know what's below. Call before you dig.

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

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036652 NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAUSSY FARMS
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
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NEIGHBORHOOD GRADING PLAN

SHEET:
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BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 17.25'
NAVD 88

GEORGIA HIGHWAY 21
R/W VARIES

JEFFERS ROAD (PRIVATE) 20' R/W

BASE FLOOD ELEVATION 13'

CONTRACTOR TO FIELD VERIFY UTILITIES IN GDOT RIGHT OF WAY & RELOCATE AS NEEDED

POND #1A
TOP: 16.90
STATIC: 12.00
BOTTOM: 8.00
25 YEAR: 15.58
100 YEAR: 15.89

POND #1B
TOP: 17.00
STATIC: 12.00
BOTTOM: 8.00
25 YEAR: 15.58
100 YEAR: 15.89

POND #2
TOP: 16.00
STATIC: 12.00
BOTTOM: 8.00
25 YEAR: 14.30
100 YEAR: 14.42

ROAD A
ROAD B
ROAD C

SAUSSY RD

SSMH-1
TOP: 19.42
I.E. OUT (SSMH-2): 15.28

SSMH-2
TOP: 17.10
I.E. IN (SSMH-1): 14.49
I.E. OUT (SSMH-3): 14.39

SSMH-3
TOP: 17.87
I.E. IN (SSMH-2): 13.60
I.E. IN (SSMH-4): 13.70
I.E. OUT (SSMH-5): 13.50

SSMH-4
TOP: 20.59
I.E. OUT (SSMH-3): 15.00

SSMH-5
TOP: 16.95
I.E. IN (SSMH-3): 12.65
I.E. IN (SSMH-6): 12.65
I.E. OUT (SSMH-8): 12.45

SSMH-6
TOP: 17.29
I.E. IN (SSMH-7): 13.06
I.E. OUT (SSMH-5): 12.96

SSMH-7
TOP: 17.33
I.E. OUT (SSMH-6): 13.55

SSMH-8
TOP: 18.71
I.E. IN (SSMH-5): 11.92
I.E. IN (SSMH-9): 10.42
I.E. OUT (SSMH-27): 10.22

SSMH-9
TOP: 18.48
I.E. OUT (SSMH-8): 11.11

SSMH-10
TOP: 19.24
I.E. OUT (SSMH-20): 14.12

SSMH-11
TOP: 19.44
I.E. OUT (SSMH-12): 14.48

SSMH-12
TOP: 20.17
I.E. IN (SSMH-11): 13.90
I.E. OUT (SSMH-14): 13.70

SSMH-14
TOP: 20.41
I.E. IN (SSMH-12): 13.36
I.E. OUT (SSMH-15): 13.26

SSMH-15
TOP: 18.92
I.E. IN (SSMH-14): 12.79
I.E. OUT (SSMH-16): 12.69

SSMH-16
TOP: 18.73
I.E. IN (SSMH-15): 12.25
I.E. OUT (SSMH-17): 12.15

SSMH-17
TOP: 18.02
I.E. IN (SSMH-18): 12.56
I.E. IN (SSMH-16): 11.86
I.E. OUT (SSMH-19): 11.66

SSMH-18
TOP: 16.89
I.E. OUT (SSMH-17): 12.82

SSMH-19
TOP: 17.13
I.E. IN (SSMH-17): 11.27
I.E. OUT (SSMH-20): 11.17

SSMH-20
TOP: 17.56
I.E. IN (SSMH-19): 10.66
I.E. IN (SSMH-10): 12.73
I.E. OUT (SSMH-21): 10.56

SSMH-21
TOP: 17.61
I.E. IN (SSMH-22): 9.70
I.E. IN (SSMH-20): 9.87
I.E. OUT (SSMH-26): 9.60

SSMH-22
TOP: 17.72
I.E. IN (SSMH-23): 10.28
I.E. OUT (SSMH-21): 10.08

SSMH-23
TOP: 17.79
I.E. IN (SSMH-24): 10.87
I.E. OUT (SSMH-22): 10.77

SSMH-24
TOP: 17.80
I.E. IN (SSMH-25): 11.43
I.E. OUT (SSMH-23): 11.33

SSMH-25
TOP: 17.78
I.E. OUT (SSMH-24): 11.69

SSMH-26
TOP: 17.23
I.E. IN (SSMH-21): 9.24
I.E. OUT (SSMH-27): 9.14

SSMH-27
TOP: 17.35
I.E. IN (SSMH-8): 8.76
I.E. IN (SSMH-26): 8.94
I.E. OUT (LSMH): 8.66

LSMH
TOP: 17.24
I.E. IN (SSMH-27): 8.42

SSMH-28
TOP: 19.71
I.E. IN (FORCEMAIN): 15.40
I.E. OUT (EX SSMH): 15.30
TURN FORCEMAIN UP IN MANHOLE
COAT W/ RAVEN LINER

EX SSMH
TOP: 18.96
I.E. IN (SSMH-28): 15.08
CONNECT VIA CORE DRILL
COAT W/ RAVEN LINER

SSMH
FR: 18.70'
IE: (N)11.46'
IE: (S)11.58'

LIFT STATION

CLUBHOUSE
POOL
FITNESS
CENTRAL GREEN
0.25 AC

PRESERVED WETLAND

60' BUILDING SETBACK FROM JEFFERS CL

60' BUILDING SETBACK FROM SAUSSY CL

50' BUILDING SETBACK

25' BUILDING SETBACK

10' VEGETATED BUFFER

30' UTILITY EASEMENT (DB 369U, PG 494)

NOTES:
- ONSITE WATER & SEWER WILL BE PRIVATELY OWNED & MAINTAINED. CITY OF PORT WENTWORTH IS NOT RESPONSIBLE FOR ONSITE UTILITIES.
- IRRIGATION BY OTHERS
- WATER SERVICE LATERALS SHALL BE 2" HDPE, 1" FOR SINGLE UNITS.
- ALL VALVES OVER 8" MUST BE INSIDE MANHOLES.

LIFT STATION DATA:
FLOW: 90 GPM
TDH: 19 FT
FM: 4" PVC
POWER REQUIREMENT: 230 VAC 3ø 60HZ
FLYGT XYLEM BRAND: TOP 5

LIFT STATION - SITE LAYOUT
NOT TO SCALE

Know what's below. Call before you dig.

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

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036652 NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
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UTILITY PLAN

SHEET:
C6.0

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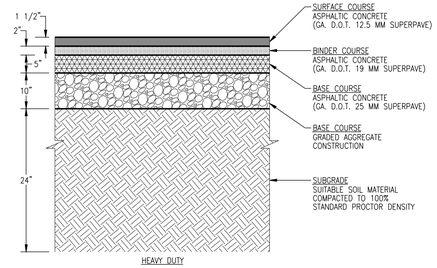
JEFFERS ROAD ENTRANCE IMPROVEMENT
SCALE: 1"=40'

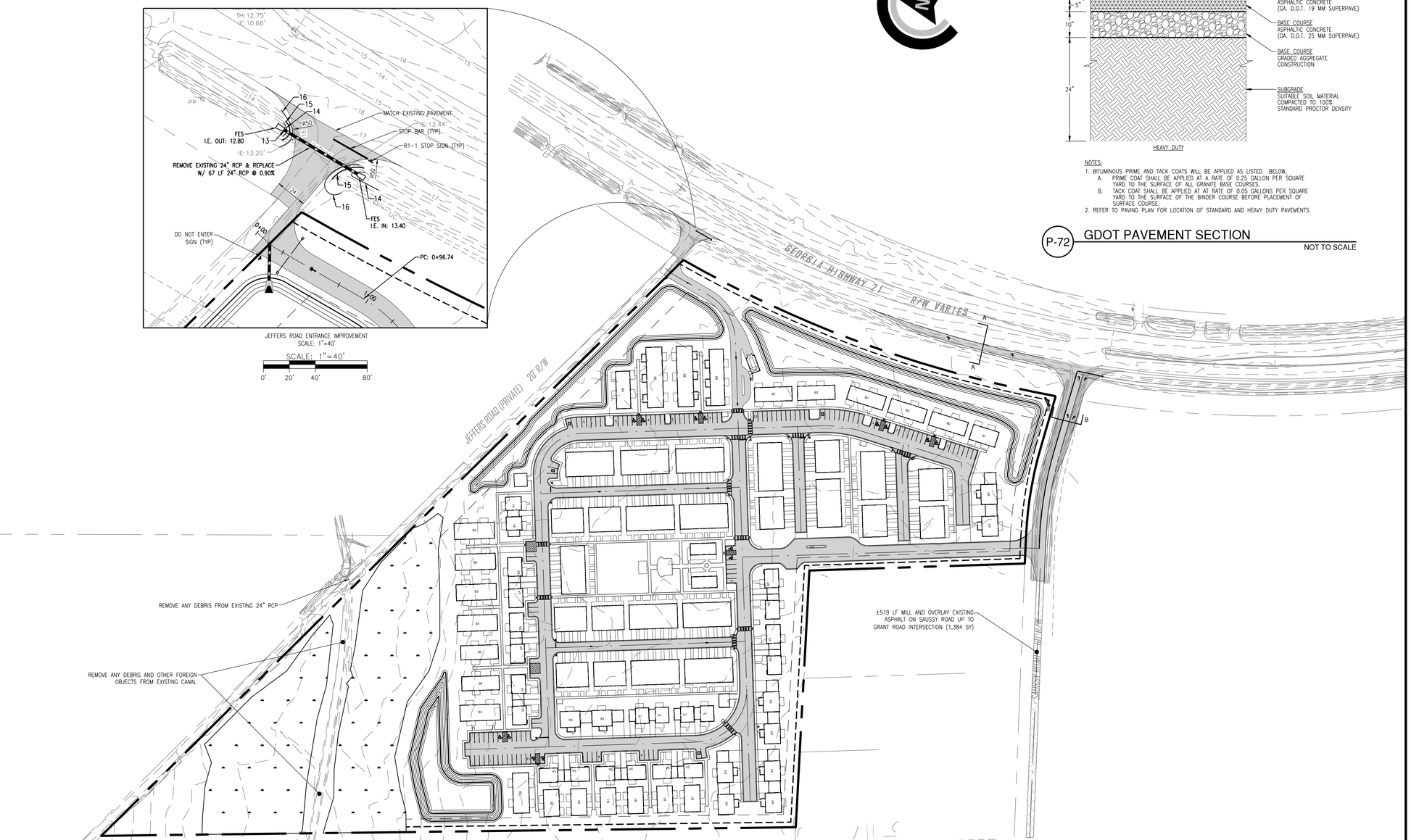
SCALE: 1"=40'
0' 20' 40' 80'

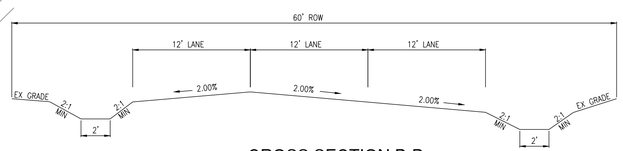


HEAVY DUTY

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

P-72 GDOT PAVEMENT SECTION
NOT TO SCALE





CROSS SECTION B-B
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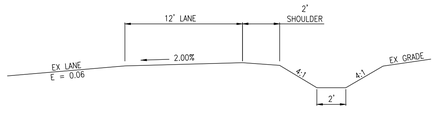
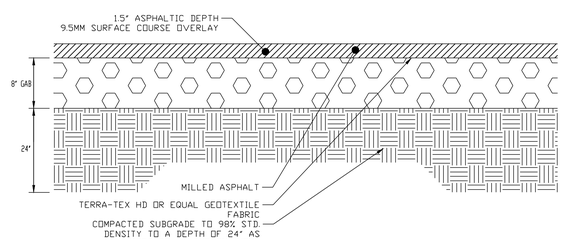


CROSS SECTION A-A
NOT TO SCALE



P-23 MILLED ASPHALT
NOT TO SCALE

Know what's below. Call before you dig.

SCALE: 1"=100'
0' 50' 100' 200'

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OFFSITE IMPROVEMENTS

SHEET:
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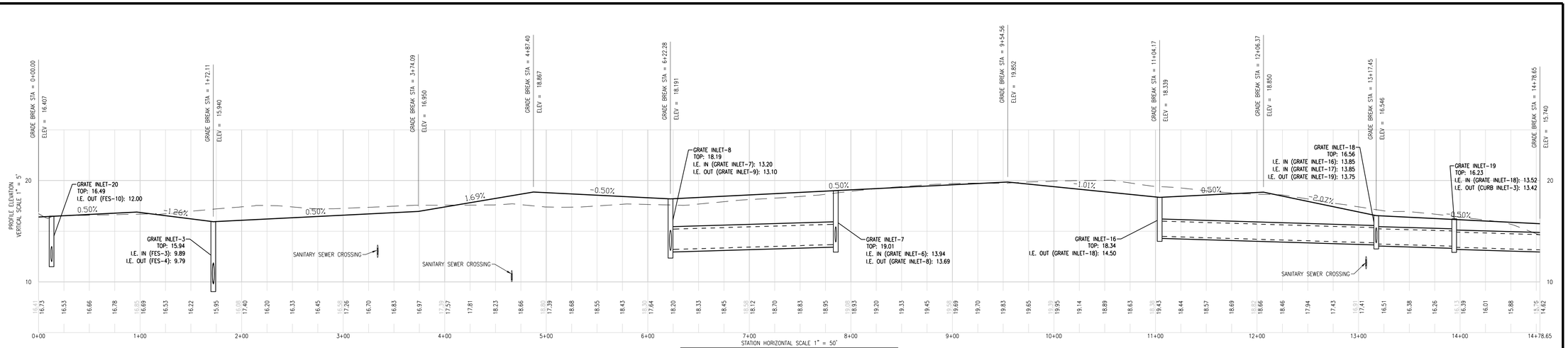
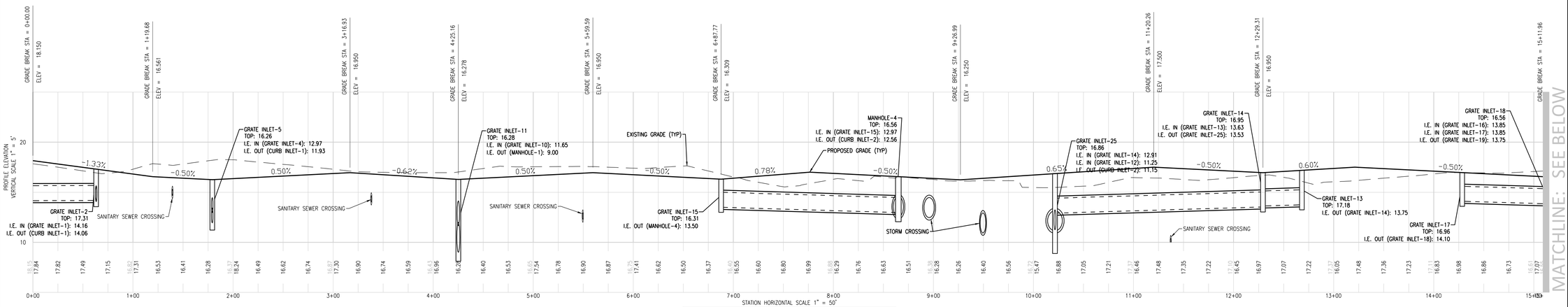


ROAD C CENTERLINE PROFILE
STA. 0+00.00 TO STA. 14+78.65



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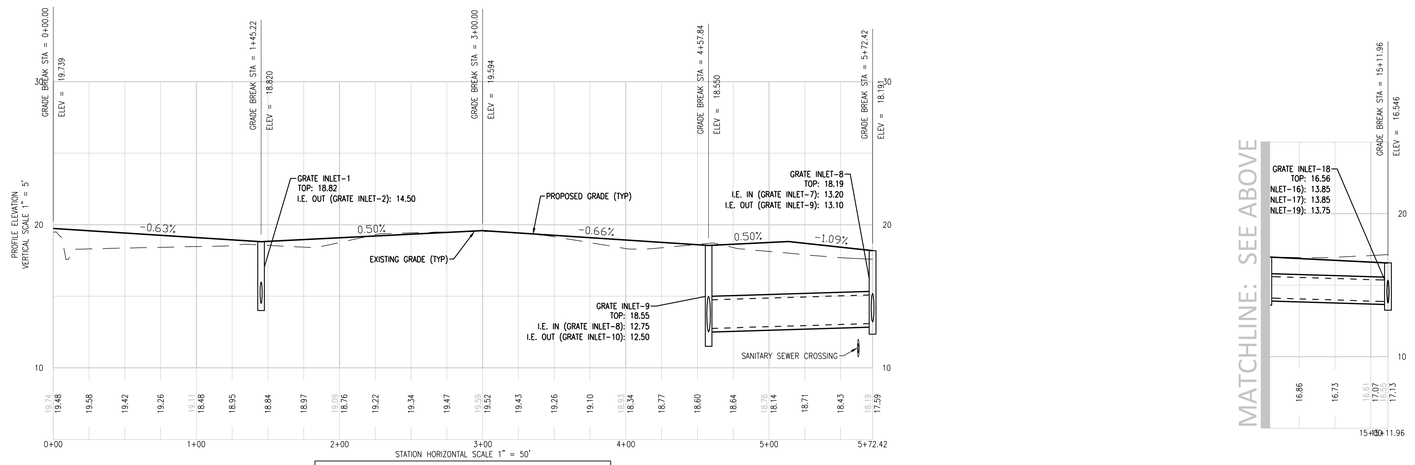

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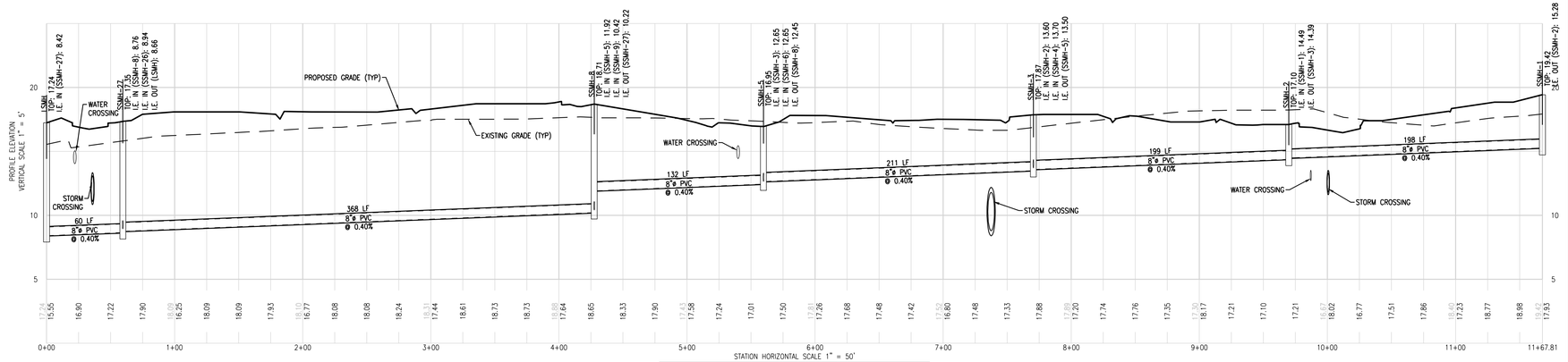

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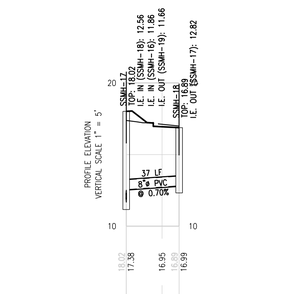

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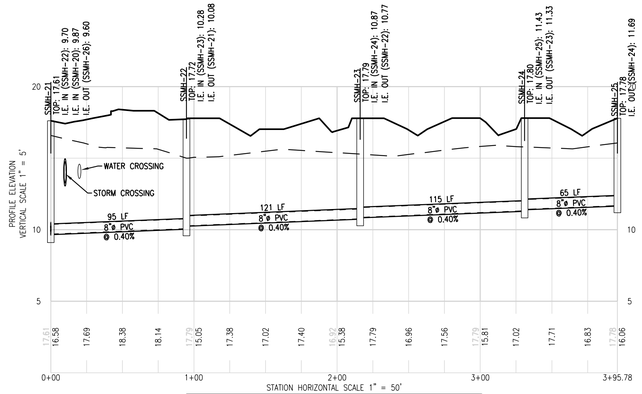
STA. 0+00.00 TO STA. 0+36.94



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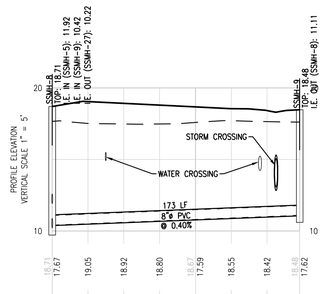

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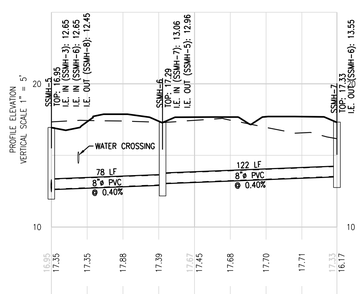

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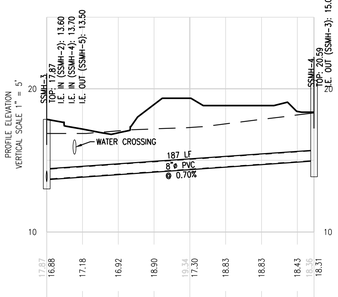

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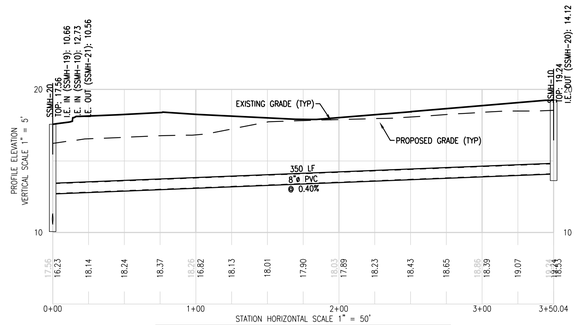

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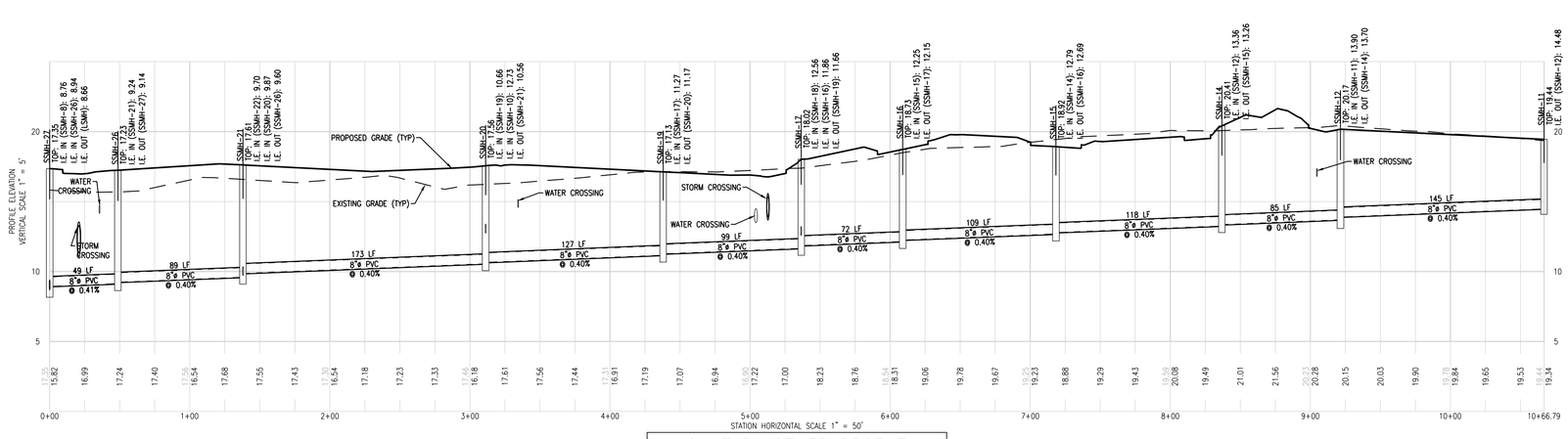

SANITARY SEWER PROFILE
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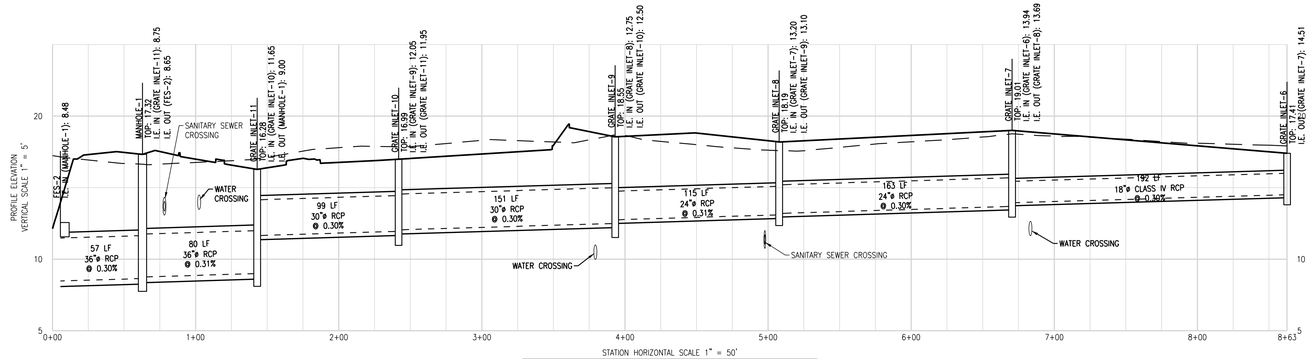
SHEET:
C8.1

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)



STORM SEWER PROFILE
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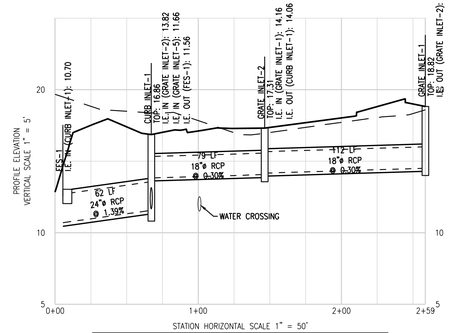

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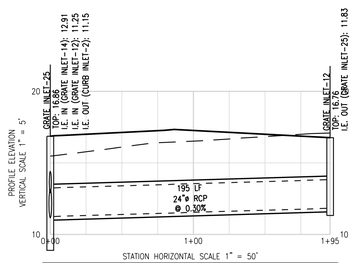

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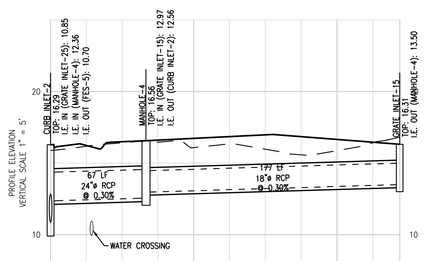

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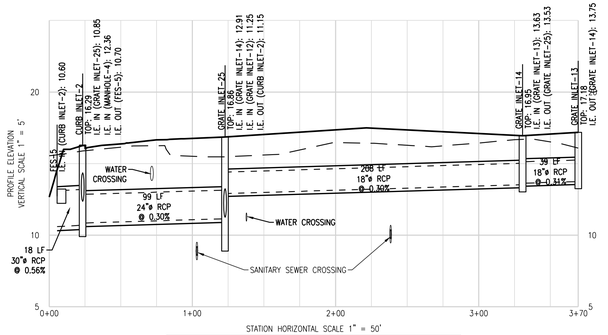

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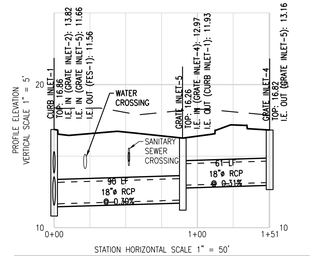

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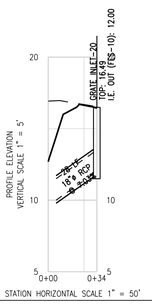

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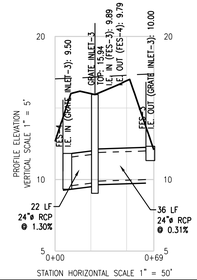

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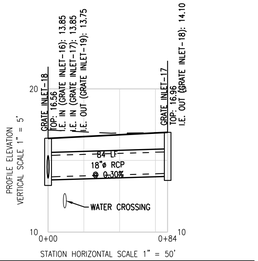

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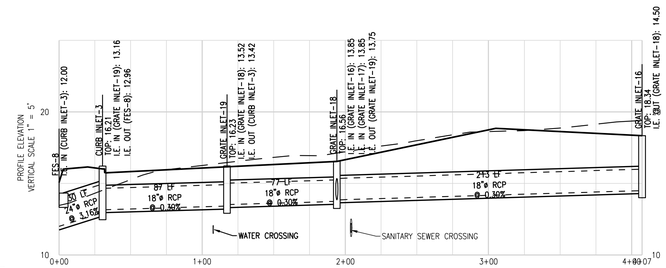

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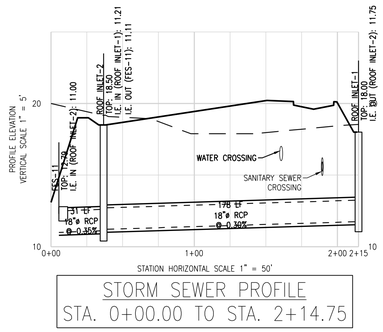

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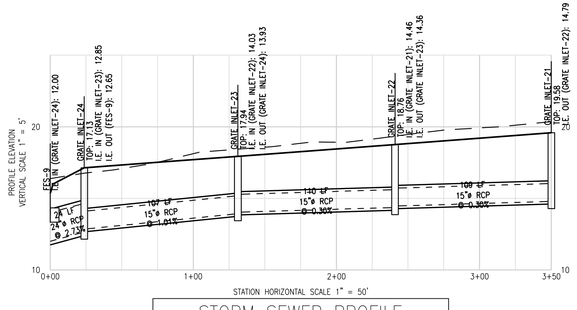

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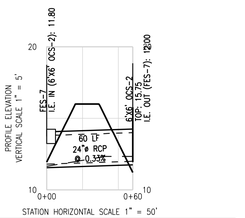

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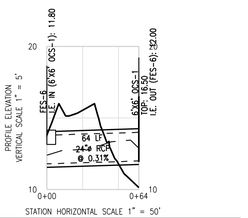

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 0+64.19

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036852 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAUSSY FARMS
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/29/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES

SHEET:
C8.2

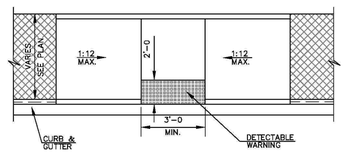
Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm). A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "B"

City of Port Wentworth — TECHNICAL DETAILS — P-5

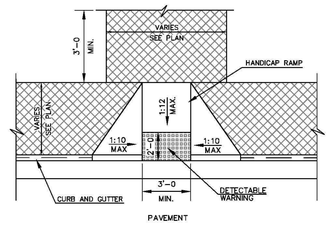
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. — SCALE: N.T.S. — DATED: FEBRUARY 2007

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm). A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE

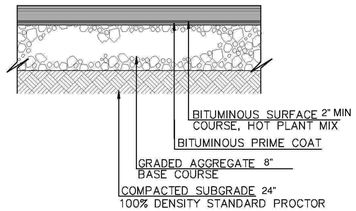
SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth — TECHNICAL DETAILS — P-4

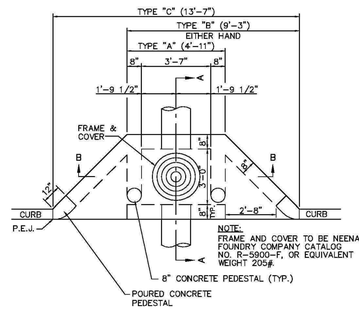
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. — SCALE: N.T.S. — DATED: FEBRUARY 2007



TYPICAL BITUMINOUS PAVING SECTION

City of Port Wentworth — TECHNICAL DETAILS — P-1

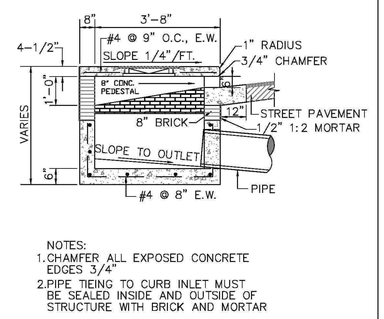
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. — SCALE: N.T.S. — DATED: FEBRUARY 2007



PLAN OF CURB INLET

City of Port Wentworth — TECHNICAL DETAILS — SD-1

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



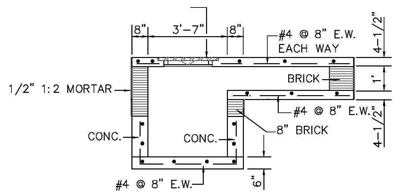
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth — TECHNICAL DETAILS — SD-3

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

NOTE:
C.I. MANHOLE FRAME AND COVER EQUIVALENT TO NEENAH R-5900-F. FRAME AND COVER TO BE MACHINE FITTED PRIOR TO LEAVING SHOP. WEIGHT – 205 LBS.

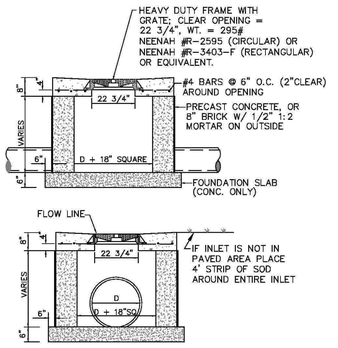


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

CURB INLET SECTION B – B

City of Port Wentworth — TECHNICAL DETAILS — SD-4

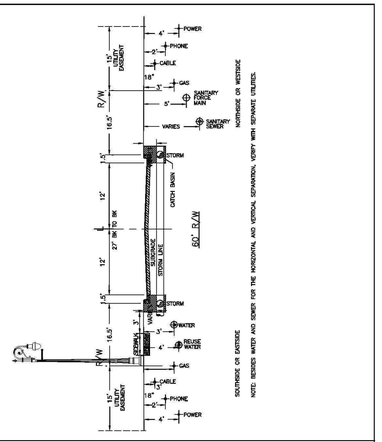
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. — SCALE: N.T.S. — DATED: FEBRUARY 2007



GRATE INLET

City of Port Wentworth — TECHNICAL DETAILS — SD-8

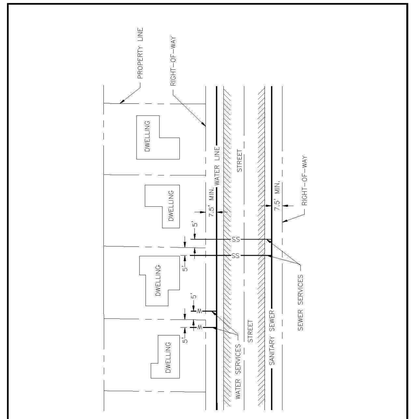
PREPARED BY STEVENSON & PALMER ENGINEERING, INC. — SCALE: N.T.S. — DATED: FEBRUARY 2007

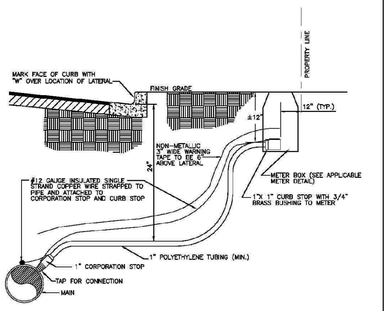


TYP. SECTION UNDERGROUND UTILITY INSTALLATION

City of Port Wentworth — TECHNICAL DETAILS — U-1

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


PROPERTY LINE
RIGHT-OF-WAY
DWELLING
DWELLING
DWELLING
5'
5'
5'

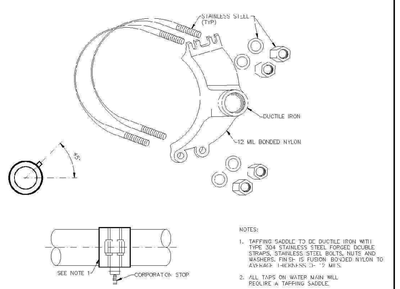


NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS
W-1

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

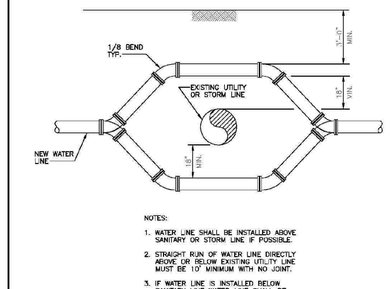


NOTES:
1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION BONDED NYLON TO ASHAND-HERMAN (3-7 MILS).
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

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

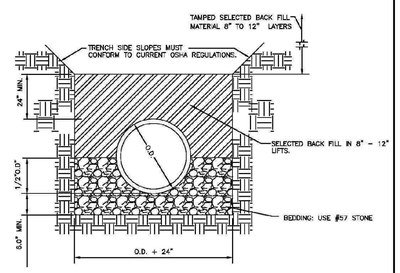


NOTES:
1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS
W-6

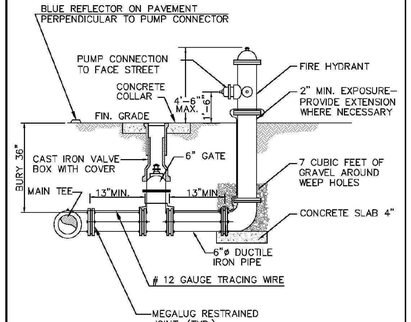
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
W-8

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



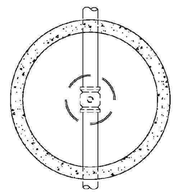
NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-9

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

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 1/2" 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.

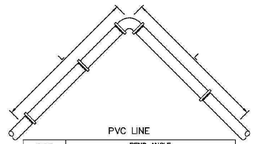


PLAN

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



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

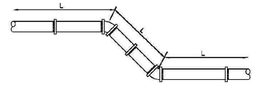
MINIMUM RESTRAINED LENGTH (L)

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	28	55	132

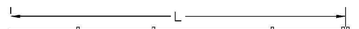
MINIMUM RESTRAINED LENGTH (L)

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



DUCTILE IRON LINE

PIPE DIA.	L
4	28
6	40
8	52
10	62
12	73
16	94
20	114
24	132

PVC LINE

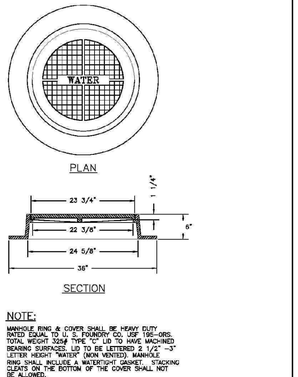
PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

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 STUDS (SEE DETAIL W30). 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

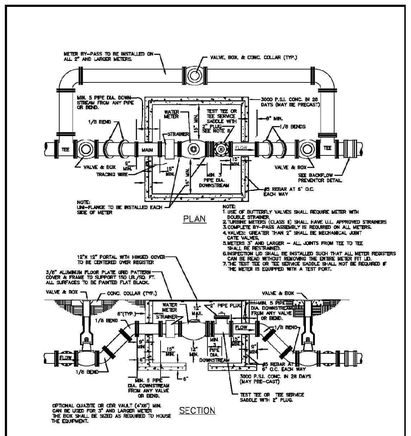


NOTE:
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "WATER" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM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

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
W-34

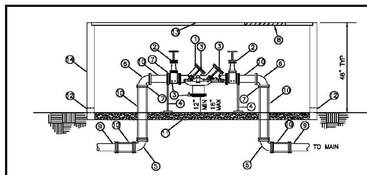
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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	MATERIALS DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE
2	2	O.S. & Y. RESILIENT GATE VALVES
3	4	TEST COCKS
4	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
5	2	MJ 45° OR 90° BENDS
6	2	FLANGED 45°, OR 90° BENDS
7	2	FLANGE ADAPTERS
8		2' X 2' MIN. HATCH
9		D. OR PVC PIPE
10		DUCTILE IRON PIPE, CUT TO FIT
11		4" PEA GRAVEL IN BOTTOM OF PIT OR CONCRETE SLAB
12	2	DRAIN PORTS SIZE ACCORDING TO PIPE SIZE
13		3/8 ALUMINUM TREAD PLATE / HATCH COVER W/ SUPPORTS AS NECESSARY
14		BOX-CONCRETE BLOCK, POURED CONCRETE OR PREFABRICATED BOX

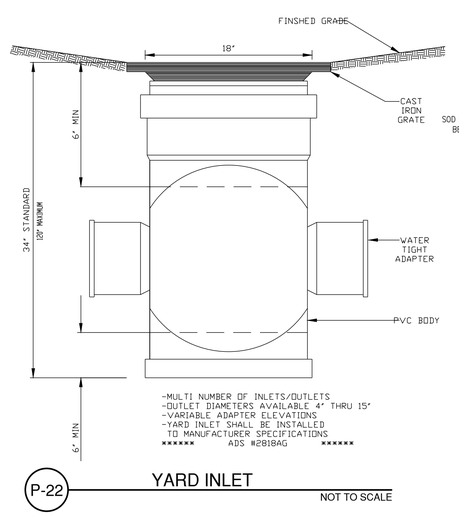
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND THE BACKFLOW PREVENTER. BOOSTER PUMP(S) SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE, OTHER THAN BACKFLOW DEVICE TESTING.
3. ALL MECHANICAL JOINTS MUST BE RESTRAINED.
4. PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE INSIDE FACE OF THE ENCLOSURE AND THE PIPING AND VALVES.

TYPICAL OUTSIDE INSTALLATION
(3", 4", 6", 8", & 10" SIZES)

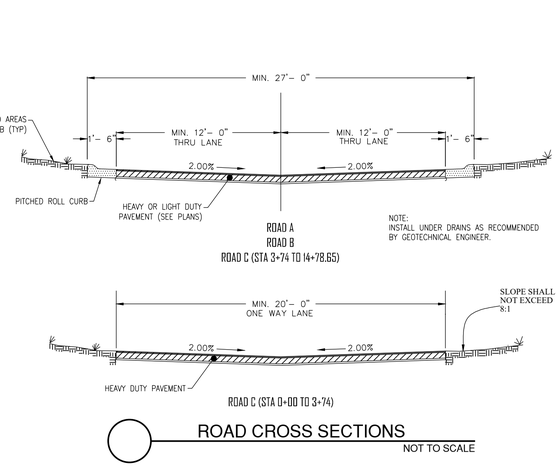
RPZ DEVICE FOR DOMESTIC SYSTEM

City of Port Wentworth
TECHNICAL DETAILS
W-23

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



P-22
YARD INLET
NOT TO SCALE



ROAD CROSS SECTIONS
NOT TO SCALE

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED ORP No. PE036652 PROFESSIONAL 9/1/21 ENGINEER NEIL P. McKENZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/30/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C9.1

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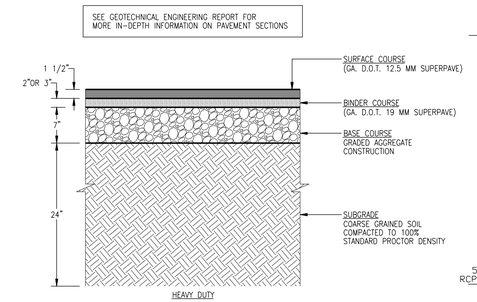
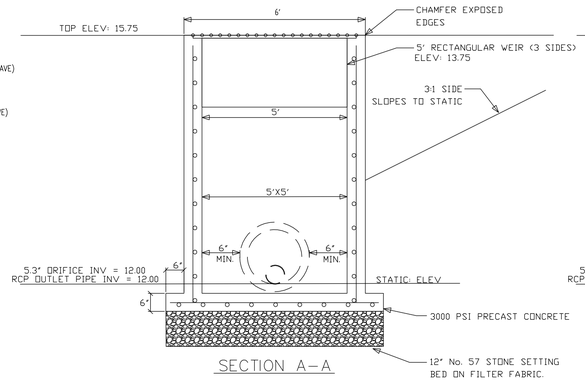
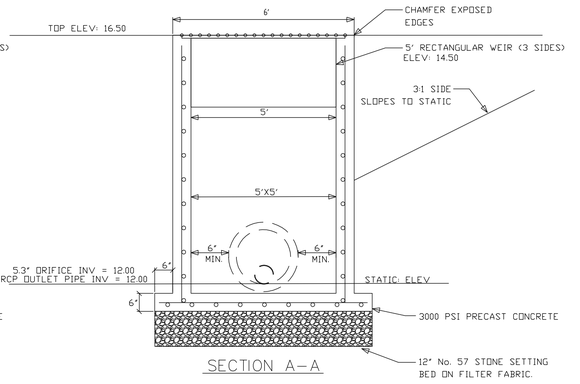
DATE PLOTTED: 9/1/2021 1:47 PM BY: Dillon Powell DRAWING PATH: Q:\2020\20-374.003\DWG\Civil\20-374.003 Main Project 6.16.21.dwg
Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

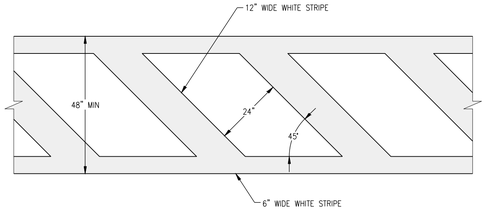


NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE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

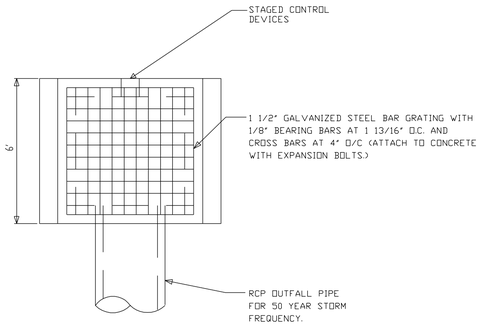
P-11 HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



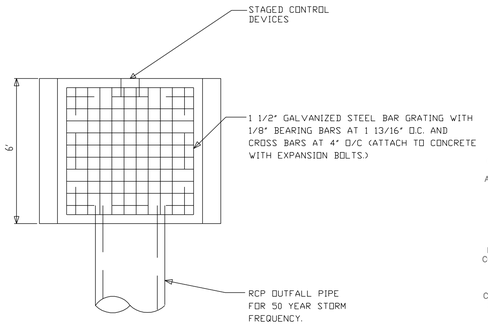




P-19B CROSSWALK DETAIL
NOT TO SCALE



D-3 6'X6' POND #2 OUTLET CONTROL STRUCTURE
NOT TO SCALE



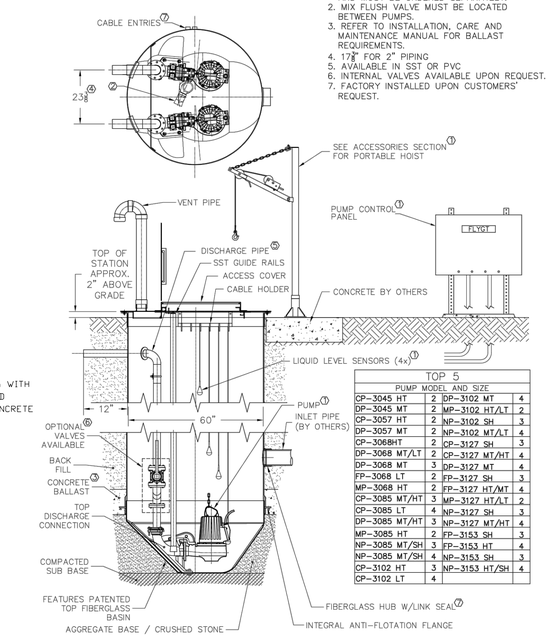
D-2 6'X6' POND #1 OUTLET CONTROL STRUCTURE
NOT TO SCALE

FLYGT
a xylem brand

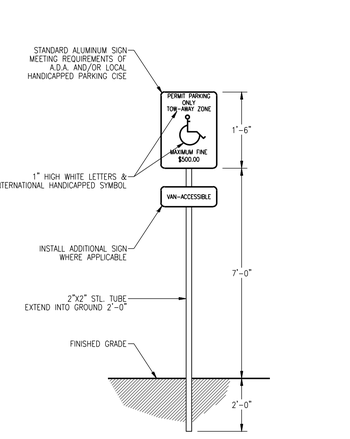
Issued: 5/13 Supersedes: 3/08

TOP 5 (Duplex Station)
(Fiberglass Station - 3045 thru 3153)

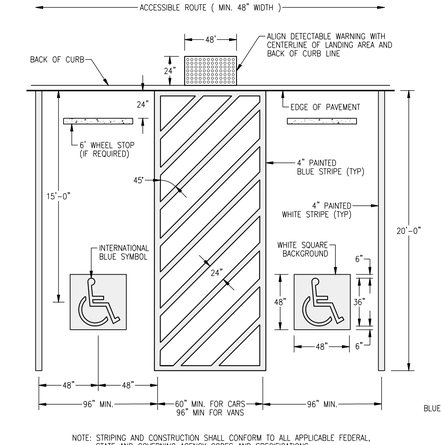
NOTE:
1. PUMPS, CONTROLS AND ACCESSORIES ARE NOT SUPPLIED WITH THE TOP PUMP STATION AND MUST BE ORDERED SEPARATELY.
2. MIX FLUSH VALVE MUST BE LOCATED BETWEEN PUMPS.
3. REFER TO INSTALLATION, CARE AND MAINTENANCE MANUAL FOR BALLAST REQUIREMENTS.
4. 17⅜" FOR 2" PIPING
5. AVAILABLE IN SST OR PVC
6. INTERNAL VALVES AVAILABLE UPON REQUEST.
7. FACTORY INSTALLED UPON CUSTOMERS' REQUEST.



TOP 5 PUMP MODEL AND SIZE			
CP-3045 HT	2	DP-3102 MT	4
DP-3045 MT	2	MP-3102 HT/LT	2
CP-3057 HT	2	NP-3102 SH	3
DP-3057 MT	2	NP-3102 MT/LT	4
CP-3068HT	2	CP-3127 SH	3
DP-3068 MT/LT	2	CP-3127 MT/HT	4
DP-3068 MT	3	DP-3127 MT	4
FP-3068 LT	2	FP-3127 SH	3
MP-3068 HT	2	FP-3127 HT/MT	4
CP-3085 MT/HT	3	MP-3127 HT/LT	2
CP-3085 LT	4	NP-3127 SH	3
DP-3085 MT/HT	3	NP-3127 MT/HT	4
MP-3085 HT	2	FP-3153 SH	3
NP-3085 MT/SH	3	FP-3153 HT	4
NP-3085 MT/SH	4	NP-3153 SH	3
CP-3102 HT	3	NP-3153 HT/SH	4
CP-3102 LT	4		

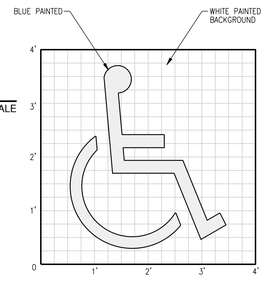


P-37A TYPICAL HANDICAP SIGN
NOT TO SCALE

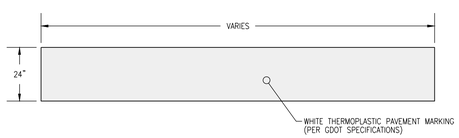


NOTE: STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND GOVERNING AGENCY CODES AND SPECIFICATIONS

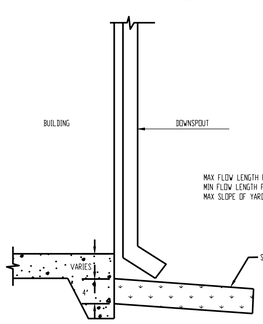
P-35 HANDICAP PARKING STALL STRIPING
NOT TO SCALE



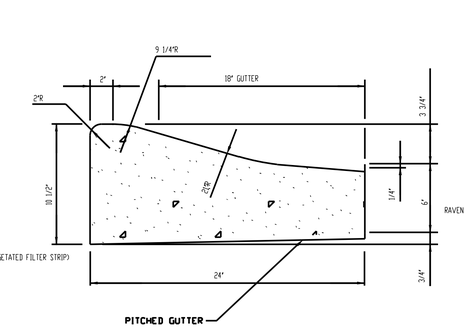
P-39 HANDICAPPED MARKING
NOT TO SCALE



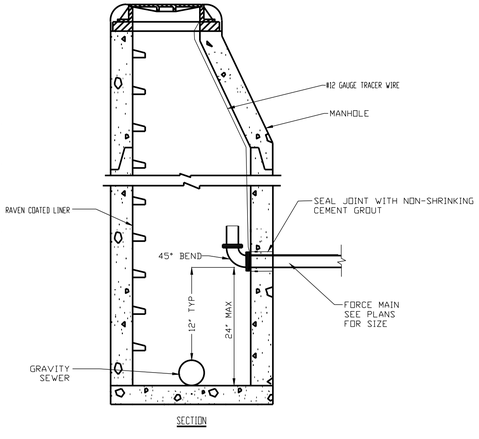
P-27 TRAFFIC STOP BAR
NOT TO SCALE



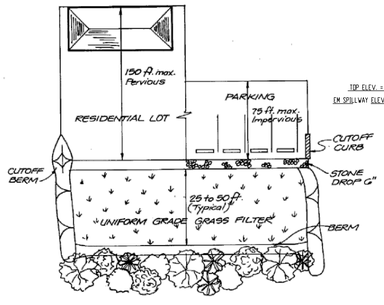
D-40 DISCONNECTED DOWNSPOUT & FILTER STRIP
NOT TO SCALE



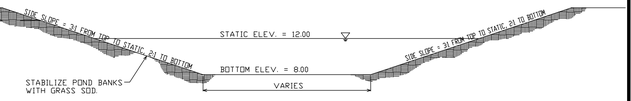
P-8 PITCHED ROLL CURB
NOT TO SCALE



S-4 FORCEMAIN TURN UP INTO MANHOLE
NOT TO SCALE



D-41 TYPICAL VEGETATED FILTER STRIP
NOT TO SCALE



D-33 TYPICAL POND CROSS SECTION
NOT TO SCALE

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

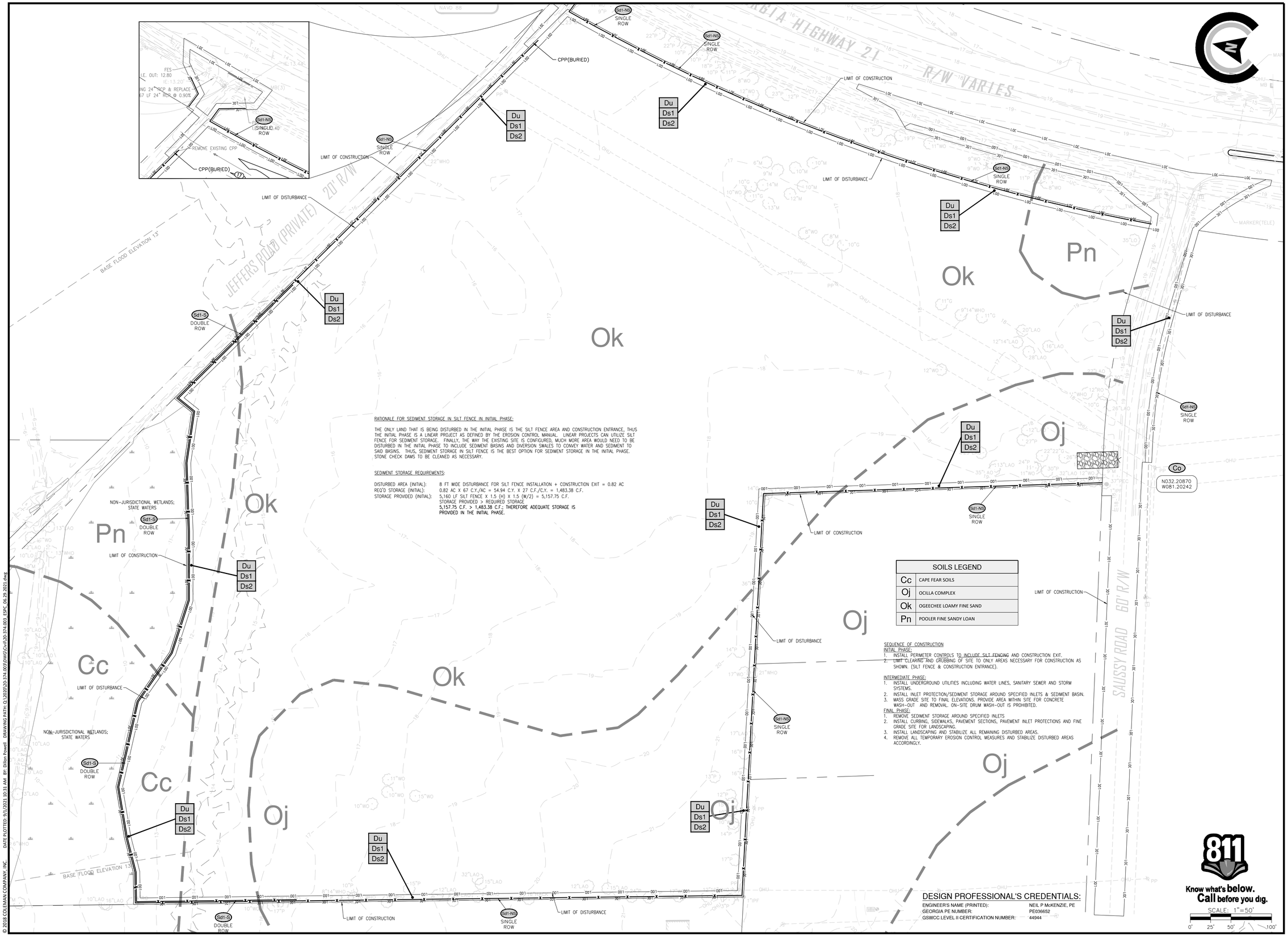
CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC

JOB NUMBER:	20-374.003
DATE:	6/30/21
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C9.2

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)



RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INITIAL PHASE:

THE ONLY LAND THAT IS BEING DISTURBED IN THE INITIAL PHASE IS THE SILT FENCE AREA AND CONSTRUCTION ENTRANCE, THUS THE INITIAL PHASE IS A LINEAR PROJECT AS DEFINED BY THE EROSION CONTROL MANUAL. LINEAR PROJECTS CAN UTILIZE SILT FENCE FOR SEDIMENT STORAGE. FINALLY, THE WAY THE EXISTING SITE IS CONFIGURED, MUCH MORE AREA WOULD NEED TO BE DISTURBED IN THE INITIAL PHASE TO INCLUDE SEDIMENT BASINS AND DIVERSION SWALES TO CONVEY WATER AND SEDIMENT TO SAID BASINS. THUS, SEDIMENT STORAGE IN SILT FENCE IS THE BEST OPTION FOR SEDIMENT STORAGE IN THE INITIAL PHASE. STONE CHECK DAMS TO BE CLEANED AS NECESSARY.

SEDIMENT STORAGE REQUIREMENTS:

DISTURBED AREA (INITIAL): 8 FT WIDE DISTURBANCE FOR SILT FENCE INSTALLATION + CONSTRUCTION EXIT = 0.82 AC
REQ'D STORAGE (INITIAL): 0.82 AC X 67 C.Y./AC = 54.94 C.Y. X 27 C.F./C.Y. = 1,483.38 C.F.
STORAGE PROVIDED (INITIAL): 5,160 LF SILT FENCE X 1.5 (H) X 1.5 (W/2) = 5,157.75 C.F.
STORAGE PROVIDED > REQUIRED STORAGE
5,157.75 C.F. > 1,483.38 C.F.; THEREFORE ADEQUATE STORAGE IS PROVIDED IN THE INITIAL PHASE.

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAN

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN. (SILT FENCE & CONSTRUCTION ENTRANCE).

INTERMEDIATE PHASE:
1. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
2. INSTALL INLET PROTECTION/SEDIMENT STORAGE AROUND SPECIFIED INLETS & SEDIMENT BASIN.
3. MASS GRADE SITE TO FINAL ELEVATIONS. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL. ON-SITE DRUM WASH-OUT IS PROHIBITED.

FINAL PHASE:
1. REMOVE SEDIMENT STORAGE AROUND SPECIFIED INLETS
2. INSTALL CURBING, SIDEWALKS, PAVEMENT SECTIONS, PAVEMENT INLET PROTECTIONS AND FINE GRADE SITE FOR LANDSCAPING.
3. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

Know what's below. Call before you dig.

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

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036652 9/1/21 NEIL P. McKENZIE ENGINEER

REVISIONS:

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LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGMENT, LLC

JOB NUMBER:	20-374.003
DATE:	07/02/2021
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

INITIAL ES&PC PLAN

SHEET:
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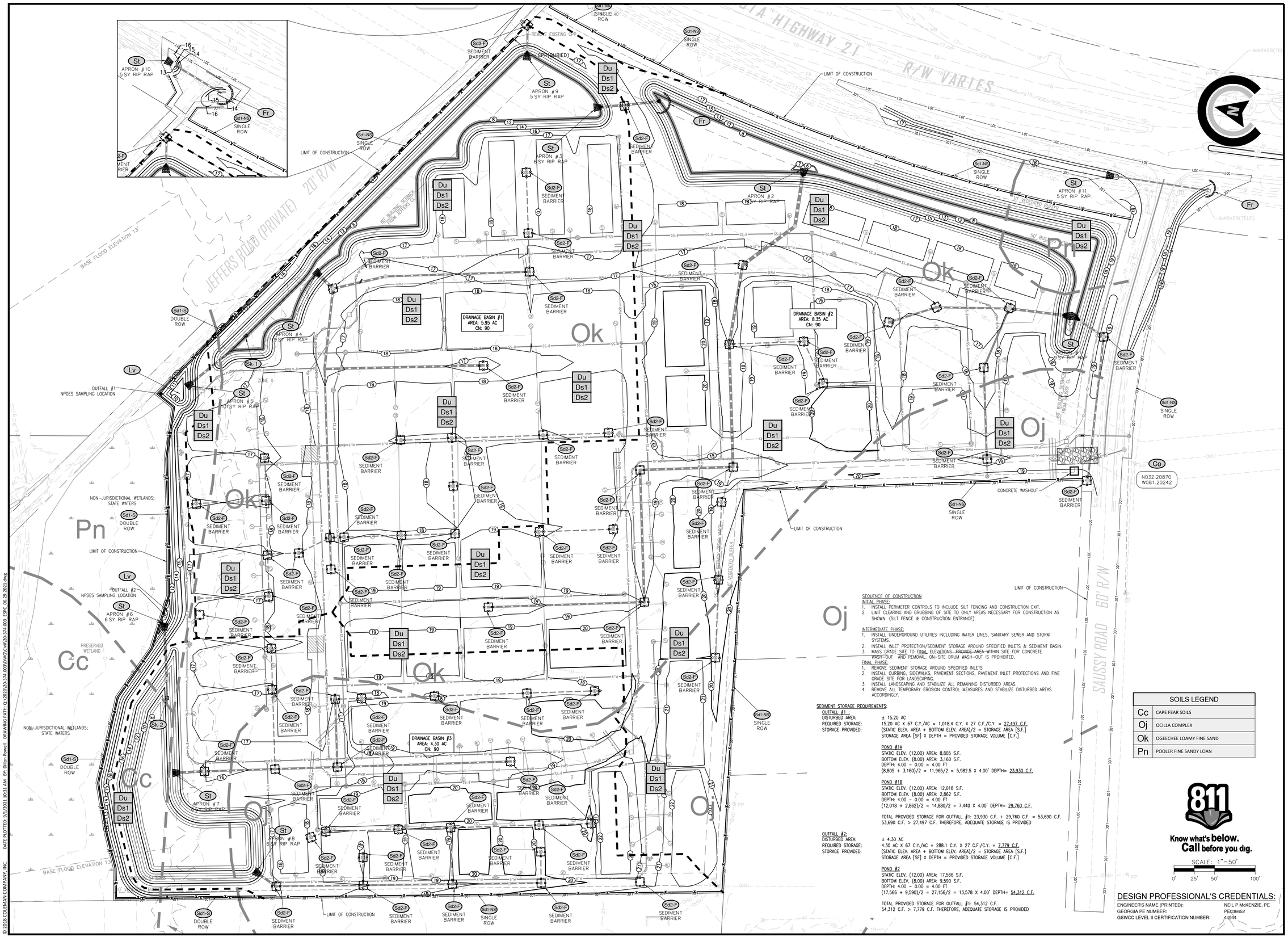
Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)



SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN. (SILT FENCE & CONSTRUCTION ENTRANCE).

INTERMEDIATE PHASE:
1. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
2. INSTALL INLET PROTECTION/SEDIMENT STORAGE AROUND SPECIFIED INLETS & SEDIMENT BASIN.
3. MASS GRADE SITE TO FINAL ELEVATIONS. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL. ON-SITE DRUM WASH-OUT IS PROHIBITED.

FINAL PHASE:
1. REMOVE SEDIMENT STORAGE AROUND SPECIFIED INLETS.
2. INSTALL CURBING, SIDEWALKS, PAVEMENT SECTIONS, PAVEMENT INLET PROTECTIONS AND FINE GRADE SITE FOR LANDSCAPING.
3. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

SEDIMENT STORAGE REQUIREMENTS:

OUTFALL #1 :
DISTURBED AREA: ± 15.20 AC
REQUIRED STORAGE: 15.20 AC X 67 C.Y./AC = 1,018.4 C.Y. X 27 C.F./C.Y. = 27,497 C.F.
STORAGE PROVIDED: (STATIC ELEV. AREA + BOTTOM ELEV. AREA)/2 = STORAGE AREA [S.F.] STORAGE AREA [SF] X DEPTH = PROVIDED STORAGE VOLUME [C.F.]

POND #1A
STATIC ELEV. (12.00) AREA: 8,805 S.F.
BOTTOM ELEV. (8.00) AREA: 3,160 S.F.
DEPTH: 4.00 – 0.00 = 4.00 FT
(8,805 + 3,160)/2 = 11,965/2 = 5,982.5 X 4.00' DEPTH= 23,930 C.F.

POND #1B
STATIC ELEV. (12.00) AREA: 12,018 S.F.
BOTTOM ELEV. (8.00) AREA: 2,862 S.F.
DEPTH: 4.00 – 0.00 = 4.00 FT
(12,018 + 2,862)/2 = 14,880/2 = 7,440 X 4.00' DEPTH= 29,760 C.F.

TOTAL PROVIDED STORAGE FOR OUTFALL #1: 23,930 C.F. + 29,760 C.F. = 53,690 C.F.
53,690 C.F. > 27,497 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

OUTFALL #2:
DISTURBED AREA: ± 4.30 AC
REQUIRED STORAGE: 4.30 AC X 67 C.Y./AC = 288.1 C.Y. X 27 C.F./C.Y. = 7,779 C.F.
STORAGE PROVIDED: (STATIC ELEV. AREA + BOTTOM ELEV. AREA)/2 = STORAGE AREA [S.F.] STORAGE AREA [SF] X DEPTH = PROVIDED STORAGE VOLUME [C.F.]

POND #2
STATIC ELEV. (12.00) AREA: 17,566 S.F.
BOTTOM ELEV. (8.00) AREA: 9,590 S.F.
DEPTH: 4.00 – 0.00 = 4.00 FT
(17,566 + 9,590)/2 = 27,156/2 = 13,578 X 4.00' DEPTH= 54,312 C.F.

TOTAL PROVIDED STORAGE FOR OUTFALL #1: 54,312 C.F.
54,312 C.F. > 7,779 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAM

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

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036652 NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR LMS COTTAGES

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGMENT, LLC

JOB NUMBER:	20-374.003
DATE:	07/02/2021
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

INTERMEDIATE ES&PC PLAN

SHEET: CE2.0

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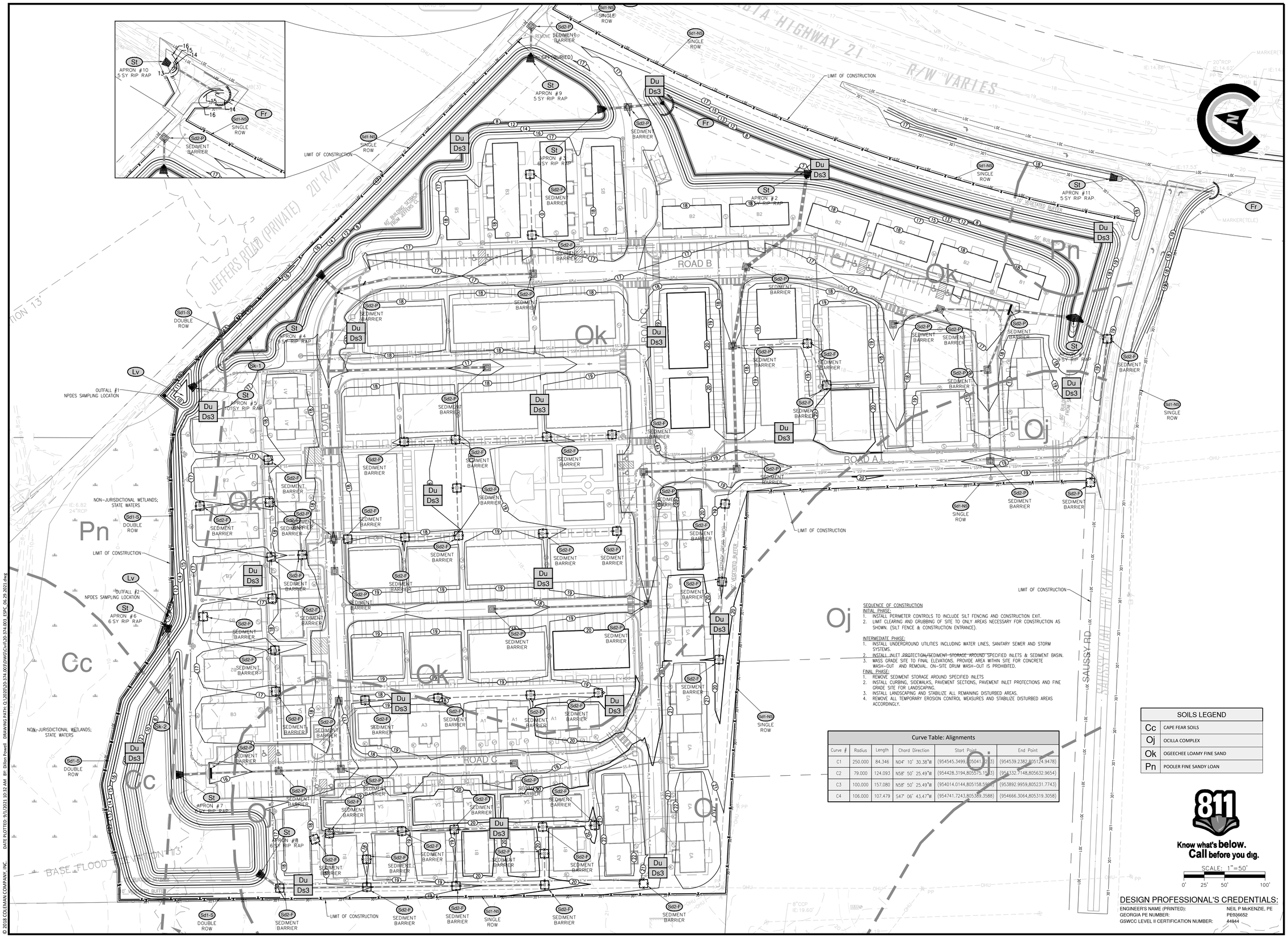
DATE PLOTTED: 9/1/2021 10:31 AM - BY: Dillon Powell DRAWING PATH: Q:\2020\20-374.003\DWG\Civil\20-374.003 ESPC 06.29.2021.dwg

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)



SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN. (SILT FENCE & CONSTRUCTION ENTRANCE).

INTERMEDIATE PHASE:
1. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
2. INSTALL INLET PROTECTION/SEDIMENT STORAGE AROUND SPECIFIED INLETS & SEDIMENT BASIN.
3. MASS GRADE SITE TO FINAL ELEVATIONS. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL. ON-SITE DRUM WASH-OUT IS PROHIBITED.

FINAL PHASE:
1. REMOVE SEDIMENT STORAGE AROUND SPECIFIED INLETS.
2. INSTALL CURBING, SIDEWALKS, PAVEMENT SECTIONS, PAVEMENT INLET PROTECTIONS AND FINE GRADE SITE FOR LANDSCAPING.
3. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	250.000	84.346	N04° 10' 30.38"W	(954545.3499,805041.2153)	(954539.2382,805174.9478)
C2	79.000	124.093	N58° 50' 25.49"W	(954428.3194,805575.1535)	(954332.7148,805632.9654)
C3	100.000	157.080	N58° 50' 25.49"W	(954014.0144,805158.5080)	(953892.9959,805231.7743)
C4	106.000	107.479	S47° 06' 43.47"W	(954741.7243,805389.3588)	(954666.3064,805319.3058)

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAN

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JOB NUMBER:	20-374.003
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DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

FINAL ES&PC PLAN

SHEET:
CE3.0

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DATE PLOTTED: 9/1/2021 10:32 AM BY: Dillon Powell DRAWING PATH: Q:\2020\20-374.003\DWG\Civil\20-374.003_ESPC_06.29.2021.dwg

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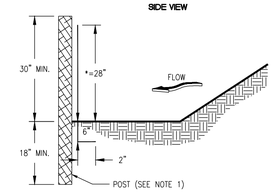
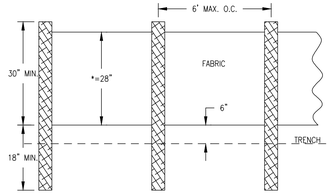
SILT FENCE – TYPE NS (NON-SENSITIVE) — Sd1-NS

SIDE VIEW



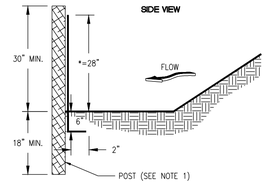
FRONT VIEW



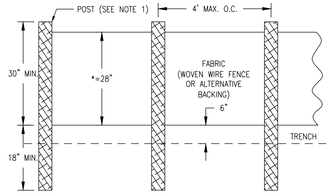
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE – TYPE S (SENSITIVE) — Sd1-S

SIDE VIEW



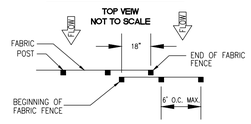
SIDE VIEW



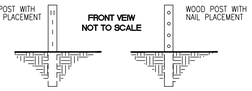
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

OVERLAP AT FABRIC ENDS

TOP VIEW
NOT TO SCALE



FASTENERS FOR SILT FENCES



POST SIZE

TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	OAK	1.5"x1.5"
		STEEL	1.15 LB/FT MIN.
		SOFT WOOD	3" DIA. OR 2"x4"
S	4'	OAK	2"x2"
		STEEL	1.15 LB/FT MIN.

FASTENERS FOR WOOD POST (WIRE STAPLES)

GAUGE	CROWN	LEGS	STAPLES/POST
17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

FASTENERS FOR WOOD POST (NAILS)

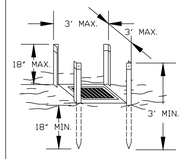
GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
14 MIN.	1"	3/4"	4 MIN.

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS OR ANY METHOD PROVIDED MINIMUM P-FACTOR, AS REQUIRED BY GCWCC, IS MET.

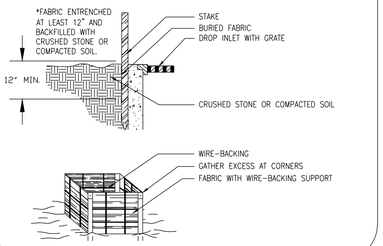
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION — Sd2-F

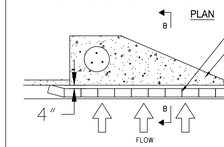
STEEL FRAME AND SILT FENCE INSTALLATION



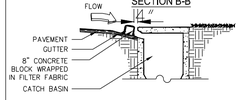
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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

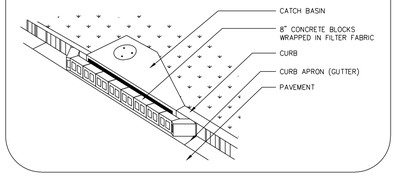


CURB INLET FILTER "PIGS IN BLANKET" — Sd2-P



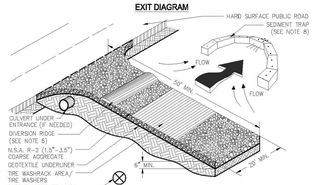
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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





CRUSHED STONE CONSTRUCTION EXIT — Co

EXIT DIAGRAM



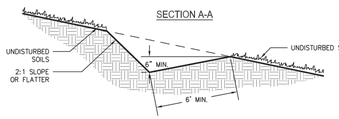
ENTRANCE ELEVATION

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.

Figure 6-14.1

Lv

SECTION A-A



ISOMETRIC VIEW - NOT TO SCALE

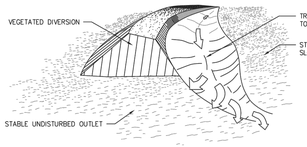
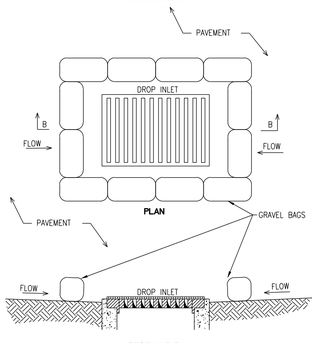


Figure 1. Level Spreader Installation Requirements

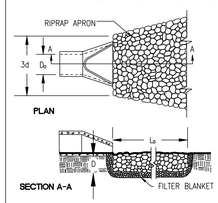
GRATE/DROP INLET FILTER GRAVEL BAGS — Sd2-P



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION
2. USE GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL.

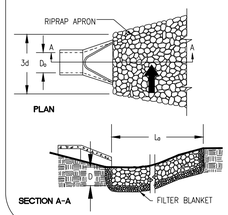
RIPRAP OUTLET PROTECTION — St

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. L_a 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.

PIPE OUTLET TO WELL DEFINED CHANNEL



NOTES:
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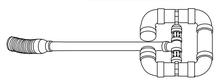
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

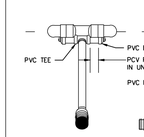
TEMPORARY SEDIMENT POND — Sk

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

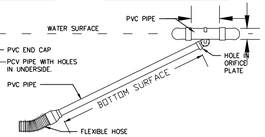
SKIMMER PERSPECTIVE



SKIMMER FRONTAL SECTION VIEW



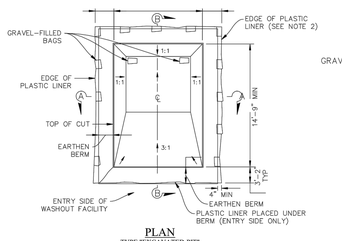
SKIMMER SIDE SECTION VIEW



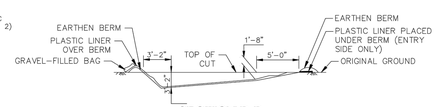
FLOW CAPACITIES (IN CU. FT.) FOR THE *FAIRCLOTH SKIMMER®*

Skimmer size	1.5"	2"	2.5"	3"	4"	5"	6"	8"
24 hours	1,728	3,283	6,234	9,774	20,109	32,832	51,840	97,978
2 day	3,456	6,566	12,468	19,548	40,218	65,664	103,680	195,956
3 day	5,184	9,849	18,702	29,322	60,327	98,496	155,520	293,934
4 day	6,912	13,132	24,936	39,096	80,436	131,328	207,360	391,912
5 day	8,640	16,415	31,170	48,870	100,545	164,160	259,200	489,890
6 day	10,368	19,698	37,404	58,644	120,654	196,992	311,040	587,868
7 day	12,096	22,981	43,638	68,418	140,763	229,824	362,880	685,846

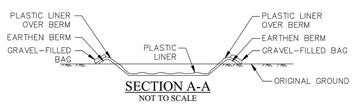
EXCAVATED PIT CONCRETE WASHOUT



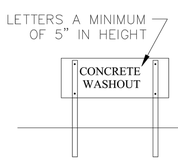
PLAN
TYPE "EXCAVATED PIT"



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

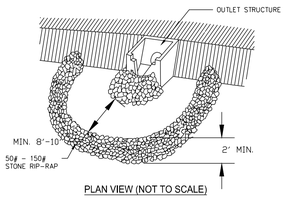


CONCRETE WASHOUT SIGN DETAIL

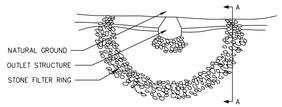
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
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.

STONE FILTER RING — Fr

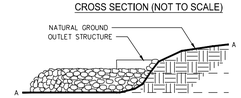
PERSPECTIVE VIEW



PLAN VIEW (NOT TO SCALE)



CROSS SECTION (NOT TO SCALE)



RIP RAP APRON DESIGN

LMS COTTAGES

Date: 07/01/2021
CCI#: 20-374.003

	Outlet Pipe Diameter / Width	Velocity	Total Outflow	Tailwater Depth < or > 0.5Do	La and Do from figure 6-24.1 in green book		W=Do+La OR W=Do+0.4La	Depth of Apron=1.5*D 50 (6"min)	3Do	RIP RAP AREA
APRON	**D_o ft.**	**V_o fps**	**$Q_{0.5}$ cfs**	**< >**	**L ft.**	**D_{50} in.**	**W_1 ft.**	**H in.**	**W_2 ft.**	**AREA sy**
APRON #1 [FES-1]	2.50	0.45	2.19	>	11.00	6.00	6.90	9.00	7.50	9
APRON #2 [FES-2]	2.50	1.03	5.08	>	11.00	6.00	6.90	9.00	7.50	9
APRON #3 [FES-4]	2.00	5.47	17.19	>	9.00	6.00	5.60	9.00	6.00	6
APRON #4 [FES-5]	2.50	1.32	6.48	>	11.00	6.00	6.90	9.00	7.50	9
APRON #5 [FES-6]	2.00	16.67	52.38	>	58.00	7.50	25.20	11.25	6.00	101
APRON #6 [FES-7]	2.00	6.63	20.84	>	9.00	6.00	5.60	9.00	6.00	6
APRON #7 [FES-8]	2.00	6.49	2.55	>	9.00	6.00	5.60	9.00	6.00	6
APRON #8 [FES-9]	2.00	5.10	1.24	>	9.00	6.00	5.60	9.00	6.00	6
APRON #9 [FES-10]	2.00	1.02	1.98	>	9.00	6.00	5.60	9.00	6.00	5
APRON #10 [CULVERT]	2.00	0.96	1.12	>	9.00	6.00	5.60	9.00	6.00	5

Calculate Skimmer Size — Sk-1

Basin Volume in Cubic Feet	110101 Cu.Ft	**Skimmer Size**	**6.0** Inch
Days to Drain*	3 Days	Orifice Radius	**2.5** Inch[es]
		Orifice Diameter	**5.1** Inch[es]

*In NC assume 3 days to drain

Calculate Skimmer Size — Sk-2

Basin Volume in Cubic Feet	44140 Cu.Ft	**Skimmer Size**	**4.0** Inch
Days to Drain*	3 Days	Orifice Radius	**1.7** Inch[es]
		Orifice Diameter	**3.4** Inch[es]

*In NC assume 3 days to drain

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

NRCS ORIGINAL SUBMITTAL:	07.02.2021

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE036652
NEIL P. McKENZIE
9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGMENT, LLC

JOB NUMBER:	20-374.003
DATE:	07/02/2021
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.0

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DATE PLOTTED: 9/1/2021 10:32 AM BY: Dillon Powell DRAWING PATH: Q:\2020\20-374.003\DWG\Civil\20-374.003_ESPC_06.29.2021.dwg

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface.

PURPOSE

- Reduce runoff and erosion
- Modify soil temperature
- Conserve moisture
- Prevent surface compaction and crusting
- Control undesirable vegetation
- Increase biological activity in the soil

INSTALLATION

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover.
- Mulch can be used as a singular erosion control device for up to 6 months.
- Apply at the appropriate depth. Refer to Table 1 for specific materials.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch

Ds1

- Install needed erosion control measures such as dikes, berms, and sediment barriers.
- Loosen compacted soil to a minimum depth of 3".

Applying Mulch

- Apply dry straw or hay and wood chips uniformly by hand or by mechanical equipment.
- Apply 20-30 lbs of nitrogen/acre if the area will eventually be covered with perennial vegetation.
- Apply polyethylene film on exposed areas.

Anchoring Mulch

- Press straw or hay into the soil with a disk harrow immediately after application. Tackifiers may be used when spreading mulch with blower-type equipment.
- Anchor wood waste using the appropriate size netting
- Trench polyethylene at the top as well as incrementally as necessary.

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	-

MAINTENANCE

- The appropriate depth and 90% cover shall be maintained at all times.

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

ESTABLISHING A PERMANENT VEGETATIVE COVER AS A DISTURBED AREA.
- -TO STABILIZE THE SOIL
- -TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS
- -TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES

*APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS"

INCLUDING:

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

*GRADING AND SHAPING REQUIRED WHERE FEASIBLE PRACTICAL

*SEEDED PREPARATION
- -NOT REQUIRED IF USING HYDRAULIC SEEDING AND FERTILIZING
- -WHEN REQUIRED:

SLOPE	SEEDBED
3:1 OR FLATTER	2- 4" DEEP
2:1 TO 3:1	1" TO 4" DEEP
2:1 OR STEEPER	DEPRESSION EVERY 6'-8' WITH HAND TOOL

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

Table 1. Some Permanent Plant Species, Seeding Rates, and Planting Dates

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Bahia, Pensacola Alone or with temporary cover With other perennials	60 lbs. 30 lbs.	1.4 lbs. 0.7 lb.	---	4/1 -5/31	3/1-5/31	Low growing; sod producing; will spread into Bermuda lawns.
Bahia, Wilmington Alone or with temporary cover With other perennials	60 lbs. 30 lbs.	1.4 lbs. 0.7 lb.	3/15-5/31	3/1-5/31	___	Same as above
Bermuda, Common (Hulled seed) Alone With other perenials	10 lbs. 6 lbs.	0.2 lb. 0.1 lb.	---	4/1-5/31	3/15-5/31	Quick cover; low growing; sod forming; needs full sun.
Bermuda, Common (Unhulled seed) With temporary cover With other perennials	10 lbs. 6 lbs.	0.2 lb. 0.1 lb	---	10/1-2/28	11/1-1/31	Plant with Winter annuals. Plant with Tall Fescue

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Bermuda Springs Common lawn and forage hybrids	40 cu. ft. Sod plugs 3' x3'	0.9 cu.ft. Block Sod Only	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 sprigs 1 bu. = 1.25 cu. ft. or 800 sprigs
Centipede	Block Sod Only	Block Sod Only	---	11/1-5/31	11/1-5/31	Drought tolerant. Full sun or partial shade.
Crown Vetch With winter annuals or cool season grasses	15 lbs.	0.3 lb.	9/1-10/15	9/1-10/15	--	Mix with 30 lbs. Tall Fescue or 15 lbs. Rye; inoculate seed; plant only North of Atlanta.
Fescue, Tall Alone With other perennials	50 lbs. 30 lbs.	1.1 lbs. 0.7 lb.	3/1-4/15 or 8/15-10/15	9/1-10/15	---	Can be mixed with perennial Lespedezas or Crown Vetch; not for droughty soils or heavy use areas

Ds3

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Lespedeza, Sericea Scarified	60 lbs.	1.4 lbs.	4/1-5/31	3/15-5/31	3/1-5/15	Widely adapted and low maintenance; takes 2-3 years to establish; inoculate seed with EL inoculant; mix with Weeping lovegrass, Common Bermuda, Bahia or Tall Fescue.
Unscarified	75 lbs.	1.7 lbs.	9/1-2/28	9/1-2/28	9/1-2/28	Mix with Tall Fescue or winter annuals.
Seed-bearing hay	3 tons	138 lbs.	10/1-2/28	10/1-1/31	10/15-1/15	Cut when seed is mature but before it shatters. Add Tall Fescue or winter annuals.

Ds2-Ds3 NOTES:

Ds2
1. FOR TEMPORARY GRASSING SEE SEEDING RATES FOR TEMPORARY & PERMANENT COVER. THE TEMPORARY GRASSING SHALL BE APPLIED WITHIN 14 DAYS OF DISTURBANCE.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.

Ds3
1. FOR PERMANENT GRASSING SEE SEEDING RATES FOR TEMPORARY & PERMANENT COVER. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

LIME
APPLY ONE (1) TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS OR AS INDICATED BY SOIL TEST. SOIL TESTS CAN BE CONDUCTED TO DETERMINE MORE ACCURATE REQUIREMENTS.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.

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

* SITE PREPARATION
- -GRADING AND SHAPING
- -SEEDBED PREPARATION
- -APPLY LIME AND FERTILIZER
- -PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
- -APPLY MULCHING MATERIAL IF NEEDED
- -IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION

*PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

SEEDING RATES FOR TEMPORARY SEEDINGS

SPECIES	RATE (ñ) PER 1,000 SQ FT	RATE (ñ) PER ACRES	PLANTING DATES (ô) MTS-L'STONE	PIEDMONT	COASTAL
RYEGRASS	0.9 POUNDS	40 LBS	8/15-11/15	9/1-12/15	9/15-12/31
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/1-3/31	3/1-3/31	2/1-2/28
WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	4/1-5/31	4/1-5/31	3/1-5/31

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER SEE MANUAL FOR EROSION AND SEDIMENT TABLE 6-24.1 PAGES 6-134 - 6-136.

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

Table 1. Some Permanent Plant Species, Seeding Rates, and Planting Dates (continued)

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Lespedeza Ambro Virgata or Appalow Scarified	60 lbs.	1.4 lbs.	4/1-5/31	3/15-5/31	3/1-5/15	Spreading growth with height of 18"-24"; good in urban areas; slow to develop good stands; mix with Weeping Lovegrass, Common Bermuda, Bahia Tall Fescue or winter annuals; do not mix with Sericea Lespedeza; inoculate seed with EL inoculant.
Unscarified	75 lbs.	1.7 lbs.	9/1-2/28	9/1-2/28	9/1-2/28	
Lespedeza, Shrub (Lespedeza Bicolor or Lespedeza Thumbergii) Plants	3' x 3' spacing		10/1-3/31	11/1-3/15	11/15-2/28	Plant in small clumps for wildlife food and cover.

Ds3

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Lovegrass, weeping Alone With other perennials	4 lbs. 2 lbs.	0.1 lb. 0.05 lb.	4/1-5/31	3/15-5/31	3/1-5/31	Quick cover; drought tolerant; grows well with Sericea Lespedeza on road-banks and other steep slopes; short lived.
Maidencane sprigs	2' x 3' spacing		2/1-3/31	2/1-3/31	2/1-3/31	For very wet sites such as river banks and shorelines. Dig sprigs locally.
Panicgrass, Altantic Coastal	20 lbs.	0.5 lb.	---	3/1-4/30	3/1-4/30	Grows well on coastal sand dunes; mix with Sericea Lespedeza but not on sand dune.
Red Canary Grass With other perennials	50 lbs. 30 lbs.	1.1 lbs. 0.7 lb.	8/15-10/15	9/1-10/15	___	Grows similar to Tall Fescue; for wet sites

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region M- L	P	C	Remarks
Sunflower, Aztec Maximillian	10 lbs.	0.2 lb.	4/15-5/31	4/15-5/31	4/1-5/31	Mix with Weeping Lovegrass or other low growing grasses or legumes.

1. Rates are for broadcasted seed. If a seed drill is used, reduce the rates by one-half.
2. PLS is an abbreviation for Pure Live Seed. Refer to Glossary for an explanation of this term.
3. The resource areas are defined in the Glossary. See page 60 for Resource Area.
4. Seeding rates are based on pure live seeds (PLS).

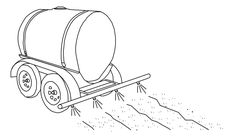
Table 2. Fertilizer Requirements for Permanent Vegetation

Ds3

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 --- ---

DUST CONTROL ON DISTURBED AREAS

Du



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

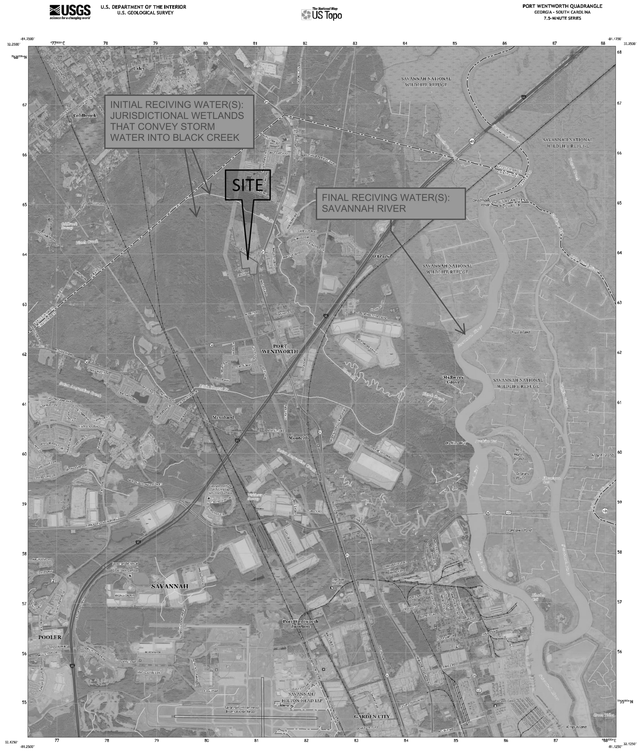
*TEMPORARY METHODS:
- -MULCHES
- -SPRAY ON ADHESIVES
- -TILLING
- -IRRIGATION
- -BARRIERS
- -CALCIUM CHLORIDE

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

*CHEMICAL CONTROL

ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
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

WIGGINS TRACT - USGS QUAD MAP



PORT WENTWORTH, GA, SC
MAP

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/1/21

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LMS COTTAGES
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR LMS REAL ESTATE INVESTMENT MANAGMENT, LLC

JOB NUMBER: 20-374.003
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CHECKED BY: NPM
SCALE: AS NOTED

EROSION CONTROL DETAILS

SHEET: CE4.1

NRCS ORIGINAL SUBMITTAL: 07.02.2021

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): NEIL P McKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

INITIAL PHASE

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

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

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

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, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

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

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

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

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

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

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

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

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

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

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

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

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

INTERMEDIATE PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PERMIT COVERAGE

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

AUTHORIZED DISCHARGES

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

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

3. AUTHORIZED MIXED STORM WATER DISCHARGES: PART I.C.2
   A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
   B. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

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

LIMITATIONS ON COVERAGE PART I.C.3

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

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

SAMPLING REQUIREMENTS PART IV.D.6

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

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

SAMPLING FREQUENCY PART IV.D.6.D

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

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

(29) TENTATIVE ACTIVITY SCHEDULE

CONSTRUCTION DATES: JULY 2021 - JAN. 2022		MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT	Co						
SILT FENCE AND OTHER ES&PC PRACTICES							
RETROFIT	Rt						
INLET SEDIMENT TRAP	Sd2						
CLEARING AND GRUBBING							
GRADING / UTILITY							
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2						
FINE GRADING AND PAVING							
BUILDING CONSTRUCTION							
DISTURBED AREA STABIL

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
J. PATRICK HARWELL
1744 OXMOOR ROAD
HOMEWOOD, AL 35209
(205) 933-1227

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
LMS REAL ESTATE INVESTMENT MANAGEMENT, LLC
ATTN: J. PATRICK HARWELL
1744 OXMOOR ROAD
HOMEWOOD, AL 35209
(205) 933-1227
PHARWELL@LMS-REALESTATE.COM

6 THE TOTAL CONSTRUCTION SITE SIZE IS ±19.45 ACRES
DISTURBED ACREAGE IN THIS PHASE IS ± 19.45 ACRES

7 THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE ARE: +32.21090° LATITUDE, -81.20119° LONGITUDE AND +32.20870° LATITUDE, -81.20242° LONGITUDE

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY
THE SITE, LOCATED IN PORT WENTWORTH, IS CURRENTLY AN UNDEVELOPED, AGRICULTURAL/TIMBER PIECE OF PROPERTY ZONED AS P-R-M. THE DEVELOPER IS PROPOSING TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL COMMUNITY AND ALL THE SUPPORTING INFRASTRUCTURE. THE COMMUNITY WILL CONSIST OF A CLUB HOUSE, POOL, GYM, AND MAIL KIOSK.

49 THE EXISTING SITE HAS THE FOLLOWING
THE SOILS PRESENT ON THE SITE ARE: CAPE FEAR SOILS (Cc); OCILLA COMPLEX (Oj); OGEECHEE LOAMY FINE SAND (Ok); POOLER FINE SANDY LOAM (Pn)

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON 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.

NEIL P McKINZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

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

NEIL P McKINZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

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

NEIL P McKINZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

14 FOR COMMON DEVELOPMENT PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE SHALL ENGAGE A PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL, UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED. "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION"

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

NEIL P. McKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

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.

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

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

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

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

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

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

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

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

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

34 APPENDIX B
NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES - WARM WATER (SUPPORTING WARM WATER FISHERIES)
STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, PAGE 46 OF 46, PERMIT NO.GAR100001

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

REFER TO GA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT NO. GAR100001 FOR STAND ALONE FOR DEFINITIONS AND DETAILS.

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

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

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

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

COMPANY: PHONE:
ADDRESS: FAX:
ADDRESS:
GSWCC LEVEL 1A CERT #: SIGNATURE:_____

45 FOR ESTIMATED PEAK DISCHARGE OR RUNOFF CURVE NUMBER FOR PRE AND POST CONDITIONS REFER TO HYDROLOGY REPORT

11 THE INITIAL RECEIVING WATER FOR THIS PROJECT IS A SYSTEM OF ENGINEERED DETENTION PONDS THAT DISCHARGE INTO THE WETLANDS. THE FINAL RECEIVING WATER WILL BE BLACK CREEK THAT WILL ULTIMATELY DISCHARGE INTO THE SAVANNAH RIVER.

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.

31 REPORTING.
i. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
a. THE RAINFALL AMOUNT, DATE, 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 APPLICABLE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

33 SAMPLE ANALYSIS
STORM WATER SAMPLES ARE TO BE ANALYZED 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 EPD. STORM WATER SHALL BE SAMPLED FROM EACH OUTFALL (STO) AT THE OUTFALL LOCATION, WHEN THE PERMITTEE HAS ELECTED TO SAMPLE OUTFALL(S), THE DISCHARGE OF STORMWATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE SELECTED FROM APPENDIX B IN PERMIT NO. PERMIT#GAR10001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF ±19.45AC FOR THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA OF 0-4.99 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

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 8(D)TA 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.)

ADDITIONAL SITE/EROSION CONTROL NOTES:
A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS P-R-M. PINS(S): 7-0975-01-025
B. BUFFER REQUIREMENTS: AS REQUIRED BY ARTICLES 15 OF SECTION 12-7-6 OF THE "GEORGIA EROSION AND SEDIMENTATION ACT OF 1975", THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED AWAY FROM FLOW WHERE VEGETATION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF THE NATURAL RESOURCES AND THE ENVIRONMENT, WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO OCGA 12-2-8, OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. "NO BUFFERS ARE REQUIRED FOR THIS PROJECT."
C. EROSION CONTROL PROGRAM: CLEARING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH SHALL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. GRAVEL SHALL BE APPLIED TO PARKING AREAS AND ROADWAYS AS SOON AS GRADING IS COMPLETED. LAND SHALL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES SHALL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED FLOWS. DISCHARGE POINTS OR EXITS OF ALL STORM WATER STRUCTURES SHALL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES.
D. STANDARDS AND SPECIFICATIONS: ALL DESIGNS SHALL CONFORM TO AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
E. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
F. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE PERMANENTLY STABILIZED. THE

Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

Plan View
Scale - 1" = 60ft

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	35	ARCH-S-PA1-90-740-U-T3	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 4000K, 1180mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS		24	486	0.912	94
	B	8	ARCH-S-PA1-90-740-U-5WQ	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 4000K, 1180mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS		24	497	0.912	94

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	1.8 fc	0.5 fc	3.6:1	2.2:1
Saussy Rd	+	1.1 fc	1.6 fc	0.7 fc	2.3:1	1.6:1

Notes
1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above grade
4. Fixture Mounting Height = 30' Above grade
5. Fixture Spacing = See Plan view.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

SouthCon

Saussy Farms in Port Wentworth

Designer	KF
Date	7/13/2021
Scale	As Shown
Drawing No.	7/13/2021
Summary	

1 of 1

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Site Plan 9.1.2021 (2501 : Site Plan Review Application (Specific) 7-0975-01-025 Tract B LMS SEPT 2021)

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

January 22, 2021

Regulatory Division
SAS-2016-00807

Mr. Gary Wiggin
660 East 39th Street
Savannah, Georgia 31401

Dear Mr. Wiggin:

I refer to a letter dated August 31, 2020, submitted on your behalf by Resource and Land Consultants, requesting an Aquatic Resources Delineation Review (ARDR) and Jurisdictional Determination (JD)] for a 55.8-acre site located northwest of the Saussy Road/Highway 21 intersection and is bisected by Jeffers Road in the city of Port Wentworth, Chatham County, Georgia (Latitude 32.2136, Longitude -81.2047). This project has been assigned number SAS-2016-00807 and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR and approved JD for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. I have enclosed an "Approved JD Form," which details whether aquatic resources present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The approved JD review area is depicted as bold red polygons on the enclosed exhibit entitled "Wetland Exhibit" and dated August 31, 2020. The wetlands depicted as red polygons with red crosshatching and labeled as "Non-Adjacent Wetlands" on the aforementioned exhibit are not waters of the United States and are therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404. The above referenced exhibit also identifies the delineation limits of all other aquatic resources within the bold blue polygon that is labeled as the "ARDR Project Area."

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

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

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

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

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

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

If you have any questions, please contact Mr. Ross Sullivan, Project Manager, Coastal Branch, via telephone at 912-652-5618 or email at roscoe.l.sullivan@usace.army.mil.

Sincerely,

RUTLIN.WILLIAM.M.1390465064

Digitally signed by RUTLIN.WILLIAM.M.1390465064
Date: 2021.01.22 09:08:25 -05'00'

William M. Rutlin
Chief, Coastal Branch

Copy Furnished: Mr. Brett Searing, Resource and Land Consultants

Enclosures

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 1/22/2021
ORM Number: SAS-2016-00807
Associated JDs: SAS-2016-00807 (Preliminary JD issued on 9/16/2016)
Review Area Location[1]: State/Territory: GA City: Port Wentworth County/Parish/Borough: Chatham
Center Coordinates of Review Area: Latitude 32.210887 Longitude -81.201224

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size		§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters):[3]				
(a)(1) Name	(a)(1) Size		(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size		(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size		(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size		(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

[1] Map(s)/figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

U.S. ARMY CORPS OF ENGINEERS
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NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)):[4]				
Exclusion Name	Exclusion Size		Exclusion[5]	Rationale for Exclusion Determination
Wetland E	1.318	acre(s)	(b)(1) Non-adjacent wetland.	Wetland E is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.
Wetland I	0.344	acre(s)	(b)(1) Non-adjacent wetland.	Wetland I is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.
Wetland J	1.067	acre(s)	(b)(1) Non-adjacent wetland.	Wetland J is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.
Wetland K	0.416	acre(s)	(b)(1) Non-adjacent wetland.	Wetland K is not adjacent to any (a)(1)-(a)(3) waters as defined by the NWPR. This wetland does not abut any (a)(1)-(a)(3) waters, is not inundated by any (a)(1)-(a)(3) waters, is physically separated from all (a)(1)-(a)(3) waters and does not have a directed hydrologic surface connection to any (a)(1)-(a)(3) waters in a typical year.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: AJD Request, 8//2020
This information is sufficient for purposes of this AJD.
Rationale: N/A

☐ Data sheets prepared by the Corps: Title(s) and/or date(s).

☒ Photographs: Aerial: Figures 5 and 6

[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

- ☐ Corps site visit(s) conducted on: Date(s).
- ☒ Previous Jurisdictional Determinations (AJDs or PJDs): SAS-2016-00807 (PJD)
- ☒ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B*.
- ☒ USDA NRCS Soil Survey: NRCS Soil Map, 15APR2015
- ☒ USFWS NWI maps: NWI Map, 15APR2015
- ☒ USGS topographic maps: Meldrim SE, GA Quad, 15APR2015

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	2010 NOAA Topographical Lidar
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): The wetland jurisdictional status assessment was conducted on 10 August 2020. Using the Antecedent PrecipitationTool Version 1.0, which used rainfall data from the Savannah International Airport weather station, we have determined that normal conditions (product of 12) were present during the time of the assessment.

C. Additional comments to support AJD: Wetlands E, I, J, and K are all depressional landforms surrounded by uplands with no surface hydrologic connection to any other waters in a typical year.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Mr. Gary Wiggin	File Number: SAS-2016-00807	Date: January 22, 2021
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
x	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

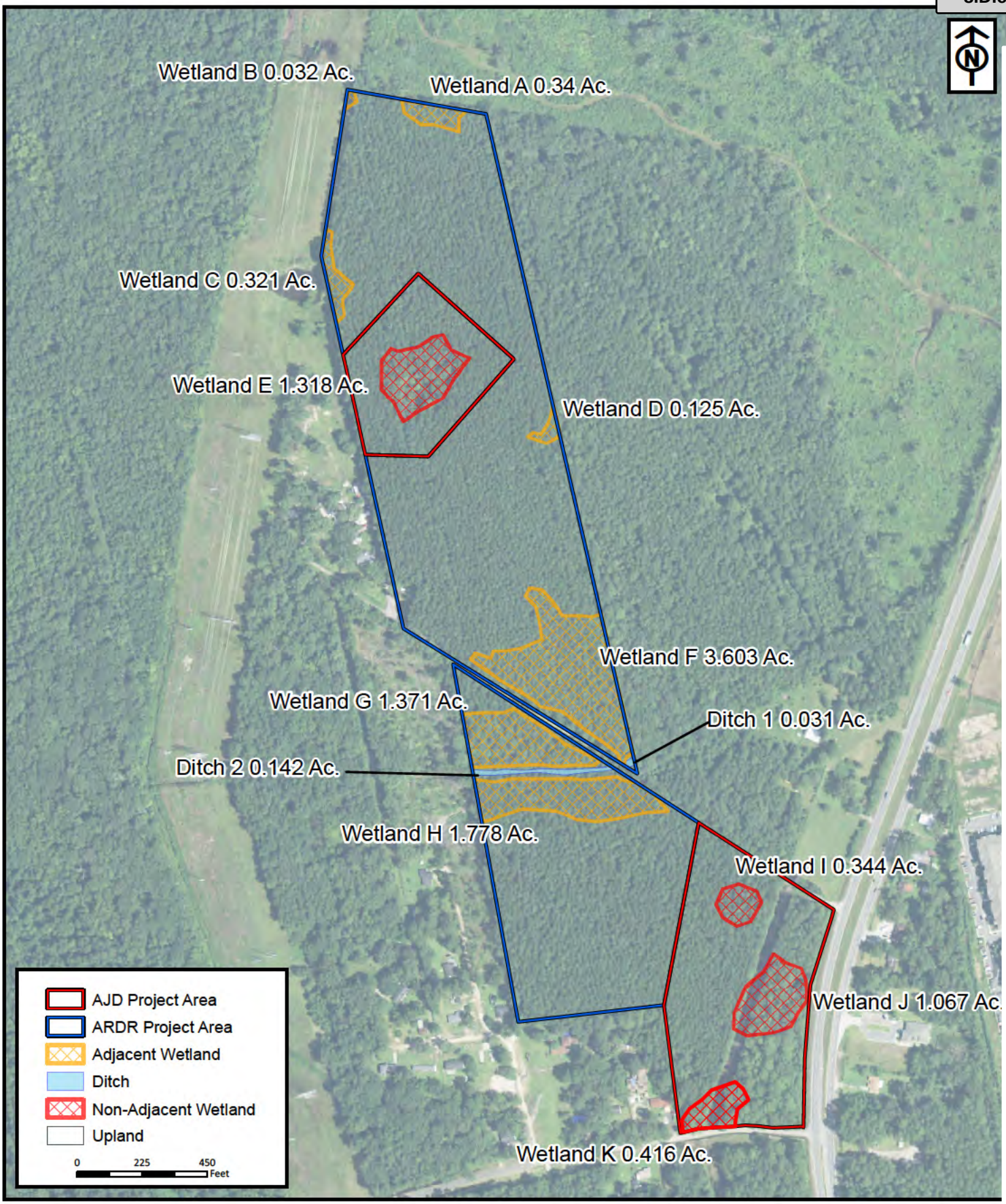
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Ross Sullivan U.S. Army Corps of Engineers, Savannah District 100 W. Oglethorpe Avenue, Savannah, Georgia 31401 Phone: (912) 652-5618 Email: roscoe.l.sullivan@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Mr. Philip Shannin Administrative Appeal Review Officer CESAS-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (404) 562-5136; Fax: (404) 562-5138 Email: philip.a.shannin@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review



RLC Project No.:	15-063
Figure No.:	8
Sketch Date:	31 August 2020
Prepared By:	BS
Map Scale :	1 inch = 450 feet

Saussey Road Tract
Chatham County, Georgia

Wetland Exhibit
Prepared For: Gary Wiggin

RLC RESOURCE + LAND CONSULTANTS
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405
912.443.5895 www.rlandc.com

Y:\2015 Projects\15-063 Wick Searcy 55 Acre Highway 21 Tract\graphics\figures\Ortho

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - USACOE AJD Letter 1.22.21 (2501 : Site Plan Review

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

August 10, 2021

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

Re: LMS Cottages
Port Wentworth, Georgia
Site Plan Review
J–25412.0022

Dear Brian:

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

- Master Hydrology Report, dated July 2021
- Water & Sewer Analysis, dated July 2021
- Storm Sewer Pipe Sizing Analysis, dated July 2021
- Traffic Impact and Access Study, dated June 2021
- Aquatic Resources Delineation Review and Jurisdictional Determination, dated January 2021
- Preliminary Geotechnical Report, dated November 2020
- Site Plan, dated June 2021
- Site Plan Review Application, dated July 2021

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

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (2501 : Site Plan Review Application

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (2501 : Site Plan Review Application

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

General Comments

1. The site appears to be zoned as Residential-Agricultural with a zoning code of R-A however plans call out the zoning as Planned Residential Multifamily (P-M-R). Disregard comment if site has been rezoned.

2. The site lies within an Effective FEMA Zone X, area of minimal flood hazard; Zone X (shaded), area of moderate flood hazard; and special flood hazard area (SFHA) Zone AE with a base flood elevation (BFE) of 13 ft (NAVD88) as documented on FEMA FIRM Panel 13051C0030G, effective August 16, 2018. Fill appears to be proposed within the Zone AE floodplain.

   In addition to the calculation provided within the site development plans, please provide documentation depicting the area of fill and the area of mitigation along with certification that the cumulative effect of all proposed, existing, and anticipated development will not raise the water surface elevation of the base flood more than one foot at any point within the community, pursuant to Section 7-54 of the Port Wentworth Code of Ordinances.

3. Please provide a GDOT encroachment permit.

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

5. Please provide EPD land disturbance approval.

6. Please provide any other pertinent permit approvals.

7. Please confirm there are no impacts to jurisdictional wetlands.

Stormwater Comments

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

1. Please provide the following items to complete the Stormwater Management Design Plan per Section 7-80(d) of the Port Wentworth Code of Ordinances and Section 3.7.9 and 3.7.12 of the Port Wentworth Comprehensive Development Manual:
   a. Certification by Plan Preparer
   b. Certification by Owner

2. It appears that only 71% of runoff reduction is being achieved. Please provide further clarification on how the remaining runoff volume will be reduced and/or treated.

3. Please provide a detail and the location of all simple downspout disconnections per Section 7.8.8 of the Georgia CSS.

4. Please provide an effective level spreader for the vegetated filter strips, a detail for vegetated filter strips, and the location of all vegetated filter strips on the site development plans pursuant to Section 7.8.6 of the Georgia CSS.

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

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

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

8. Pursuant to Section 3.7.9 of the Port Wentworth CDM, please also include pre- and post-development flows for the 2- and 5-year, 24-hour design storms.

9. It appears that pre- and post-development drainage basins do not account for disturbance along Saussy Road. Please include all disturbed areas within the drainage basins and any offsite drainage areas contributing to disturbed areas within the drainage maps.

10. Please provide peak water surface elevations for the 2- and 5-year, 24-hour design storms per Section 3.7.10(3) of the Port Wentworth CDM.

11. Please provide a node and link map for the primary drainage in the Master Hydrology Report.

12. The tailwater provided in the secondary drainage pipe sizing analysis states the tailwater used was 12.00 in Pond #1 and Pond #2 for the 25-year storm. According to the Master Hydrology Report, the peak elevations for Pond #1 and Pond #2 appear to be 15.58 and 14.30, respectively. Please provide clarification.

Water, Fire System, and Sanitary Sewer Design Comments

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

2. Please ensure all existing utility line locations and structures are shown on site plans. The existing water line along Saussy Road appears to not be shown on the utility plans.

3. Complete and provide the Water Distribution System Check List (Section 3.4.3 Exhibit 1 in the CDM).

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (2501 : Site Plan Review Application

4. Complete and provide the Fire Protection Design Requirements form (Section 3.4.4 Exhibit 2 in the CDM).

5. Complete and provide the necessary Available Fire Flow (Aff) calculations (Section 3.4.5 Exhibit 3 in the CDM).

6. Complete and provide the Owner/Client Declaration (Section 3.4.7 Exhibit 4 in the CDM).

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

8. Complete and provide the necessary Equivalent Residential Unit (ERU) calculations (Section 3.5.4 Exhibit 2 in the CDM).

9. Please provide sewer/pump station design calculations showing peak flow rate and TDH in accordance with Port Wentworth CDM Section 5.1.1.

10. It is our understanding that a fire protection/suppression system will not be included within this project. Please coordinate with the Port Wentworth Fire Marshal for the fire protection comments and approval.

Plan Sheets Comments

1. Please show the location of all setbacks pursuant to Section 5.2 of Appendix B of the Port Wentworth Code of Ordinances.

2. Pursuant to Section 15.3-2.1(b) in Appendix B of the Port Wentworth Code of Ordinances, please ensure that that the centerline offsets of all existing and proposed streets are less than 150 feet apart, specifically for Jeffers Road and GA Highway 21.

3. Pursuant to Section 15.3-2.1(f) in Appendix B of the Port Wentworth Code of Ordinances, please ensure all lot line radii are at least 20 feet and the curvilinear streets are at least 75 feet.

4. Please ensure that permanent dead-end streets contain a turnaround with a roadway diameter of at least 80 feet and right-of-way diameter of 100 feet, pursuant to Section 15.3-2.1(g) in Appendix B of the Port Wentworth Code of Ordinances.

5. Please note that all street names within a subdivision shall be approved by the Manger and Council, pursuant to Section 15.3-2.1(k) in Appendix B of the Port Wentworth Code of Ordinances.

6. Please ensure sidewalk layout meets the minimum design standards provided in Section 15.3-2.1(p) in Appendix B of the Port Wentworth Code of Ordinances.

7. Please provide right-of-way lines for all proposed roads, pursuant to Section 15.3-2.2 in Appendix B of the Port Wentworth Code of Ordinances.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (2501 : Site Plan Review Application

8. Please confirm that all water/wastewater pipes have a minimum of 24" of cover as provided in the Port Wentworth CDM technical details S-8 and W-8.

9. Please consider all water/sewer and water/storm crossings have at least 18" minimum separation.

Site Lighting Comments

1. The Site Lighting Plan indicates that the plan is preliminary until a Georgia Power Executed Lighting Agreement is obtained. Please provide the final Sight Lighting Plan once this agreement is acquired.

Paving, Signage, and Parking Comments

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

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

3. Please provide the parking calculations per dwelling unit as defined in Section 4.10 of Appendix B in the Port Wentworth Code of Ordinances. It appears that there are not enough parking spaces for the proposed number of multifamily homes.

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

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

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

Sincerely,

THOMAS & HUTTON

Darby Burk

Darby Burk

DMB/dmb

Enclosures

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter T&H 8.10.21 (2501 : Site Plan Review Application

CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407
Phone (912) 964-4379 | Fax (912) 966-7429
www.cityofportwentworth.com

ELECTED OFFICIALS

MAYOR
Gary Norton

COUNCIL MEMBERS
Linda Smith
Mayor Pro Tem

District 1

Mark Stephens
District 2

Lynwood Griner
District 3

Glenn Jones
District 4

Thomas Barbee
At-Large

CITY MANAGER
Edwin Booth

August 13, 2021

To Whom It May Concern:

Re: LMS Cottages site plan review

The comments noted bellow are for correction:

1- Location of the backflow prevention device
2- Minimum water main diameter shall be 8" (see CDM page 13)
3- Add a note to the reference "All valves over 8" must be inside manhole TYP" (see detail W-14)
4- The tapping sleeve to the water main must be inside manhole (see detail W-14)
5- Add WV near building B2 (South bound)

General notes:

1- Maintain a minimum of 18" on all the utilities crossing, you also have an unusual crossing where the water main is crossing under the sewer main.
2- Once you add the extra lane on Saussy Rd., the existing water main will be under the road, make sure it has 3 feet of coverage.

Thanks

Omar Senati-Martinez, CFM
Construction Inspector
7306 Highway 21, Suite 301
Port Wentworth, GA 31407
Email: osenatimartinez@cityofportwentworth.com
Phone: 912-999-2084

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter City 8.13.21 (2501 : Site Plan Review Application

Melanie Ellis

From: Lance Moore
Sent: Tuesday, August 10, 2021 4:07 PM
To: Melanie Ellis
Cc: Ashley Lanier
Subject: Lms Cottages

Good Afternoon Melanie, as we discussed yesterday they will need to be sure that there are no "dead end' access roads greater than 150' and they will need to comply with section **503.1** of the 2018 IFC with regard to the structures on the North side of the complex. Thanks for everything- Lance

Lance Moore
Fire Chief
Port Wentworth, Ga 31407
912- 401- 0475

This electronic mail message and all attachments may contain confidential information belonging to the sender or the intended recipient. This information is intended ONLY for the use of the individual or entity named above.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Letter City 8.13.21 (2501 : Site Plan Review Application

Project Timeline

7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN

Project Number 210271

Applicant: Neil McKenzie, Coleman Company

Review Engineer: Thomas & Hutton

- 7/26/2021 – Application received; complete
- 7/27/2021 – Sent application and documents to Thomas & Hutton to start the review
- 8/10/2021 – 1st set of review comments received from T&H. Comments forwarded to Neil McKenzie
- 8/13/2021 – Sent comments from Development Services and the Fire Department review to Neil McKenzie.
- 9/1/2021 – Received resubmittal from Neil McKenzie – T&H copied on resubmittal email.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - Timeline (2501 : Site Plan Review Application (Specific) 7-

COLEMAN COMPANY
ENGINEERS • SURVEYORS

August 10, 2021

Darby Burk
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

RE:

Dear Mr. Burk:

The following resolutions are offered to your comments dated August 10, 2021:

Fire Marshall: Fire lanes have been added to the plan per your request.

County Comments:

1) *Location of the backflow prevention device.*
   RPZ shown
2) *Minimum water main diameter shall be 8" (See CDM page 13).*
   Provided
3) *Add a note to the reference "All valves over 8" must be inside manhole TYP" (see detail W-14).*
   Note added on sheet C6.0.
4) *Tapping sleeve to the water main must be inside manhole (see detail W-14).*
   Marked on plans.
5) *ADD WV near building B2 (South bound).*
   Multiple valves are provided throughout the water main run.
6) *Maintain a minimum of 18" on all utility crossings, you also have an unusual crossing where the water main is crossing under the sewer main.*
   Provided
7) *Once you add the extra lane on Saussy Road, the existing water main will be under the road, make sure it has 3 feet of coverage.*
   Provided

General Comments:

8) *The site appears to be zoned as Residential-Agricultural with a zoning code of R-A however plans call out the zoning as Planned Residential Multifamily (P-M-R). Disregard comment if site has been rezoned.*
   Site has been rezoned.
9) *The site lies within an Effective FEMA Zone X, area of minimal flood hazard; Zone X (shaded), area of moderate flood hazard; and special flood hazard area (SFHA) Zone AE with a base flood elevation (BFE) of 13 ft (NAVD88) as documented on FEMA FIRM Panel 13051C0030G, effective August 16, 2018. Fill appears to be proposed within the Zone AE floodplain. In addition to the*

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (2501 : Site Plan

COLEMAN COMPANY
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calculation provided within the site development plans, please provide documentation depicting the area of fill and the area of mitigation along with certification that the cumulative effect of all proposed, existing, and anticipated development will not raise the water surface elevation of the base flood more than one foot at any point within the community, pursuant to Section 7-54 of the Port Wentworth Code of Ordinances.

Flood mitigation area is outlined on sheet C5.0 along with a signed certification statement.

10) *Please provide a GDOT encroachment permit.*

Filed on 8/5/21.

11) *Please provide EPD water/wastewater permits, if applicable.*

Forthcoming

12) *Please provide EPD land disturbance approval.*

Provided with this submittal.

13) *Please provide any other pertinent permit approvals.*

No other permits needed.

14) *Please confirm there are no impacts to jurisdictional wetlands.*

See notes on grading plans.

Stormwater Comments:

15) *Please provide the following items to complete the Stormwater Management Design Plan per Section 7-80(d) of the Port Wentworth Code of Ordinances and Section 3.7.9 and 3.7.12 of the Port Wentworth Comprehensive Development Manual:*
    a. Certification by Plan Preparer
    b. Certification by Owner

See statements on cover sheet.

16) *It appears that only 71% of runoff reduction is being achieved. Please provide further clarification on how the remaining runoff volume will be reduced and/or treated.*

The spreadsheet has been revised to reach 80% RR, including the whole parcel in the site data. This also includes the undisturbed wetlands area and the 10' vegetated buffer considered as soil restoration.

17) *Please provide a detail and the location of all simple downspout disconnections per Section 7.8.8 of the Georgia CSS.*

Detail provided on sheet C9.2.

18) *Please provide an effective level spreader for the vegetated filter strips, a detail for vegetated filter strips, and the location of all vegetated filter strips on the site development plans pursuant to Section 7.8.6 of the Georgia CSS.*

Detail provided on sheet C9.2.

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

Note added to sheet C4.0 & C5.0.

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

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (2501 : Site Plan

COLEMAN COMPANY
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Agreement has been sent to the owner for signature and is forthcoming.

21) *Per Section 3.7.10 of the CDM, please provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.*
Note added to sheet C4.0 & C5.0.

22) *Pursuant to Section 3.7.9 of the Port Wentworth CDM, please also include pre- and post-development flows for the 2- and 5-year, 24-hour design storms.*
Provided

23) *It appears that pre- and post-development drainage basins do not account for disturbance along Saussy Road. Please include all disturbed areas within the drainage basins and any offsite drainage areas contributing to disturbed areas within the drainage maps.*
In its post-development state, we are sending most of the water from Saussy Road into Pond #1A. During a site visit after a storm event, the water along the southside of Saussy Road is mostly standing water and not flowing. At the entrance, it is flowing north along Highway 21. We are reducing the drainage area overall, therefore, reducing the flow.

24) *Please provide peak water surface elevations for the 2- and 5-year, 24-hour design storms per Section 3.7.10(3) of the Port Wentworth CDM.*
Provided

25) *Please provide a node and link map for the primary drainage in the Master Hydrology Report.*
Provided

26) *The tailwater provided in the secondary drainage pipe sizing analysis states the tailwater used was 12.00 in Pond #1 and Pond #2 for the 25-year storm. According to the Master Hydrology Report, the peak elevations for Pond #1 and Pond #2 appear to be 15.58 and 14.30, respectively. Please provide clarification.*
Revised

<u>Water, Fire System, & Sanitary Sewer Design Comments:</u>

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

28) *Please ensure all existing utility line locations and structures are shown on site plans. The existing water line along Saussy Road appears to not be shown on the utility plans.*
Shown

29) *Complete and provide the Water Distribution System Check List (Section 3.4.3 Exhibit 1 in the CDM).*
Provided with this submittal

30) *Complete and provide the Fire Protection Design Requirements form (Section 3.4.4 Exhibit 2 in the CDM).*
Provided with this submittal

31) *Complete and provide the necessary Available Fire Flow (Aff) calculations (Section 3.4.5 Exhibit 3 in the CDM).*
Provided with this submittal

32) *Complete and provide the Owner/Client Declaration (Section 3.4.7 Exhibit 4 in the CDM).*

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (2501 : Site Plan

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Provided with this submittal

33) *Complete and provide the Wastewater Collection System Check List (Section 3.5.3 Exhibit 1 in the CDM).*

Provided with this submittal

34) *Complete and provide the necessary Equivalent Residential Unit (ERU) calculations (Section 3.5.4 Exhibit 2 in the CDM).*

Provided with this submittal

35) *Please provide sewer/pump station design calculations showing peak flow rate and TDH in accordance with Port Wentworth CDM Section 5.1.1.*

A revised Water & Sewer Analysis with Appendix D showing the Lift Station calculations was added and attached with this submittal.

36) *It is our understanding that a fire protection/suppression system will not be included within this project. Please coordinate with the Port Wentworth Fire Marshal for the fire protection comments and approval.*

His comments have been addressed.

Plan Sheets Comments:

37) *Please show the location of all setbacks pursuant to Section 5.2 of Appendix B of the Port Wentworth Code of Ordinances.*

Shown

38) *Pursuant to Section 15.3-2.1(b) in Appendix B of the Port Wentworth Code of Ordinances, please ensure that that the centerline offsets of all existing and proposed streets are less than 150 feet apart, specifically for Jeffers Road and GA Highway 21.*

Comment is not applicable. The proposed development is not a subdivision.

39) *Pursuant to Section 15.3-2.1(f) in Appendix B of the Port Wentworth Code of Ordinances, please ensure all lot line radii are at least 20 feet and the curvilinear streets are at least 75 feet.*

Comment is not applicable. The proposed development is not a subdivision.

40) *Please ensure that permanent dead-end streets contain a turnaround with a roadway diameter of at least 80 feet and right-of-way diameter of 100 feet, pursuant to Section 15.3-2.1(g) in Appendix B of the Port Wentworth Code of Ordinances.*

Comment is not applicable. The proposed development is not a subdivision.

41) *Please note that all street names within a subdivision shall be approved by the Manger and Council, pursuant to Section 15.3-2.1(k) in Appendix B of the Port Wentworth Code of Ordinances.*

Comment is not applicable. The proposed development is not a subdivision, but names will be provided accordingly.

42) *Please ensure sidewalk layout meets the minimum design standards provided in Section 15.3-2.1(p) in Appendix B of the Port Wentworth Code of Ordinances.*

Comment is not applicable. The proposed development is not a subdivision.

43) *Please provide right-of-way lines for all proposed roads, pursuant to Section 15.3- 2.2 in Appendix B of the Port Wentworth Code of Ordinances.*

Comment is not applicable. The proposed development is not a subdivision.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (2501 : Site Plan

COLEMAN COMPANY
ENGINEERS • SURVEYORS

44) *Please confirm that all water/wastewater pipes have a minimum of 24" of cover as provided in the Port Wentworth CDM technical details S-8 and W-8.*
Provided

45) *Please consider all water/sewer and water/storm crossings have at least 18" minimum separation.*
Provided

Site Lighting Comments:

1) *The Site Lighting Plan indicates that the plan is preliminary until a Georgia Power Executed Lighting Agreement is obtained. Please provide the final Sight Lighting Plan once this agreement is acquired.*
Lighting Plan is for permitting. The agreement has been sent to owner for signature.

Paving, Signage, & Parking Comments:

1) *Applicant shall ensure construction of sidewalks, ADA parking, and accessible routes are in conformance with federal ADA standards, latest edition. Please provide a note on the plans.*
Note provided on sheet C3.0.
2) *Provide all applicable details concerning the parking spaces, both handicap accessible and otherwise.*
Provided
3) *Please provide the parking calculations per dwelling unit as defined in Section 4.10 of Appendix B in the Port Wentworth Code of Ordinances. It appears that there are not enough parking spaces for the proposed number of multifamily homes.*
Parking calculations can be found on sheet C3.0.
4) *Any proposed signage will require a separate permit as outlined in Section 19.1–3 of Port Wentworth Code of Ordinances.*
Acknowledged
5) *A building permit will be required as outlined in Section 7.3, Appendix B of Port Wentworth Code of Ordinances.*
Will be provided by the contractor or developer.

Thank you for your response, your time and effort are greatly appreciated. Should you have any questions or require additional information, please contact me.

Sincerely,

Neil McKenzie, P.E.
Coleman Company. Inc.

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - 1st Return Comment Letter Coleman 8.10.21 (2501 : Site Plan

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
Coastal District Office
400 Commerce Center Drive
Brunswick, Georgia 31523-8251
Phone: 912-264-7284; Fax: (912) 262-3160

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - ESPC Approval 8.2.21 (2501 : Site Plan Review Application

August 2, 2021

LMS Real Estate Investment Management
c/o J. Patrick Harwell
pharwell@lms-realestate.com

Re: Proposed Land Disturbing Activity
LMS Cottages
Chatham County, Georgia
File: SW-025-04-153

Dear Mr. Harwell:

In accordance with the General NPDES Permit No. GAR100001 for Storm Water Discharges Associated with Construction Activities for Stand Alone Construction Projects, issued by the Georgia Environmental Protection Division (EPD) in August 2018, this Project has been reviewed for deficiencies in the identification of waters of the state and potential encroachment of land disturbing activities within 25 foot immediately adjacent and upland of the identifiable point from which the State mandated buffer is measured.

Based upon this review, the EPD has determined the following:

(1) The project does **not** have deficiencies in the identification of waters of the state.

(2) The project will **not** require a buffer variance from the EPD.

However, the EPD reserves the right to change this determination if information that conflicts with the original submittal is obtained during a later site inspection.

Additionally, in accordance with the General NPDES Permit No. GAR100001, each Erosion, Sedimentation and Pollution Control Plan (ESPCP) submittal shall include a completed and applicable ESPCP Checklist established by the Georgia Soil and Water Conservation as of January 1 of the year in which the land-disturbing activity was permitted.

A deficient ESPCP is a violation of the NPDES Permit. If violations occur on the proposed project site and enforcement actions become necessary, a deficient ESPCP may increase the fines incurred. The applicable Checklist as well as a guidance document are available on the Georgia EPD website @ http://epd.georgia.gov.

Based upon this review, EPD has determined the following:

(1) The ESPCP for this Project does **not** have deficiencies.

If additional information is required, please contact me at 912-554-3492.

Sincerely,

Shannon K. Winsness
Environmental Specialist

cc: Coleman Company
c/o Neil McKenzie, P.E.
nmckenzie@cci-sav.com

Alice Vick
EPD Coastal District Office
400 Commerce Center Drive
Brunswick, GA 31523-8251

File: SW-025-04-153

Attachment: 7-0975-01-025 TRACT B LMS COTTAGES S-SITE PLAN SEPT 2021 - ESPC Approval 8.2.21 (2501 : Site Plan Review Application

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2498)

DOC ID: 2498

Subdivision Application submitted by David Dowdy, Jackson Surveying, Inc., on behalf of Shay Anam, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Parcel 3, Former Broadman Tract) for the purpose of a Hotel Development

Issue/Item: Subdivision Application submitted by David Dowdy, Jackson Surveying, Inc., on behalf of Shay Anam, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Parcel 3, Former Broadman Tract) for the purpose of a Hotel Development.

Background: The owner is requesting to subdivide a single 13.50 acre tract into two parcels (3.69 / 9.81 acres) for the purpose of a Hotel development and other future development.

Facts and Findings: The application and submitted plat appears to meet the City requirements. The parcel will be served by City water and sewer utilities.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021 at 6:30 PM.

ATTACHMENTS:

- Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (PDF)
- Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Plat (PDF)
- Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Timeline (DOCX)

210304

RECEIVED
AUG 09 2021
BY: MBE

SUBDIVISION APPLICATION FORM
FOR THE
CITY OF PORT WENTWORTH

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its **entirety**. Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 20 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Parcel 3, Former Broadman Tract

Location: Magellan Blvd.

Number of Lots: 2

Number of Acres: 13.50

PIN #: Portion of 7003702004

Current Zoning: P-C-3

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

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

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

Purpose of Subdivision:

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

Variances: **(List all variances being requested)**

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (2498 : Subdivision Application Parcel 3,

Georgia DOT Review

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

Previous Submittal

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

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include fifteen (15) prints. **Final Plats must include a copy of the plat scanned to a CD along with the fifteen (15) printed copies. Stamp must be in contrasting ink.**

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

_____ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.

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

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

Engineer/Surveyor: David Dowdy / Jackson Surveying, Inc

Address: PO Box 1031, Brunswick, GA Zip Code: 31520

Phone #: 912-265-3856 Fax #: –

Owner: Shay Anam, LLC

Address: 479 U.S. Highway 17, Richmond Hill Zip Code: 31324

Phone #: 912-572-5328 (Jay Patel) Fax #: –

Date of Submittal: June 18, 2021

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (2498 : Subdivision Application Parcel 3,

Please list all property owners that are adjacent to the parcel to be subdivided including those across the public right-of-way:

WPB Estate Management, LLC

Land Holdings, LLC

Cove at Newport Townhome Association, Inc.

Certifications

1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.

2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

3. I hereby certify that I am the owner of the property being proposed for subdivision.

4. I hereby certify that all the information pertained in this application is true and correct.

Signature of Owner

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

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

CITY OF PORT WENTWORTH
7306 HIGHWAY 21, SUITE 301
PORT WENTWORTH, GEORGIA 31407

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (2498 : Subdivision Application Parcel 3,

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324151 8/19/2021 3:08 PM
OPER: ME TERM: 011
REF#: CK 1008

TRAN: 112.0000 BLDG PERMIT
210304 471.00CR
SHAY ANAM, LLC
7-0037-02-004
DEV-MINSUB 471.00CR

TENDERED: 471.00 CHECK
APPLIED: 471.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (2498 : Subdivision Application Parcel 3,

Name	Address	City	State	Zip	PIN #
1311 EUCLID LLC	1128 24TH ST	SANTA MONICA	CA	90403	70037 02014
3681 FIFTH AVENUE LLC & 3687 FIFTH AVENUE LLC	1018 GUILDFORD CT	ENCINITAS	CA	92024	70037 02012
AVALON COVE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21024
AVALON COVE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21030
BARRETT SCOTT J	418 LIONS DEN DR	POOLER, GA		31322	70978A01014
BIGHAM & OWENS KENNETH & SHANTELL	37 CORDAGE CIR	PT WENTWORTH	GA	31407	70978A01019
BRADLEY CREEK PROPERTIES LLC	PO BOX 637	STATESBORO	GA	30459	70037 02010
BRIGHTON BLUFF INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21025
BRIGHTON BLUFF INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21031
CAPITAL AVENUE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21029
CERVONE PAMELA MARIE	361 OHIO ST	ELYRIA	OH	44035	70978A21079
COASTAL CLUB PORT WENTWORTH, LLC	1031 WEST MOSE BLVD, SUITE 240	WINTER PARK, FL		32789	70037 02019
CONNER CHARLES H SR	130 JIM WATERS RD	STATESBORO	GA	30458	70978A21077
CONYERS SHEILA WILCOX	59 D BEARING CIR	PORT WENTWORTH	GA	31407	70978A21089
COOK TIFFANY R	91 BEARING CIR	PT WENTWORTH	GA	31407	70978A21038
CRAMER JEFFREY WALLIS	55 BEARING CIRCLE	PORT WENTWORTH	GA	31407	70978A21020
DAO CUONG C	210 FISH HAWK LN	SAVANNAH	GA	31410	70978A21021
DAVIS NORMAN E JR & EVELYN	139 COBBLETON DR	RINCON	GA	31326	70978A01015
DAVIS NORMAN E JR & EVELYN	139 COBBLETON DR	RINCON	GA	31326	70978A01016
DEMPSEY DYNESHA D	52 BEARING CIRCLE	PORT WENTWORTH	GA	31407	70978A21076
DILLARD PARK INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21033
DILLARD PARK INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21027
DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE, SUITE 1500	ORLANDO	FL	32801	70037 02015
DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE	ORLANDO	FL	32801	70037 02011
DOUBLE REVERSE, LLC	250 N. ORANGE AVE	ORLANDO	FL	32801	70037 02013
DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE	ORLANDO	FL	32801	70037 02018
EDEN LAKE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21028
EDEN LAKE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21034
FIGARO ASNEL	45 CORDAGE CIRCLE	PORT WENTWORTH	GA	31407	70978A01023
FISHER ISLE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21035
FISHER ISLE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21036
GARNETT RIDGE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21026
GARNETT RIDGE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21032
GORDON KAYLA	89 BEARING CIR	PORT WENTWORTH	GA	31407	70978A21037
HARDEE GROVE INVESTMENTS LLC	120 COMMERCE CT	POOLER	GA	31322	70978A21023
HARVEY AIKEN DISHONG	43 CORDAGE CIRCLE	PORT WENTWORTH	GA	31407	70978A01022
HILL BRYAN A	48 BEARING CIRCLE	PORT WENTWORTH	GA	31407	70978A21078
KNIGHT MONICA	39 CORDAGE CIRCLE	PORT WENTWORTH	GA	31407	70978A01020
KOHRS CHAD E & JESSICA JEAN	108 ALCOTT CT	ELIZABETHTOWN	KY	42701	70978A01017
MCCOY TERRY & RUBY JANIE	35 CORDAGE CIRCLE	PORT WENTWORTH	GA	31407	70978A01018
REALTY INVESTORS US LLC	105 HILLSIDE DR	RINCON	GA	31326	70978A21104
RNJ INVESTMENTS LLC	7640 ABERCORN ST	SAVANNAH	GA	31406	70978A21101
SILVA CARLOS N	41 CORDAGE CIRCLE	SAVANNAH	GA	31407	70978A01021
SIMMONS MULIK	2 EMMET COURT	SAVANNAH	GA	31419	70978A21103
SPENCER BEULAH	140 CAMBRIDGE DR	RINCON, GA		31326	70978A21102
VOISINE HELGA J	275 NORTH TOPI TRL	HINESVILLE	GA	31313	70978A21088
WPB ESTATE MANAGEMENT LLC	4107 COLUMBIA ROAD	AUGUSTA	GA	30907	70037 02016

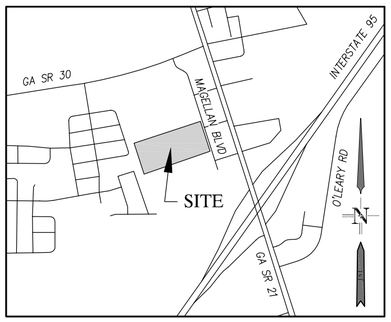
Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Application (2498 : Subdivision Application Parcel 3,

MAP TO SHOW SUBDIVISION SURVEY OF

PARCEL 3, FORMER BROADMAN TRACT, CITY OF PORT WENTWORTH, 8th G.M.D., CHATHAM COUNTY, GEORGIA

(ACCORDING TO PLAT RECORDED IN P.B. 52, PG. 428 OF THE PUBLIC RECORDS OF SAID COUNTY)

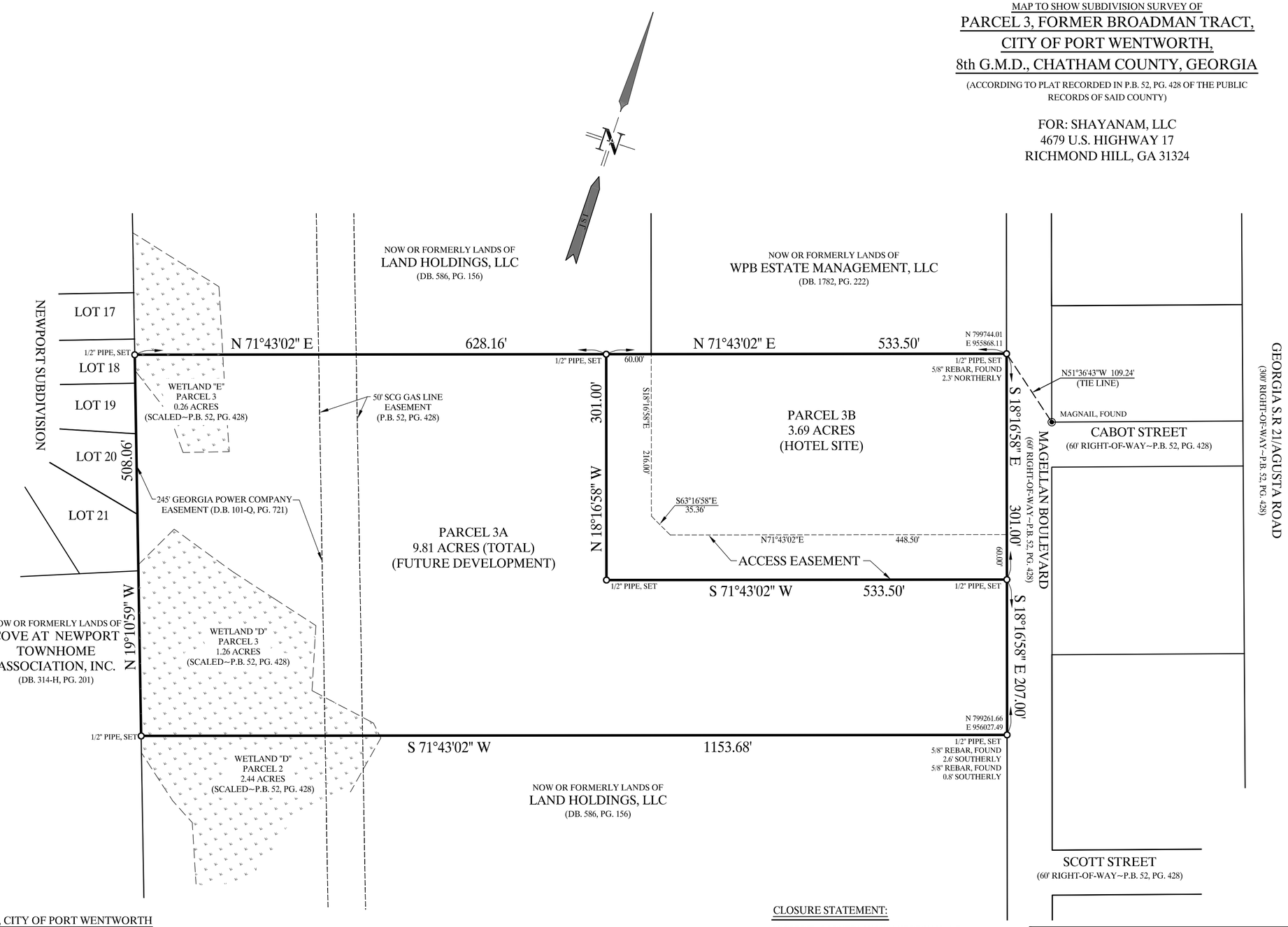
FOR: SHAYANAM, LLC
4679 U.S. HIGHWAY 17
RICHMOND HILL, GA 31324



VICINITY (N.T.S.) MAP

NOTES:

1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE eGPS SOLUTIONS RTN NETWORK.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
3. ACCORDING TO PLAT RECORDED IN P.B. 52, PG. 428 THE SUBJECT PROPERTY IS ZONED P-C-3. SEE CITY OF PORT WENTWORTH ZONING REGULATIONS FOR BUILDING SETBACK AND BUFFER REQUIREMENTS:
4. THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CHATHAM COUNTY, GEORGIA, DATED: AUGUST 16, 2018, MAP No. 13051C0030G, COMMUNITY No. 135162, PANEL No. 0030, SUFFIX No. G.
5. REFERENCES:
   A. PLAT BY SUNDIAL LAND SURVEYING, P.C., RECORDED IN P.B. 52, PG. 428.
8. THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.
9. THIS PROPERTY CONTAINS WETLANDS UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. DISTURBANCE TO THESE AREAS WITHOUT AUTHORIZATION MAY RESULT IN PENALTY BY LAW.



APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR	DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE

OWNER'S STATEMENT

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT WENTWORTH FOR THE USE INTENDED. SUCH DEDICATIONS ARE MORE SPECIFICALLY IN THE DEED THAT ACCOMPANIES THIS PLAT.

(OWNER OR ATTORNEY AS AGENT)

CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 866,200 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
ANGULAR & LINEAR: TRIMBLE S5 & GPS RTK
CHAMPION WRI

SURVEYOR'S CERTIFICATION

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

GEORGIA PROFESSIONAL LAND SURVEYOR DAVID E. DOWDY 3395

DAVID E. DOWDY
GA. PROFESSIONAL SURVEYOR No. 3395

100' 50' 0' 50' 100' 200'

GRAPHIC SCALE: 1" = 100'

DATE OF PLAT: JUNE 18, 2021
DATE OF FIELD SURVEY: DECEMBER 16, 2020

JACKSON SURVEYING, INC.
Surveyors and Land Planners
LSF001244

207 ROSE DRIVE
BRUNSWICK, GEORGIA 31520
Ofc. (912) 265-3856
email: info@brunswicksurveyor.com

DWN. BY: D.E.D. CKD. BY: P.J.
DWG. NO.: C0750 06-00-21 J3212 FB. 128, PG. 23

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Plat (2498 : Subdivision Application Parcel 3, Former Broadman Tract Final Plat SEPT 2021)

I:\MYCLOUDPR2100\pc\JSI Public\Dwgs\Counties OTHER\Chatham County\Port Wentworth\BROADMAN TRACT\Broadman Tract_Home5 Series_Subdivision_J3212.dwg, 8/13/2021 4:09:10 PM, 1:1

Project Timeline

Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat

Project Number: 210304

Applicant: Shay Anam ,LLC (Surveyor: Jackson Surveying Inc – David Dowdy)

- 8/9/2021 – Application Received; Incomplete.
- 8/10/2021 – Sent letter to David Dowdy for missing information. Adjacent Property Owners, PDF, 15 copies of plat, fee check
- 8/13/2021 – received PDF, Adjacent Property Owners & Fee Check
- 8/16/2021 – Received 15 copies of plat
- 8/23/2021 – Gave to Plat to Omar for review

Attachment: Portion of 7-0037-02-004 Parcel 3 Subdivision App Final Plat SEPT 2021 - Timeline (2498 : Subdivision Application Parcel 3,

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2503)

DOC ID: 2503

Subdivision Application submitted by Ray Pittman, Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-069 (Hickory Street) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside at Rice Hope Phases B & C) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Ray Pittman, Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-069 (Hickory Street) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside at Rice Hope Phases B & C) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Parkside Phases B & C of the Rice Hope Subdivision. Parkside Phases B & C includes sixty-nine (69) single family lots on approximately 12.3 Acres.

Facts and Findings: The application appears to be complete. The Subdivision will be connected to City water and sewer utilities and will include the extension of Oak Way and Cypress Loop. The application is currently under review by the City engineers, Thomas & Hutton.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, September 13, 2021.

ATTACHMENTS:

- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Prelim Plat (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Land Disturbing Application (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Exhibit 8.1.21 (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Water and Wastewater Cals (PDF)
- PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Timeline (DOCX)

210314

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

RECEIVED
AUG 16 2021
BY: MBC

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and i to be filled out in its **entirety**. Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 20 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: RICE HOPE, PARKSIDE PHASE B & C

Location: 0 HICKORY STREET, RICE HOPE PLANTATION

Number of Lots: 69 Number of Acres: 12.3 ACRES

PIN #: 70906 04069 Current Zoning: M-P-O

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

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

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

Purpose of Subdivision:

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

Variances: **(List all variances being requested)**

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503 : Subdivision Application Parkside Ph

Georgia DOT Review

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

Previous Submittal

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

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include fifteen (15) prints. **Final Plats must include a copy of the plat scanned to a CD along with the fifteen (15) printed copies. Stamp must be in contrasting ink.**

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

_____ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.

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

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

Engineer/Surveyor: PITTMAN ENGINEERING CO

Address: P.O. 822 RICHMOND HILL, GA Zip Code: 31324

Phone #: 912-662-4000 Fax #: _____

Owner: PAUL LARNER

Address: 3071 SLATE MILLS ROAD Zip Code: _____

Phone #: 540-987-3164 Fax #: _____

Date of Submittal: PLARNER2003@HOTMAIL.COM

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503 : Subdivision Application Parkside Ph

Please list all property owners that are adjacent to the parcel to be subdivided including those across the public right-of-way:

SEE ATTACHED

Certifications

1. RP I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currentl in effect for the property being subdivided.

2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

3. RP I hereby certify that I am the ~~owner~~ APPLICANT of the property being proposed for subdivision.

4. RP I hereby certify that all the information pertained in this application is true and correct.

Ray Pitts

Signature of ~~Owner~~ APPLICANT

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

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

CITY OF PORT WENTWORTH
7306 HIGHWAY 21, SUITE 301
PORT WENTWORTH, GEORGIA 31407

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503 : Subdivision Application Parkside Ph

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00324148 8/19/2021 3:05 PM
OPER: ME TERM: 011
REF#: CK 2193

TRAN: 112.0000 BLDG PERMIT
210314 3,916.00CR
BEP RICE HOPE LLC
7-0906-04-069
I-SUBDIV 3,916.00CR

TENDERED: 3,916.00 CHECK
APPLIED: 3,916.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503 : Subdivision Application Parkside Ph

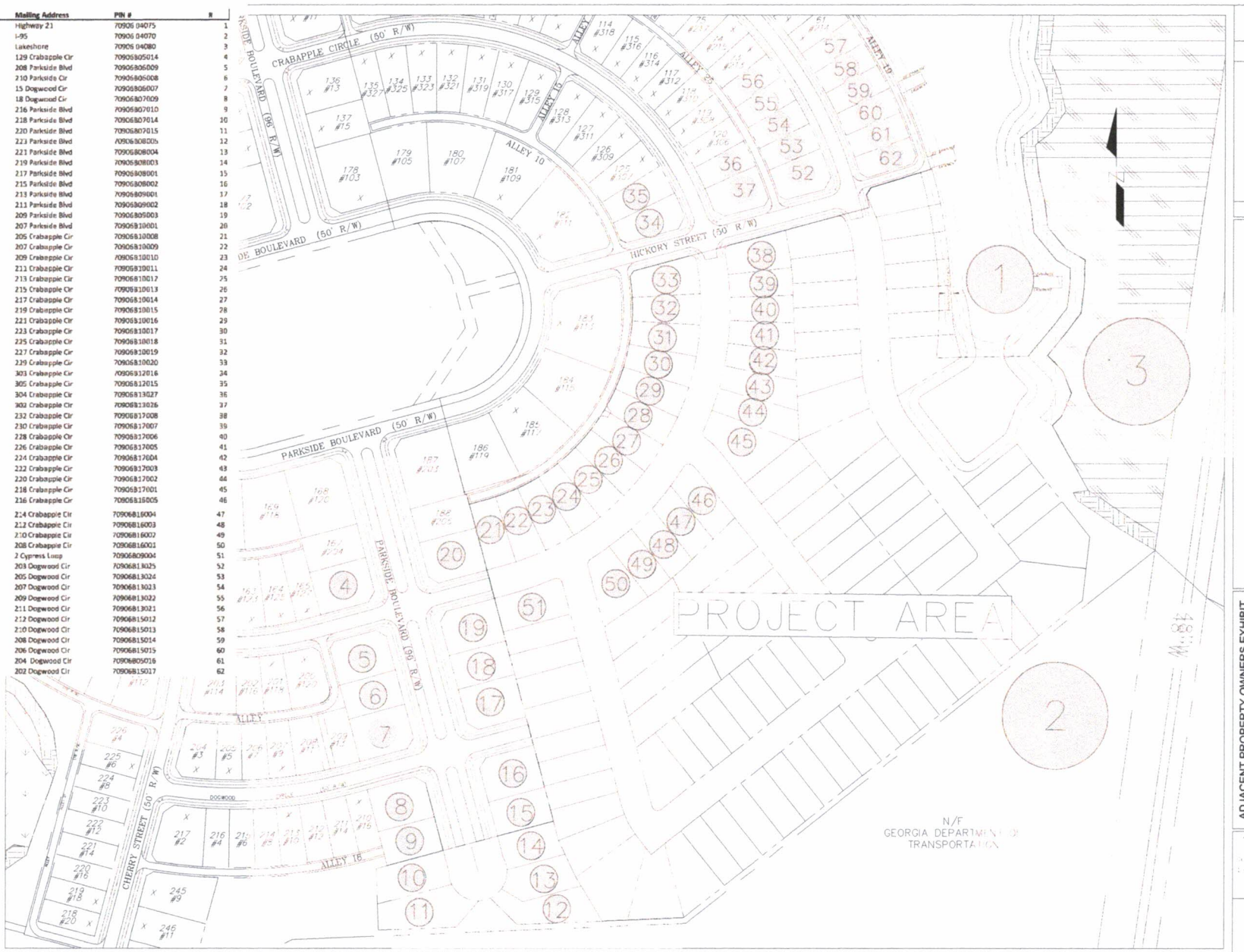
Owner Name	Mailing Address	PIN #	#
BEP Rice Hope LLC	Highway 21, Port Wentworth GA, 31407	70906 04075	1
Georgia Department of Transportation	I-95, Port Wentworth GA, 31407	70906 04070	2
BEP Rice Hope LLC	Lakeshore, Port Wentworth GA, 31407	70906 04080	3
Yvette Pinckney	129 Crabapple Cir, Port Wentworth GA, 31407	70906B05014	4
AMH Development, LLC	208 Parkside Blvd, Port Wentworth GA, 31407	70906B06009	5
AMH Development, LLC	210 Parkside Cir, Port Wentworth GA, 31407	70906B06008	6
AMH Development, LLC	15 Dogwood Cir, Port Wentworth GA, 31407	70906B06007	7
BEP Rice Hope LLC	18 Dogwood Cir, Port Wentworth GA, 31407	70906B07009	8
Charles & Deborah Frison	216 Parkside Blvd, Port Wentworth GA, 31407	70906B07010	9
Marv Johnson JR	218 Parkside Blvd, Port Wentworth GA, 31407	70906B07014	10
Johnnie & Barbara Mastin	220 Parkside Blvd, Port Wentworth GA, 31407	70906B07015	11
Amber Gallant	223 Parkside Blvd, Port Wentworth GA, 31407	70906B08005	12
Michael Gonzalez	221 Parkside Blvd, Port Wentworth GA, 31407	70906B08004	13
Village Park Homes, LLC	219 Parkside Blvd, Port Wentworth GA, 31407	70906B08003	14
AMH Development, LLC	217 Parkside Blvd, Port Wentworth GA, 31407	70906B08001	15
AMH Development, LLC	215 Parkside Blvd, Port Wentworth GA, 31407	70906B08002	16
AMH Development, LLC	213 Parkside Blvd, Port Wentworth GA, 31407	70906B09001	17
AMH Development, LLC	211 Parkside Blvd, Port Wentworth GA, 31407	70906B09002	18
Amanda Caldemeyer	209 Parkside Blvd, Port Wentworth GA, 31407	70906B09003	19
AMH Development, LLC	207 Parkside Blvd, Port Wentworth GA, 31407	70906B10001	20
BEP Rice Hope LLC	205 Crabapple Cir, Port Wentworth GA, 31407	70906B10008	21
BEP Rice Hope LLC	207 Crabapple Cir, Port Wentworth GA, 31407	70906B10009	22
Village Park Homes, LLC	209 Crabapple Cir, Port Wentworth GA, 31407	70906B10010	23
Village Park Homes, LLC	211 Crabapple Cir, Port Wentworth GA, 31407	70906B10011	24
Village Park Homes, LLC	213 Crabapple Cir, Port Wentworth GA, 31407	70906B10012	25
Aminou Mohamadou	215 Crabapple Cir, Port Wentworth GA, 31407	70906B10013	26
Village Park Homes, LLC	217 Crabapple Cir, Port Wentworth GA, 31407	70906B10014	27
Village Park Homes, LLC	219 Crabapple Cir, Port Wentworth GA, 31407	70906B10015	28
Village Park Homes, LLC	221 Crabapple Cir, Port Wentworth GA, 31407	70906B10016	29
Yonna Porter	223 Crabapple Cir, Port Wentworth GA, 31407	70906B10017	30
BEP Rice Hope LLC	225 Crabapple Cir, Port Wentworth GA, 31407	70906B10018	31
BEP Rice Hope LLC	227 Crabapple Cir, Port Wentworth GA, 31407	70906B10019	32
Village Park Homes, LLC	229 Crabapple Cir, Port Wentworth GA, 31407	70906B10020	33

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503

Matthew Kimsey	303 Crabapple Cir, Port Wentworth GA, 31407	70906B12016	34
AMH Development, LLC	305 Crabapple Cir, Port Wentworth GA, 31407	70906B12015	35
AMH Development, LLC	304 Crabapple Cir, Port Wentworth GA, 31407	70906B13027	36
Adam & Courtney Barnett	302 Crabapple Cir, Port Wentworth GA, 31407	70906B13026	37
Village Park Homes, LLC	232 Crabapple Cir, Port Wentworth GA, 31407	70906B17008	38
Village Park Homes, LLC	230 Crabapple Cir, Port Wentworth GA, 31407	70906B17007	39
Village Park Homes, LLC	228 Crabapple Cir, Port Wentworth GA, 31407	70906B17006	40
Village Park Homes, LLC	226 Crabapple Cir, Port Wentworth GA, 31407	70906B17005	41
Village Park Homes, LLC	224 Crabapple Cir, Port Wentworth GA, 31407	70906B17004	42
Village Park Homes, LLC	222 Crabapple Cir, Port Wentworth GA, 31407	70906B17003	43
Village Park Homes, LLC	220 Crabapple Cir, Port Wentworth GA, 31407	70906B17002	44
Village Park Homes, LLC	218 Crabapple Cir, Port Wentworth GA, 31407	70906B17001	45
Village Park Homes, LLC	216 Crabapple Cir, Port Wentworth GA, 31407	70906B16005	46
Village Park Homes, LLC	214 Crabapple Cir, Port Wentworth GA, 31407	70906B16004	47
Pearce Gilbert III	212 Crabapple Cir, Port Wentworth GA, 31407	70906B16003	48
Dianne Tschabrunn	210 Crabapple Cir, Port Wentworth GA, 31407	70906B16002	49
Tamika Green	208 Crabapple Cir, Port Wentworth GA, 31407	70906B16001	50
Village Park Homes. LLC	2 Cypress Loop, Port Wentworth GA, 31407	70906B09004	51
Garrett & Daniella Hunter	203 Dogwood Cir, Port Wentworth GA, 31407	70906B13025	52
Anna Suncire	205 Dogwood Cir, Port Wentworth GA, 31407	70906B13024	53
Joseph & Erin Rovnak	207 Dogwood Cir, Port Wentworth GA, 31407	70906B13023	54
Stephanie Parker	209 Dogwood Cir, Port Wentworth GA, 31407	70906B13022	55
AMH Development, LLC	211 Dogwood Cir, Port Wentworth GA, 31407	70906B13021	56
AMH Development, LLC	212 Dogwood Cir, Port Wentworth GA, 31407	70906B15012	57
Melinda Mazouch	210 Dogwood Cir, Port Wentworth GA, 31407	70906B15013	58
Laura Worthy	208 Dogwood Cir, Port Wentworth GA, 31407	70906B15014	59
Justin Nevitt & Jilliann Gonya	206 Dogwood Cir, Port Wentworth GA, 31407	70906B15015	60
William Jackson & Mary Triplett	204 Dogwood Cir, Port Wentworth GA, 31407	70906B05016	61
AMH Development, LLC	202 Dogwood Cir, Port Wentworth GA, 31407	70906B15017	62

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application (2503

Owner Name	Mailing Address	PIN #	#
BEP Rice Hope LLC	Highway 21	70906 04075	1
Georgia Department of Transportation	I-95	70906 04070	2
BEP Rice Hope LLC	Lakeshore	70906 04080	3
Yvette Pinckney	129 Crabapple Cir	70906805014	4
AMH Development, LLC	208 Parkside Blvd	70906806009	5
AMH Development, LLC	210 Parkside Cir	70906806008	6
AMH Development, LLC	15 Dogwood Cir	70906806007	7
BEP Rice Hope LLC	18 Dogwood Cir	70906807009	8
Charles & Deborah Frison	216 Parkside Blvd	70906807010	9
Mary Johnson JR	218 Parkside Blvd	70906807014	10
Johnnie & Barbara Martin	220 Parkside Blvd	70906807015	11
Amber Gallant	223 Parkside Blvd	70906808005	12
Michael Gonzalez	221 Parkside Blvd	70906808004	13
Village Park Homes, LLC	219 Parkside Blvd	70906808003	14
AMH Development, LLC	217 Parkside Blvd	70906808001	15
AMH Development, LLC	215 Parkside Blvd	70906808002	16
AMH Development, LLC	213 Parkside Blvd	70906809001	17
AMH Development, LLC	211 Parkside Blvd	70906809002	18
Amanda Caldemeyer	209 Parkside Blvd	70906809003	19
AMH Development, LLC	207 Parkside Blvd	70906810001	20
BEP Rice Hope LLC	205 Crabapple Cir	70906810008	21
BEP Rice Hope LLC	207 Crabapple Cir	70906810009	22
Village Park Homes, LLC	209 Crabapple Cir	70906810010	23
Village Park Homes, LLC	211 Crabapple Cir	70906810011	24
Village Park Homes, LLC	213 Crabapple Cir	70906810012	25
Aminou Mohamadou	215 Crabapple Cir	70906810013	26
Village Park Homes, LLC	217 Crabapple Cir	70906810014	27
Village Park Homes, LLC	219 Crabapple Cir	70906810015	28
Village Park Homes, LLC	221 Crabapple Cir	70906810016	29
Yonna Porter	223 Crabapple Cir	70906810017	30
BEP Rice Hope LLC	225 Crabapple Cir	70906810018	31
BEP Rice Hope LLC	227 Crabapple Cir	70906810019	32
Village Park Homes, LLC	229 Crabapple Cir	70906810020	33
Matthew Kimsey	303 Crabapple Cir	70906812016	34
AMH Development, LLC	305 Crabapple Cir	70906812015	35
AMH Development, LLC	304 Crabapple Cir	70906813027	36
Adam & Courtney Barnett	302 Crabapple Cir	70906813026	37
Village Park Homes, LLC	232 Crabapple Cir	70906817008	38
Village Park Homes, LLC	230 Crabapple Cir	70906817007	39
Village Park Homes, LLC	228 Crabapple Cir	70906817006	40
Village Park Homes, LLC	226 Crabapple Cir	70906817005	41
Village Park Homes, LLC	224 Crabapple Cir	70906817004	42
Village Park Homes, LLC	222 Crabapple Cir	70906817003	43
Village Park Homes, LLC	220 Crabapple Cir	70906817002	44
Village Park Homes, LLC	218 Crabapple Cir	70906817001	45
Village Park Homes, LLC	216 Crabapple Cir	70906816005	46
Village Park Homes, LLC	214 Crabapple Cir	70906816004	47
Pearce Gilbert III	212 Crabapple Cir	70906816003	48
Dianne Tschabrunn	210 Crabapple Cir	70906816002	49
Tamika Green	208 Crabapple Cir	70906816001	50
Village Park Homes, LLC	2 Cypress Loop	70906809004	51
Garrett & Daniella Hunter	203 Dogwood Cir	70906813025	52
Anna Sumcire	205 Dogwood Cir	70906813024	53
Joseph & Erin Rovnak	207 Dogwood Cir	70906813023	54
Stephanie Parker	209 Dogwood Cir	70906813022	55
AMH Development, LLC	211 Dogwood Cir	70906813021	56
AMH Development, LLC	212 Dogwood Cir	70906815012	57
Melinda Mazouch	210 Dogwood Cir	70906815013	58
Laura Worthy	208 Dogwood Cir	70906815014	59
Justin Nevitt & Jilliann Gonya	206 Dogwood Cir	70906815015	60
William Jackson & Mary Triplett	204 Dogwood Cir	70906805016	61
AMH Development, LLC	202 Dogwood Cir	70906815017	62



ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE 62 ACRES TRACT
CITY OF PORT WENTWORTH, GEORGIA

THIRD LAKE DEVELOPMENT, LLC

Pittman Engineering Co., LLC
2591 Hwy 175 Suite 303
Richmond Hill, GA 31324
912-445-4078
www.PittmanEngineeringCo.com

REVISIONS | BY | DATE

EX

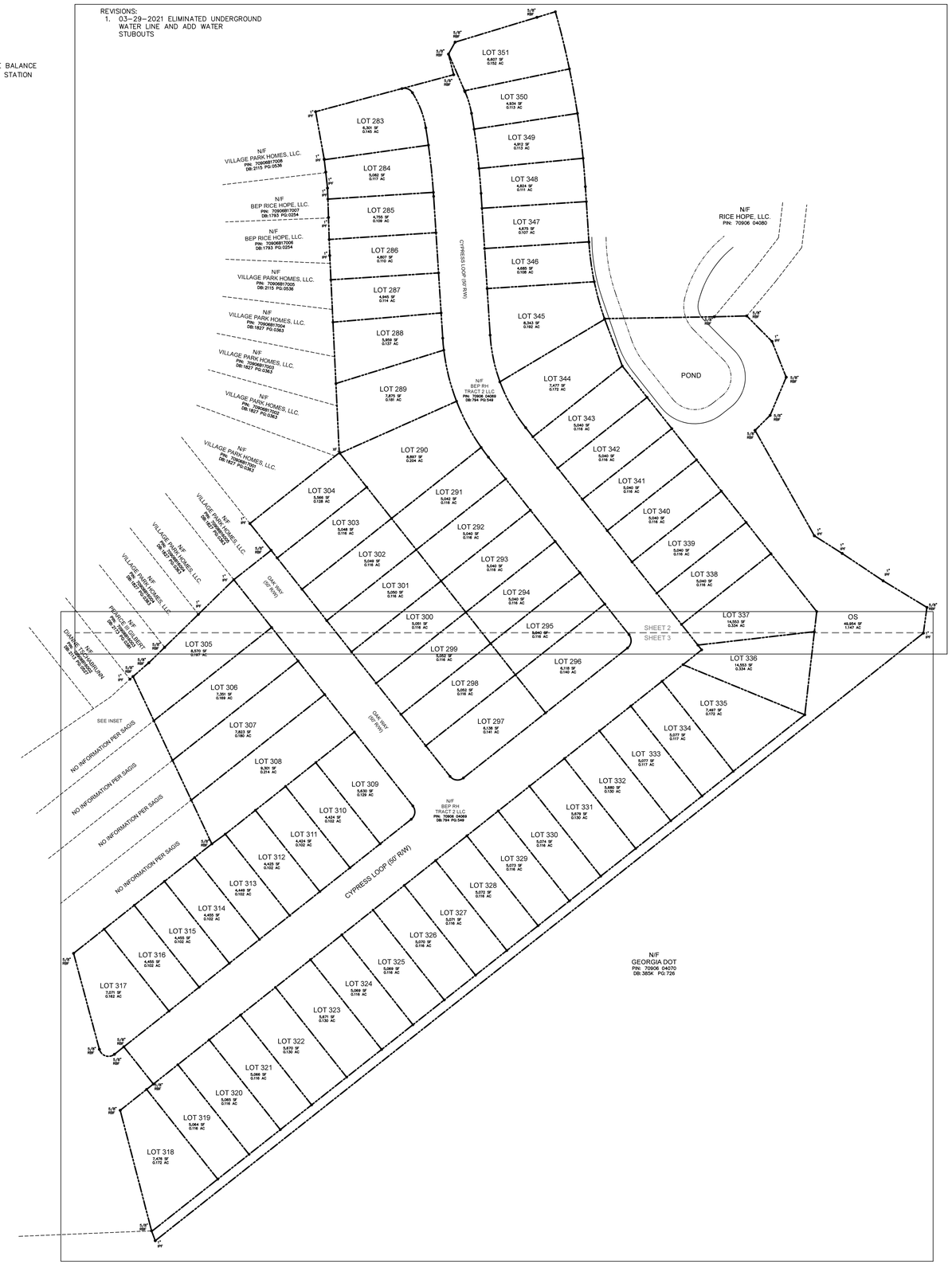
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Application

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

SURVEY DATA

TOTAL AREA:	12.014 ACRES
ERROR OF PLAT CLOSURE:	1 IN 149,538
ERROR OF FIELD CLOSURE:	1 IN 114,735
ANGULAR ERROR:	0.7" PER ANGLE POINT
ADJUSTED BY:	COMPASS RULE WITH ANGLE BALANCE
EQUIPMENT USED:	TOPCON PS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON:	02-12-21

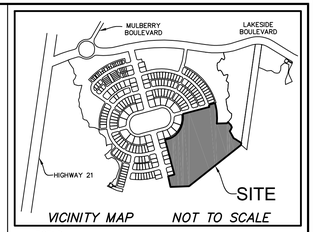
REVISIONS:
1. 03-29-2021 ELIMINATED UNDERGROUND WATER LINE AND ADD WATER STUBOUTS



NORTH
GA GRID (NAD 83)
EAST ZONE

ACREAGE CHART

LOTS(69):	388,548 SF	8.920 AC
OPEN SPACE:	49,954 SF	1.147 AC
RIGHT OF WAY:	84,807 SF	1.947 AC
TOTAL:	523,309 SF	12.014 AC



VICINITY MAP NOT TO SCALE

LEGEND

CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
IPFD	●	IRON PIPE FOUND DISTURBED
RBS	O	5/8" IRON REBAR SET
XF	X	SCRIBED X FOUND

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0030-C COMMUNITY 130051C.
2. HORIZONTAL DATUM IS GEORGIA EAST GRID (NAD 83).
3. ALL STORM EASEMENT RUN TAGS ARE IN NUMERICAL ORDER, BEGINNING AT THE LOWEST NUMBER (ALSO THE NORTHING/EASTING CALL OUT) FOR EACH SECTION OF EASEMENT. EASEMENT TABLE TAGS ARE PRECEDED BY "E".
4. THERE IS A 15' UTILITY EASEMENT AT THE FRONT OF EACH LOT.
5. UNLESS OTHERWISE SHOWN ON THIS PLAT, BUILDING SETBACKS ARE AS FOLLOWS: FRONT-15', SIDE-5', & REAR-10'.

REFERENCES

1. PB: 28P PG: 55
2. PB: 36S PG: 54
3. PB: 52 PG: 215
4. DB: 794 PG: 549

60 30 0 60 120
GRAPHIC SCALE (1"=60')

PREPARED FOR:
PITTMAN ENGINEERING, CO.

A SUBDIVISION PLAT OF

RICE HOPE PARKSIDE,
PHASES B & C.

PIN ID: 70906-04069
8TH G.M.D.
THE CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK:	JLG
FIELD CHECK:	CJB
DRAWN BY:	KWF
DATE:	08-25-2021
SCALE:	1"=60'
PROJECT No.:	BFT-21055
FILE:	BFT-21055 SUB1.DWG

SHEET 1 OF 3

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

GEORGIA CERTIFICATE OF AUTHORIZATION
ATLAS SURVEYING BFT,LLC. No. LSF001282

GEORGIA PROFESSIONAL No. 3372 LAND SURVEYOR COLIN JESSE BEARDEN

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PRELIMINARY DRAFT

COLIN J. BEARDEN
GA.P.L.S. No. LS003372

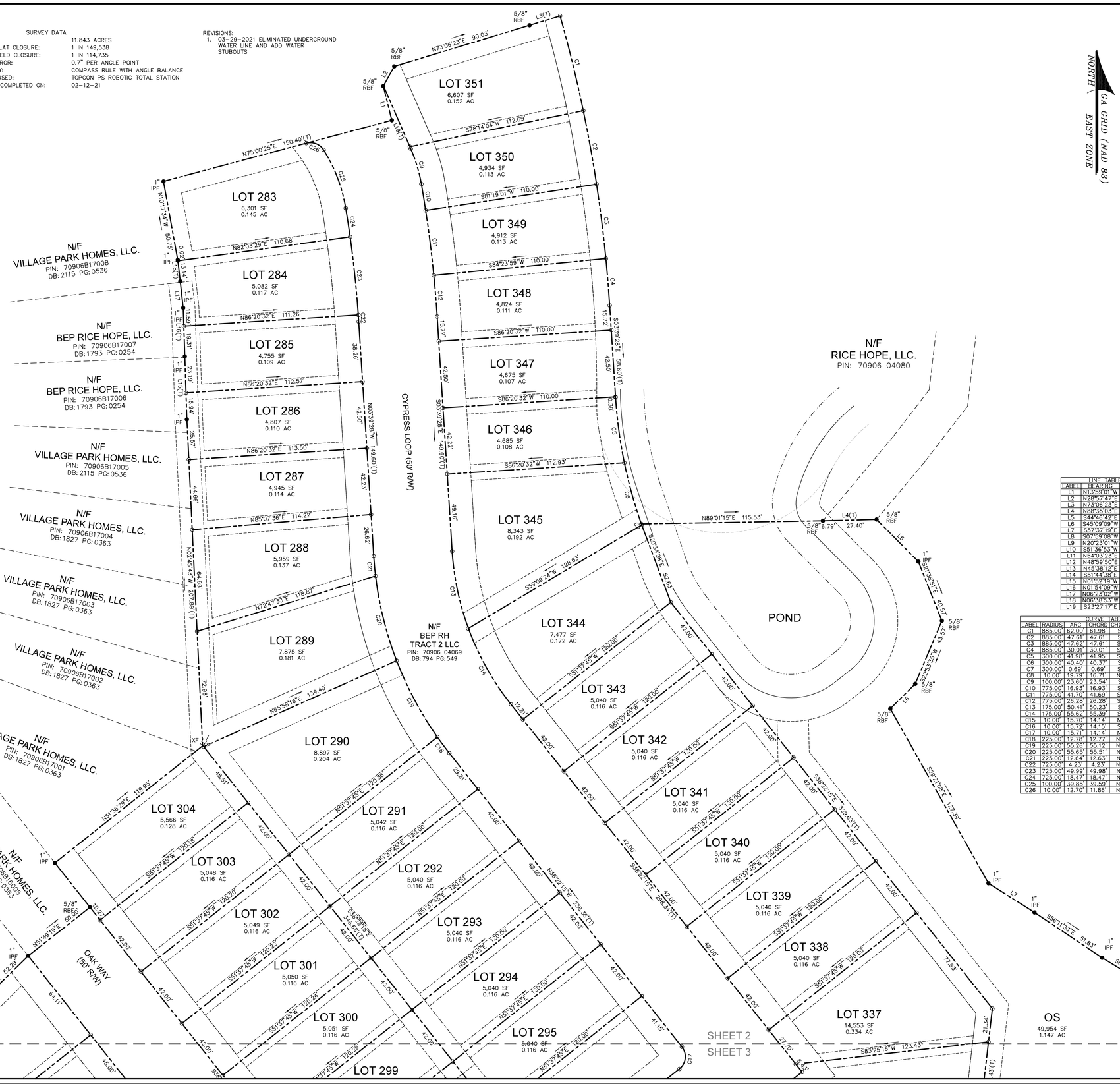
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Prelim Plat (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

SURVEY DATA

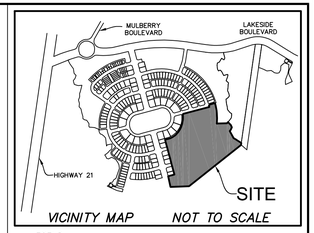
TOTAL AREA:	11.843 ACRES
ERROR OF PLAT CLOSURE:	1 IN 149,538
ERROR OF FIELD CLOSURE:	1 IN 114,735
ANGULAR ERROR:	0.7" PER ANGLE POINT
ADJUSTED BY:	COMPASS RULE WITH ANGLE BALANCE
EQUPIMENT USED:	TOPCON PS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON:	02-12-21

REVISIONS:
1. 03-29-2021 ELIMINATED UNDERGROUND WATER LINE AND ADD WATER STUBOUTS



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N13°59'01"W	22.39'
L2	N28°57'47"E	14.36'
L3	N73°06'23"E	20.26'
L4	N88°35'03"E	34.19'
L5	S44°46'42"E	37.73'
L6	S45°09'09"W	22.39'
L7	S57°37'19"E	34.69'
L8	S07°59'08"W	27.28'
L9	N20°23'01"W	11.06'
L10	S51°36'53"W	12.65'
L11	N54°03'23"E	17.37'
L12	N48°59'50"E	22.05'
L13	N45°38'12"E	23.18'
L14	S51°44'38"E	0.86'
L15	N01°52'19"W	40.13'
L16	N01°54'09"W	30.90'
L17	N06°23'02"W	16.99'
L18	N06°38'53"W	13.76'
L19	S23°27'17"E	43.58'

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	885.00'	62.00'	61.98'	S1°34'21"E	4°00'49"
C2	885.00'	47.61'	47.61'	S10°13'28"E	3°04'57"
C3	885.00'	47.62'	47.61'	S07°08'30"E	3°04'58"
C4	885.00'	30.01'	30.01'	S04°37'44"E	1°56'34"
C5	300.00'	41.98'	41.95'	S07°40'00"E	8°01'04"
C6	300.00'	40.40'	40.37'	S15°32'01"E	7°42'58"
C7	300.00'	0.69'	0.69'	S19°27'26"E	0°07'52"
C8	10.00'	19.79'	16.71'	N71°42'00"W	113°22'15"
C9	100.00'	23.60'	23.54'	S16°41'41"E	13°31'12"
C10	775.00'	16.93'	16.93'	S09°18'32"E	1°15'06"
C11	775.00'	41.70'	41.69'	S07°08'30"E	3°04'58"
C12	775.00'	26.28'	26.28'	S04°37'44"E	1°56'34"
C13	175.00'	50.41'	50.23'	S11°54'33"E	16°30'10"
C14	175.00'	55.62'	55.39'	S29°15'56"E	18°12'37"
C15	10.00'	15.70'	14.14'	N06°38'14"E	89°57'18"
C16	10.00'	15.72'	14.15'	S83°21'47"E	90°02'40"
C17	10.00'	15.71'	14.14'	N06°37'19"E	89°59'08"
C18	225.00'	12.78'	12.77'	N36°44'39"W	3°15'12"
C19	225.00'	55.26'	55.12'	N28°04'54"W	14°04'18"
C20	225.00'	55.65'	55.51'	N13°57'38"W	14°10'14"
C21	225.00'	12.64'	12.63'	N05°15'59"W	3°13'04"
C22	725.00'	4.23'	4.23'	N03°49'29"W	0°20'03"
C23	725.00'	49.92'	49.98'	N05°58'01"W	3°57'01"
C24	725.00'	18.47'	18.47'	N08°40'19"W	1°27'35"
C25	100.00'	39.85'	39.59'	N20°49'08"W	22°50'03"
C26	10.00'	12.70'	11.86'	N68°36'52"W	72°48'25"



VICINITY MAP NOT TO SCALE

LEGEND

CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
IPFD	●	IRON PIPE FOUND DISTURBED
RBS	O	5/8" IRON REBAR SET
XF	X	SCRIBED X FOUND

NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0030-C COMMUNITY 130516C.
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4. THERE IS A 15' UTILITY EASEMENT AT THE FRONT OF EACH LOT.
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REFERENCES
1. PB: 28P PG: 55
2. PB: 36S PG: 54
3. PB: 52 PG: 215
4. DB: 794 PG: 549

30 15 0 30 60
GRAPHIC SCALE (1"=30')

PREPARED FOR:
PITTMAN ENGINEERING, CO.

A SUBDIVISION PLAT OF

RICE HOPE PARKSIDE, PHASES B & C.

PIN ID: 70906-04069
8TH G.M.D.
THE CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK:	JLG
FIELD CHECK:	CJB
DRAWN BY:	KWF
DATE:	08-25-2021
SCALE:	1"=30'
PROJECT No.:	BFT-21055
FILE:	BFT-21055 SUB1.DWG

SHEET 2 OF 3

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PHONE: (843) 645-9277
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GEORGIA PROFESSIONAL No. 3372 LAND SURVEYOR COLIN JESSE BEARDEN

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PRELIMINARY DRAFT

COLIN J. BEARDEN
GA.P.L.S. No. LS003372

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SURVEY DATA

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FIELD WORK COMPLETED ON:	02-12-21

REVISIONS:
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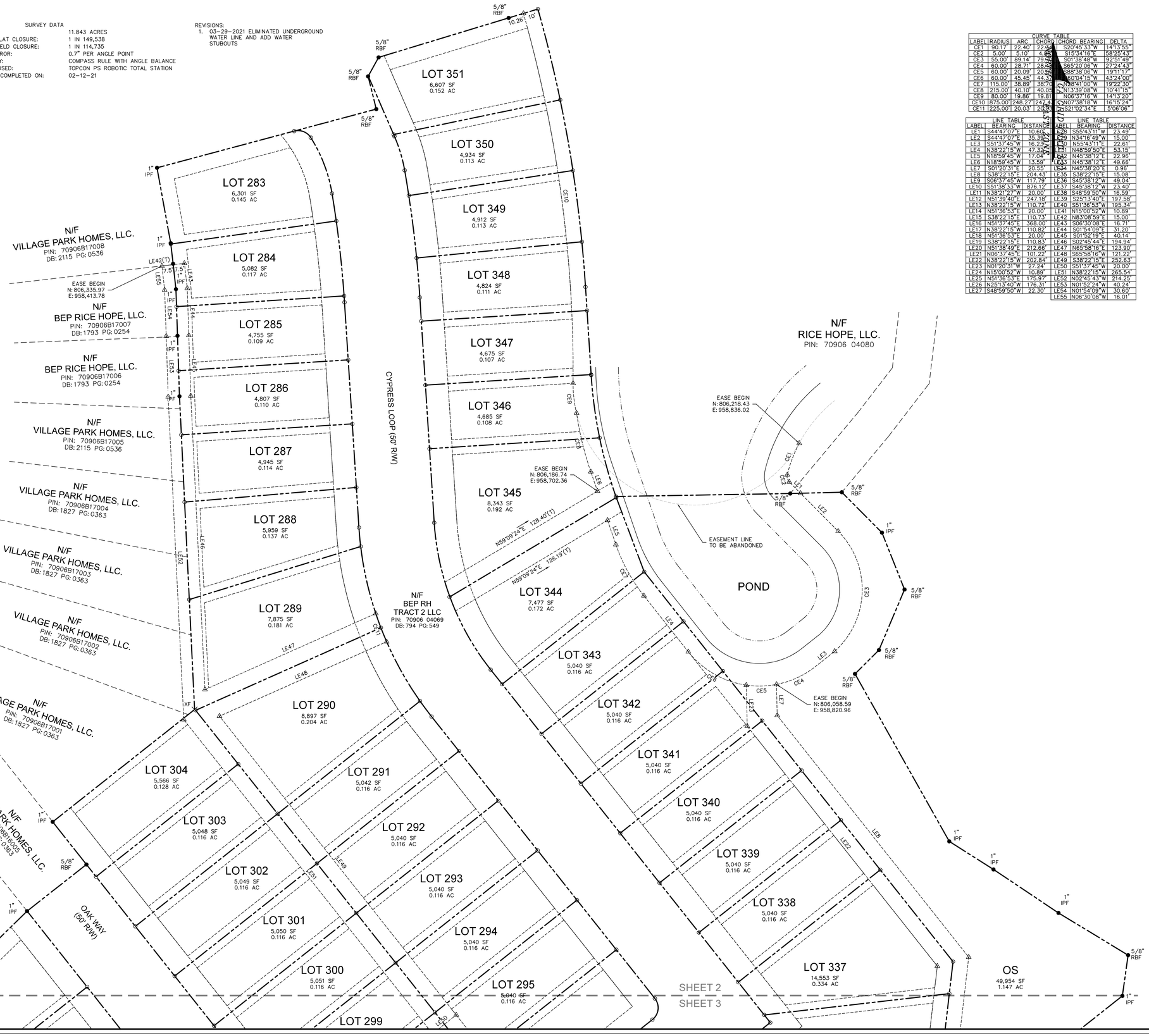


CURVE TABLE

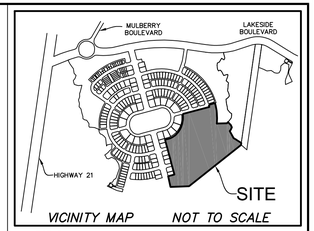
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
CE1	90.17'	22.40'	22.34'	S20°48'53"W	14°13'55"
CE2	5.00'	5.10'	4.88'	S15°34'16"E	58°25'43"
CE3	55.00'	89.14'	79.52'	S01°38'48"W	92°51'49"
CE4	60.00'	28.71'	28.44'	S65°20'06"W	27°24'41"
CE5	60.00'	20.09'	20.00'	S88°38'06"W	19°11'17"
CE6	60.00'	45.45'	44.37'	S60°04'15"W	43°24'00"
CE7	115.00'	38.89'	38.70'	S53°41'00"W	19°22'30"
CE8	215.00'	40.10'	40.05'	S13°39'08"W	10°41'15"
CE9	80.00'	19.86'	19.81'	N06°37'16"W	14°13'20"
CE10	875.00'	248.27'	247.47'	N07°38'18"W	16°15'24"
CE11	225.00'	20.03'	20.02'	S21°02'34"E	5°06'06"

LINE TABLE

LABEL	BEARING	DISTANCE
LE1	S44°47'07"E	10.66'
LE2	S44°47'07"E	35.39'
LE3	S51°37'45"W	16.22'
LE4	N38°22'15"W	47.32'
LE5	N18°59'45"W	17.04'
LE6	N18°59'45"W	13.59'
LE7	S01°20'31"E	20.55'
LE8	S38°22'15"E	204.43'
LE9	S06°37'45"W	117.79'
LE10	S51°38'33"W	876.12'
LE11	N38°21'27"W	20.00'
LE12	N51°39'40"E	247.18'
LE13	N38°22'15"W	110.72'
LE14	N51°36'53"E	20.00'
LE15	S38°22'15"E	110.73'
LE16	N51°37'45"E	368.00'
LE17	N38°22'15"W	110.82'
LE18	N51°36'53"E	20.00'
LE19	S38°22'15"E	110.83'
LE20	N51°38'49"E	212.66'
LE21	N06°37'45"E	101.22'
LE22	N38°22'15"W	202.84'
LE23	N01°20'31"W	27.24'
LE24	N15°00'52"W	10.89'
LE25	N51°36'53"E	175.97'
LE26	N25°13'40"W	176.31'
LE27	S48°59'50"W	22.30'

LINE TABLE

LABEL	BEARING	DISTANCE
LE28	S55°43'11"W	23.49'
LE29	N34°16'49"W	15.00'
LE30	N55°43'11"E	22.61'
LE31	N48°59'50"E	53.15'
LE32	N45°38'12"E	22.96'
LE33	N45°38'12"E	49.66'
LE34	N45°38'20"E	0.96'
LE35	S38°22'15"E	15.08'
LE36	S45°38'12"W	49.04'
LE37	S45°38'12"W	23.40'
LE38	S48°59'50"W	16.59'
LE39	S25°13'40"E	197.58'
LE40	S51°36'53"W	195.34'
LE41	N15°00'52"W	10.89'
LE42	N83°08'59"E	15.00'
LE43	S06°30'08"E	16.71'
LE44	S01°54'09"E	31.20'
LE45	S01°52'19"E	40.14'
LE46	S02°45'44"E	194.94'
LE47	N65°58'16"E	123.90'
LE48	S65°58'16"W	121.22'
LE49	S38°22'15"E	252.63'
LE50	S51°37'45"W	20.00'
LE51	N38°22'15"W	265.54'
LE52	N02°45'43"W	214.25'
LE53	N01°52'24"W	40.24'
LE54	N01°54'09"W	30.60'
LE55	N06°30'08"W	16.01'



VICINITY MAP NOT TO SCALE

LEGEND

CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
IPFD	●	IRON PIPE FOUND DISTURBED
RBS	O	5/8" IRON REBAR SET
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30 15 0 30 60
GRAPHIC SCALE (1"=30')

PREPARED FOR:
PITTMAN ENGINEERING, CO.

A SUBDIVISION PLAT OF

RICE HOPE PARKSIDE, PHASES B & C.

PIN ID: 70906-04069
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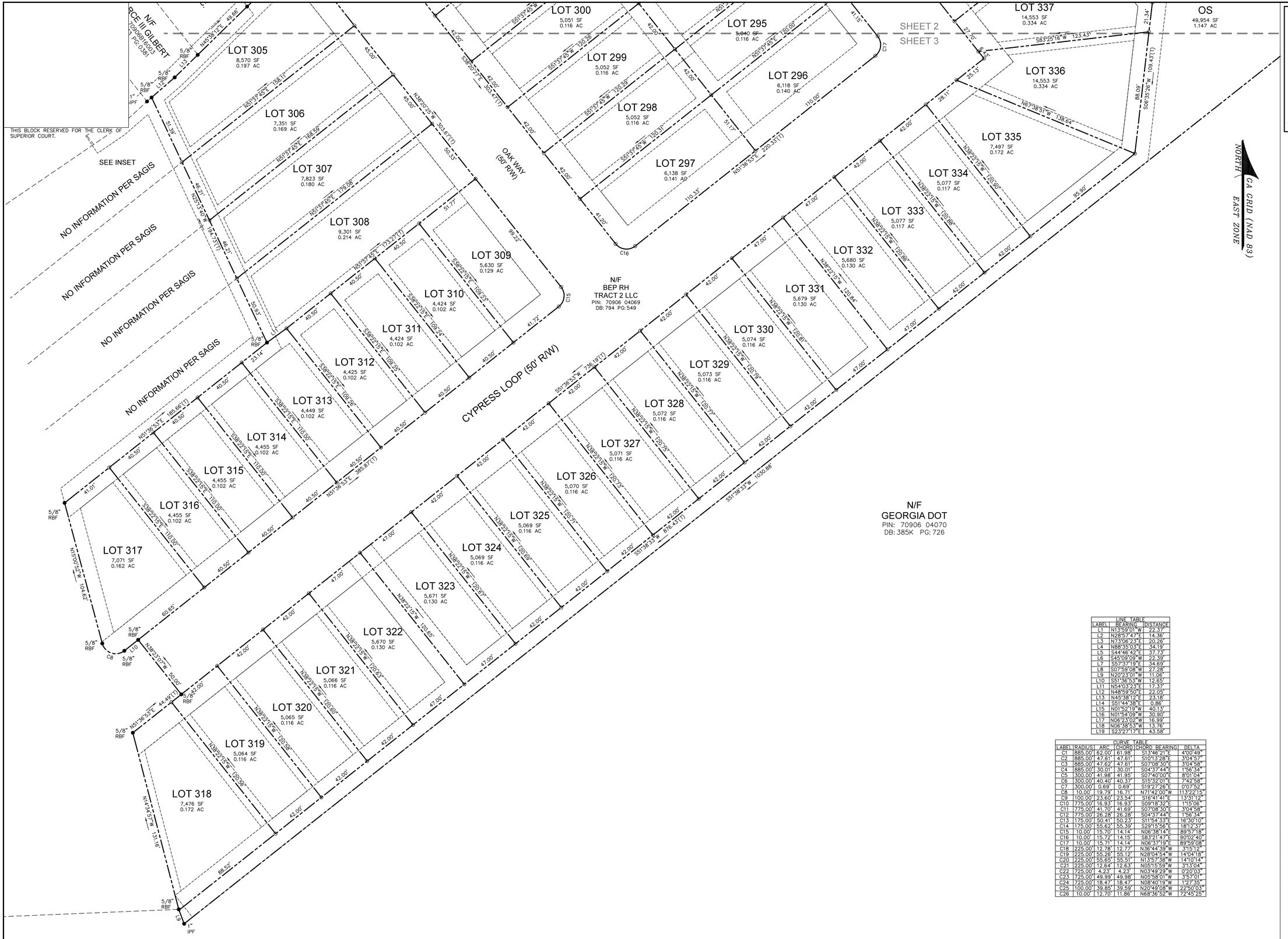

LINE TABLE		
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L8	S07°59'08"W	27.28'
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L14	S51°44'38"E	0.86'
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C12	775.00'	26.28'	26.28'	S04°37'44"E	1°56'34"
C13	175.00'	50.41'	50.23'	S11°54'33"E	16°30'10"
C14	175.00'	55.62'	55.39'	S29°15'56"E	18°12'37"
C15	10.00'	15.70'	14.14'	N06°38'14"E	89°57'18"
C16	10.00'	15.72'	14.15'	S83°21'47"E	90°02'40"
C17	10.00'	15.71'	14.14'	N06°37'19"E	89°59'08"
C18	225.00'	12.78'	12.77'	N36°44'39"W	3°15'12"
C19	225.00'	55.26'	55.12'	N28°04'54"W	14°04'18"
C20	225.00'	55.65'	55.51'	N13°57'38"W	14°10'14"
C21	225.00'	12.64'	12.63'	N05°15'59"W	3°13'04"
C22	725.00'	4.23'	4.23'	N03°49'29"W	0°20'03"
C23	725.00'	49.99'	49.98'	N05°58'01"W	3°57'01"
C24	725.00'	18.47'	18.47'	N08°40'19"W	1°27'35"
C25	100.00'	39.65'	39.59'	N20°49'08"W	22°50'03"
C26	10.00'	12.70'	11.86'	N68°36'52"W	72°45'25"

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0030-C COMMUNITY 130151C.
2. HORIZONTAL DATUM IS GEORGIA EAST GRID (NAD 83).
3. ALL STORM EASEMENT RUN TAGS ARE IN NUMERICAL ORDER, BEGINNING AT THE LOWEST NUMBER (ALSO THE NORTHING/EASTING CALL OUT) FOR EACH SECTION OF EASEMENT. EASEMENT TABLE TAGS ARE PRECEDED BY "E".
4. THERE IS A 15' UTILITY EASEMENT AT THE FRONT OF EACH LOT.
5. UNLESS OTHERWISE SHOWN ON THIS PLAT, BUILDING SETBACKS ARE AS FOLLOWS: FRONT-15', SIDE-5', & REAR-10'.

REFERENCES

1. PB: 28P PG: 55
2. PB: 36S PG: 54
3. PB: 52 PG: 215
4. DB: 794 PG: 549

30 15 0 30 60
GRAPHIC SCALE (1"=30')

PREPARED FOR:
PITTMAN ENGINEERING, CO.

A SUBDIVISION PLAT OF

RICE HOPE PARKSIDE,
PHASES B & C.

PIN ID: 70906-04069
8TH G.M.D.
THE CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK: JLG
FIELD CHECK: CJB
DRAWN BY: KMF
DATE: 08-25-2021
SCALE: 1"=30'
PROJECT No.: BFT-21055
FILE: BFT-21055 SUB1.DWG

SHEET 2 OF 3

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

GEORGIA CERTIFICATE OF AUTHORIZATION ATLAS SURVEYING BFT,LLC. No. LSF001282

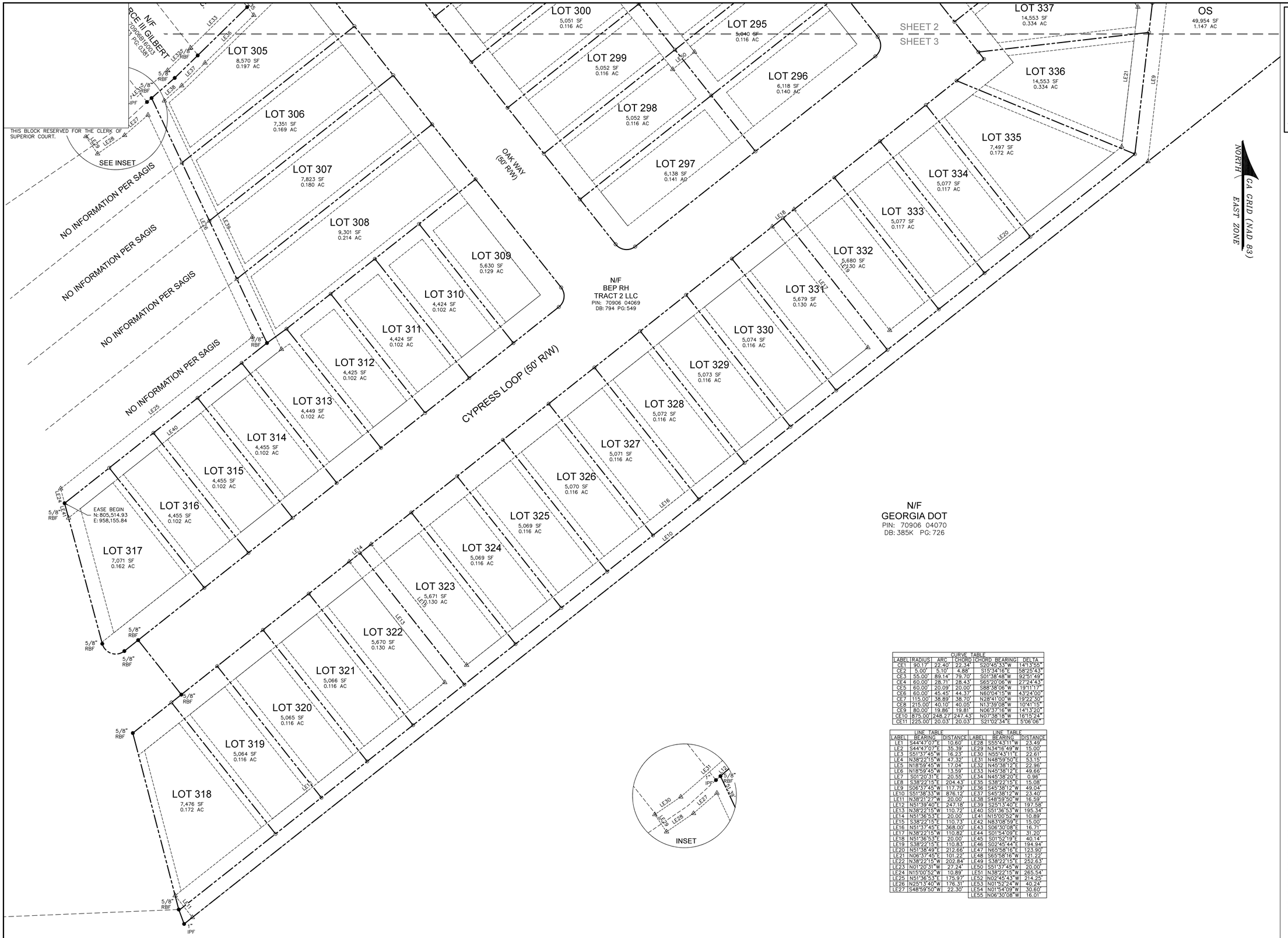
GEORGIA PROFESSIONAL LAND SURVEYOR No. 3372 COLIN JESSE BEARDEN

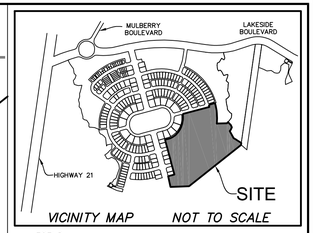
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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

PRELIMINARY DRAFT

COLIN J. BEARDEN
GA.P.L.S. No. LS003372

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Prelim Plat (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)





LEGEND

CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
IPFD	●	IRON PIPE FOUND DISTURBED
RBS	O	5/8" IRON REBAR SET
XF	X	SCRIBED X FOUND

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0030-C COMMUNITY 13051C.
2. HORIZONTAL DATUM IS GEORGIA EAST GRID (NAD 83).
3. ALL STORM EASEMENT RUN TAGS ARE IN NUMERICAL ORDER, BEGINNING AT THE LOWEST NUMBER (ALSO THE NORTHING/EASTING CALL OUT) FOR EACH SECTION OF EASEMENT. EASEMENT TABLE TAGS ARE PRECEDED BY "E".
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REFERENCES

1. PB: 28P PG: 55
2. PB: 36S PG: 54
3. PB: 52 PG: 215
4. DB: 794 PG: 549

30 15 0 30 60
GRAPHIC SCALE (1"=30')

PREPARED FOR:
PITTMAN ENGINEERING, CO.

A SUBDIVISION PLAT OF

RICE HOPE PARKSIDE,
PHASES B & C.

PIN ID: 70906-04069
8TH G.M.D.
THE CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK:	JLG
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DRAWN BY:	KMF
DATE:	08-25-2021
SCALE:	1"=30'
PROJECT No.:	BFT-21055
FILE:	BFT-21055 SUB1.DWG

SHEET 2 OF 3

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
CE1	90.17'	22.40'	22.34'	S20°45'33"W	14°13'55"
CE2	5.00'	5.10'	4.88'	S15°34'16"E	58°25'43"
CE3	55.00'	89.14'	79.70'	S01°38'48"W	92°51'49"
CE4	60.00'	28.71'	28.43'	S65°20'06"W	27°24'43"
CE5	60.00'	20.09'	20.00'	S88°38'06"W	19°11'17"
CE6	60.00'	45.45'	44.37'	N60°04'15"W	43°24'00"
CE7	115.00'	38.89'	38.70'	N28°41'00"W	19°22'30"
CE8	215.00'	40.10'	40.05'	N13°39'08"W	10°41'15"
CE9	80.00'	19.86'	19.81'	N06°37'16"W	14°13'20"
CE10	875.00'	248.27'	247.43'	N07°38'18"W	16°15'24"
CE11	225.00'	20.03'	20.03'	S21°02'34"E	5°06'06"

LINE TABLE			LINE TABLE		
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
LE1	S44°47'07"E	10.60'	LE28	S55°43'11"W	23.49'
LE2	S44°47'07"E	35.39'	LE29	N34°16'49"W	15.00'
LE3	S51°37'45"W	16.23'	LE30	N55°43'11"E	22.61'
LE4	N38°22'15"W	47.32'	LE31	N48°59'50"E	53.15'
LE5	N18°59'45"W	17.04'	LE32	N45°38'12"E	22.96'
LE6	N18°59'45"W	13.59'	LE33	N45°38'12"E	49.66'
LE7	S01°20'31"E	20.55'	LE34	N45°38'20"E	0.96'
LE8	S38°22'15"E	204.43'	LE35	S38°22'15"E	15.08'
LE9	S06°37'45"W	117.79'	LE36	S45°38'12"W	49.04'
LE10	S51°38'33"W	876.12'	LE37	S45°38'12"W	23.40'
LE11	N38°21'27"W	20.00'	LE38	S48°59'50"W	16.59'
LE12	N51°39'40"E	247.18'	LE39	S25°13'40"E	197.58'
LE13	N38°22'15"W	110.72'	LE40	S51°13'53"W	195.34'
LE14	N51°36'53"E	20.00'	LE41	N15°00'52"W	10.89'
LE15	S38°22'15"E	110.73'	LE42	N83°08'59"E	15.00'
LE16	N51°37'45"E	368.00'	LE43	S06°30'08"E	16.71'
LE17	N38°22'15"W	110.82'	LE44	S01°54'09"E	31.20'
LE18	N51°36'53"E	20.00'	LE45	S01°52'19"E	40.14'
LE19	S38°22'15"E	110.83'	LE46	S02°45'44"E	194.94'
LE20	N51°38'49"E	212.66'	LE47	N65°58'16"E	123.90'
LE21	N06°37'45"E	101.22'	LE48	S65°58'16"W	121.22'
LE22	N38°22'15"W	202.84'	LE49	S38°22'15"E	252.63'
LE23	N01°20'31"W	27.24'	LE50	S51°37'45"W	20.00'
LE24	N15°00'52"W	10.89'	LE51	N38°22'15"W	265.54'
LE25	N51°36'53"E	175.97'	LE52	N02°45'43"W	214.25'
LE26	N25°13'40"W	176.31'	LE53	N01°52'24"W	40.24'
LE27	S48°59'50"W	22.30'	LE54	N01°54'09"W	30.60'
			LE55	N06°30'08"W	16.01'

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
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ATLAS SURVEYING BFT,LLC.
No. LSF001282
CERTIFICATE OF AUTHORIZATION

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COLIN JESSE BEARDEN

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PRELIMINARY DRAFT

COLIN J. BEARDEN
GA.P.L.S. No. LS003372

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Prelim Plat (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:11:48 PM

CONSTRUCTION PLANS

FOR

RICE HOPE

PARKSIDE PHASES B & C

PREPARED FOR:

BEP RICE HOPE, LLC

PROJECT DATA

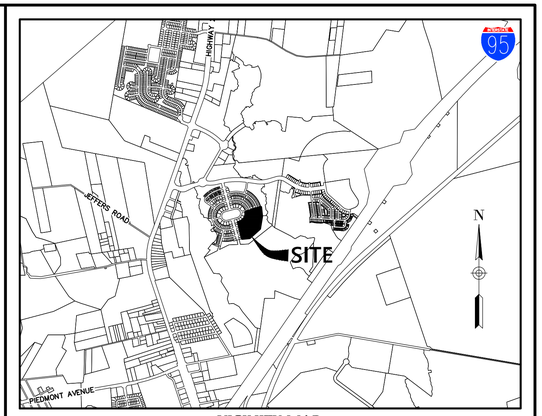
DEVELOPER:	BEP RICE HOPE, LLC 4800 HAMPDEN LANE, SUITE 200 BETHESDA, MARYLAND 20814 (301) 915-0460
24 HOUR CONTACT:	RAY PITTMAN
TELEPHONE:	(912) 662-4000
JURISDICTION:	PORT WENTWORTH, GEORGIA
ZONING:	PUD
PROPERTY OWNER OF RECORD:	BEP RICE HOPE, LLC
FEMA FLOOD ZONE:	X
FEMA FLOOD PANEL:	MAP NUMBER 13051C0030G MAP DATED 8/16/18
APPROXIMATE LOCATION OF SITE:	PORT WENTWORTH, GEORGIA 31407
LATITUDE:	N032.225100000000
LONGITUDE:	W081.184600000000
VERTICAL DATUM:	NAVD 88

JUNE 23, 2021

JOB NUMBER: 20-237

PREPARED BY:

Pittman Engineering Co., LLC



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
C0.1	GENERAL NOTES
C1.1	LAYOUT, STRIPING & SIGNAGE PLAN
C1.2	LAYOUT, STRIPING & SIGNAGE PLAN
C2.1	WATER AND SEWER PLAN
C2.2	WATER AND SEWER PLAN
C2.3	SEWER PROFILES
C2.4	WATER AND SEWER DETAILS
C2.5	WATER AND SEWER DETAILS
C3.1	PAVING, GRADING & DRAINAGE PLAN
C3.2	PAVING, GRADING & DRAINAGE PLAN
C3.3	ROAD PROFILES
C3.4	DRAINAGE PROFILES
C3.5	PAVING, GRADING & DRAINAGE DETAILS
C3.6	PAVING, GRADING & DRAINAGE DETAILS
EC1.1	EROSION CONTROL PLAN – INITIAL
EC1.2	EROSION CONTROL PLAN – INITIAL
EC2.1	EROSION CONTROL PLAN – INTERMEDIATE
EC2.2	EROSION CONTROL PLAN – INTERMEDIATE
EC3.1	EROSION CONTROL PLAN – FINAL
EC3.2	EROSION CONTROL PLAN – FINAL
EC4.1	EROSION CONTROL NOTES
EC4.2	EROSION CONTROL NOTES
EC4.3	EROSION CONTROL NOTES
EC5.1	EROSION CONTROL DETAILS
EC5.2	EROSION CONTROL DETAILS
EC5.3	EROSION CONTROL DETAILS

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

I certify that I have been in responsible charge of the design of this project in accordance with the rules of the Georgia State Board of Registration for Professional Engineers and Land Surveyors. I further certify, to the best of my knowledge and belief, that these plans and specifications were prepared in accordance with current standard engineering practices and accurately reflect the Design Development Report (DDR) previously reviewed and concurred in by EPD. I further certify that the system as designed can reasonably be expected to consistently meet all currently applicable permit limits, conditions, and regulatory requirements, provided the facility is constructed as designed and properly operated and maintained.

The development of the included construction plans can be expected to not increase the rate of runoff per county requirements, provided the facility is constructed as designed and properly operated and maintained.

REVISION LISTING

REV. NO.	REVISION	BY	DATE

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

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Cover Sheet.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:12:32 PM

GENERAL NOTES:

OWNER/DEVELOPER:
SCOTT DECAIN
BEP RICE HOPE, LLC
4800 HAMPDEN LANE, SUITE 200
BETHESDA, MARYLAND 20814
(301) 915-0460
redmondconst@bellsouth.net

ENGINEER:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17S SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

SITE DATA:

ZONE:	PUD
TOTAL PROJECT ACREAGE:	12.3 AC.
DISTURBED AREA:	12.3 AC.
FLOOD MAP:	13051C0030G
FLOOD ZONE:	X

SURVEY INFORMATION:

THE TOPOGRAPHIC INFORMATION:
ALL ELEVATIONS BASED ON NAVD88

CONSTRUCTION NOTES & LEGEND

General Notes:

1. All elevations are based on NAVD88.
2. Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Contractor shall field verify location of all existing utilities prior to beginning construction. All existing utilities may not be shown on these drawings. It is the contractor's responsibility to coordinate his operation with all utilities which may be in conflict with his work. The contractor must maintain and protect all utilities, or relocate utilities as needed.
3. Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, manholes, water meters, storm inlets, manholes, and any other appurtenances to final grade as required.
4. Contractor is responsible for worksite safety. Occurrences at worksite shall be the complete responsibility of the contractor.
5. The contractor shall not begin construction until the proper permits have been issued.
6. The contractor shall be responsible for locating all existing utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
7. The contractor shall completely clear and grub all areas within the limits of disturbance unless indicated otherwise.
8. All construction shall conform to the City of Port Wentworth Ordinances.
9. Contractor shall coordinate construction activities with local utility companies and adjacent property owners. Contractor shall be responsible for protection and any necessary repairs to existing utility lines.
10. Three days notice to city and local utility companies is required prior to each different construction activity.
11. Control of stormwater and groundwater throughout the construction period shall be the responsibility of the contractor. Existing drainage is not to be impeded during construction. All penalties, claims and fees imposed on owner as a result of damage caused by actions of the contractor, his employees or subcontractors shall be borne in full by the contractor. Storm drainage conveyance shall not be impeded and dewatering may be required for the contractor. These are considered "Means and Methods," and any and all cost associated with this activity shall be included in the respective pay category.
12. Contractor shall be responsible for repairs of damage to any existing infrastructure including but not limited to roads, sidewalk, curb & gutter, landscaping, structures, and all existing conditions.
13. All signs, mail boxes, shrubbery, fences, landscaping or existing structures interfering with construction shall be removed and replaced by the contractor at the contractor's expense.
14. Contractor shall be solely responsible for all construction means, methods, techniques, and procedures and shall at all times take all reasonable safety precautions for the safety of its employees on the project and shall comply with all applicable provisions of federal, state, and municipal safety laws and building construction codes.
15. Contractor shall comply to the fullest extent with the latest standards or OSHA directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall provide support systems, sloping, benching and other means of protection. This shall include, but not be limited to, access and egress from all excavation and trenching. Contractor is responsible for his job site to be in complete compliance with all regulatory requirements.
16. All construction debris shall be removed from the site and disposed of in an approved waste disposal area. The contractor shall be responsible for disposal of all construction debris.
17. Contractor must provide proper traffic control devices for construction in accordance with "Manual of Uniform Traffic Control Devices" (latest edition).
18. Only new Reinforced Concrete Pipe Class III, shall be used in city road rights-of-ways or for drainage systems or if any storm runoff from adjoining properties drain through the proposed project.
19. Pipes up to thirty-six inches in diameter shall have flared end sections.
20. Pipes of dissimilar size shall be vertical aligned with their energy grade line or shall have crowns of the pipe converge at a manhole or other structure.
21. All pipe joints, in addition to the required rubber gaskets, shall be covered with approved geo-textile material of sufficient width to be secured to the pipe and completely encircle the joint with 50% overlap.
22. All pipe that crosses a road shall be imbedded in suitable material compacted to minimum 100% standard proctor. Suitable materials are GW, GP, GM, GC, SP, or SW soils as classified under the Unified System.
23. All stormwater inlets structures shall be of the standard design and shall have inverts built in bottoms.
24. Swales shall have a 5:1 side slopes or flatter.
25. All PVC pipe shall be stored out of the sunlight or appropriately covered with a UV resistant cover. All PVC pipe shall be properly supported so "sagging" of the pipe doesn't occur during storage. Any PVC pipe showing UV degradation or sagging shall be removed and replaced at the contractor's expense.

Staking Notes:

1. All dimensions are to the edge of pavement unless shown otherwise on the plans.
2. Layout for manholes, inlets, etc., is not shown on this plan.
3. The contractor shall verify existing benchmarks shown on the plans to establish vertical control on the site. The contractor shall be responsible for protecting these from unauthorized removal or replacement of benchmarks. When a permanent benchmark is located such that it must be removed to complete the project, the contractor shall establish such temporary benchmarks as he may require prior to removing the permanent benchmark. The contractor shall provide the location, identification and elevation of any temporary benchmark established to the owner and engineer.

Paving, Grading and Drainage Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. Contours shown on these plans are for general guidance and informational purposes. The contractor shall grade the site in accordance with spot elevations shown. In cases of conflict between spot elevations and contours the spot elevations will govern.
3. Load bearing and structural fills shall be approved suitable material as defined in the project specs, geotechnical report, Georgia Department of Transportation specifications and International Builder's Code. The most stringent requirement shall be adhered to. Waste material may be used for flushing of shoulder or construction of pedestrian or landscaped areas if they can be stabilized and will support plant growth and meet the required degree of compaction.
4. Contractor shall be responsible for ensuring proper drainage of any areas which are field adjusted during construction.
5. See details for requirements for control, construction and expansion joints in concrete sidewalks and curb and gutter.
6. Standard curb and gutter will be used where the drawings indicate that the gutter is to carry water. Pitched curb and gutter will be used where the drawings indicate the water will drain away from the gutter. Transitions between the two conditions shall be made as smoothly as possible.
7. Invert elevations shown on the plans are to the invert of the lowest pipe.
8. All storm drainage pipe shall be Class III Reinforced Concrete Pipe.

Signage and Striping Notes:

1. All traffic control measures shall conform to the latest edition of the "Manual on Uniform Traffic Control Devices." The manual identification and dimensions are shown on staking sheets for each required sign. The orientation of each sign from an approaching driver's point of view is also shown. Sign and support post material and installation shall conform to the pertinent sections of the current edition of the Georgia Department of Transportation specifications (latest edition).
2. Street name markers are required at all intersections.

Water and Sewer Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. All water and sewer connections to existing active systems are to be coordinated with City of Savannah Engineering and Public Works Departments a minimum of 72 hours prior to construction activities. Any damage to existing County utilities shall be repaired immediately at the Contractor's expense.
3. All construction shall be in accordance with the City of Port Wentworth Ordinances.
4. All water main pipe shall be AWWA C-900 Pressure Rated Pipe, Pressure Class 150, with dimension ratio 18 or lower and blue. If Ductile Iron water mains are necessary, they shall be Pressure Class 350, with cement interior lining in accordance with the latest revision of ANSI A-21.4 (AWWA C-104) and asphaltic exterior coating. The water service laterals shall be Polyethylene PE 3408 SDR 9 conforming to all requirements of AWWA C-901 and ASTM D-2737 latest revisions.
5. All sanitary sewer pipe shall be PVC and geeen, ASTM D-3034, SDR-26.
6. Minimum slope of 4-inch sewer laterals shall be 1.0%.
7. All PVC Water Main shall be blue and all PVC Sewer shall be green.
8. Sewer pipe deflection shall not exceed 5.0%. Deflection shall be verified using a spherical or cylindrical mandrel with a diameter no less than 95% of the inside pipe diameter.
9. All manhole and inlet castings shall be American made. Manufacturer's specification sheets shall be submitted for review and approval.
10. Manhole frame heights outside of paved areas shall be a minimum of 0.2 feet above finished grade.
11. 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 pipes, fittings and other accessories shall be kept free from dirt and foreign matter at all times.
12. All water main and water lateral thrust restraint shall be handled by use of joint restraint/mechanical joints equivalent to Ebaa Iron Megalug or push-on joint type restrained joints equivalent to "Lok-Ring", "TR Flex", or "Super Lock". Concrete thrust block shall not be allowed.
13. All water mains shall have a minimum cover of 3 feet and a maximum cover of 5 feet measured from finished grade. Where the water main crosses other utility lines, the water main shall be installed 18" (pipe to pipe) below the other utility lines (if required) to avoid conflicts and maintain cover.
14. Maintain a minimum horizontal separation of 10 feet between water, sewer, and drainage lines unless otherwise shown.
15. When pipe laying is not in progress, a mechanical joint plug or cap will be used to form a water tight seal at both ends of the line being installed.
16. The following procedure shall be followed during flushing of the lines prior to connection to the water system:
    a. Flush the water mains using a full size flush having a minimum velocity of 2.5 feet per second.
    b. Continue flushing for a minimum time period of thirty minutes or until water line is purged of foreign matter and water runs clear.
9. All water used for construction, if obtained from an unmetered line, must be metered through an approved fire hydrant meter with a backflow prevention device obtained from the municipality's water department.
10. Water distribution pipe shall have a #12 Gauge Solid Copper Tracing Wire installed along its length, including laterals up to the meter or backflow preventer.
11. All connections of the #12 Gauge Solid Copper Tracing Wire shall be made with 3m brand splice kits.
12. Mylar detectable warning tape shall be installed in sanitary sewer trenches or as required by city.
13. Gate Valves & Valve Boxes: Gate Valves shall be cast iron or ductile iron body, bronze mounted, double disc, or resilient wedge design, with non-rising stems conforming to AWWA C-500, C-509, or C-515. Valves shall have a working pressure of 200 psi, and be tested at 400 psi.
14. Hydrants shall be Mueller or approved equal with traffic yellow enamel finish and be equipped with a 4-1/2" outlet facing the street side with two 2-1/2" outlets on either side. Hydrants shall be restrained with mechanical joint fittings and rodded. Hydrant legs shall be ductile iron pressure class 350 pipe. Tracer wire shall be extended along hydrant legs, to hydrant isolation valves and up outside of valve box, and shall also extend up hydrant base terminating above grade.

Special Notes:

1. All earthworks for roadways shall be in accordance with Georgia Department of Transportation requirements.
2. The engineer shall make periodic site visits to observe construction of the project infrastructure and furnish an engineer's letter of completion with qualifiers at project close-out.
3. All sidewalks shall have no more than 2% cross slope, including driveway crossings.
4. All earthworks for lot areas and building pads shall be in conformance with the geotechnical report prepared for owner by others. The contractor shall request this report from the owner if it has not been furnished in the bid documents. Any recommendations contested by the contractor shall be submitted to the owner prior to commencing. Failing to notify the owner and resolving any conflicts, the contractor will be considered to have proceeded at their own risk and expense.
5. Contractor shall furnish as-built data for the water, sewer and storm lines which are to be stamped by a registered land surveyor registered in the state of Georgia. The survey shall be delivered in AutoCAD format and be in compliance with the city requirements.
6. The roads and drainage in this project are public and shall be owned and maintained by City of Port Wentworth.

LEGEND

LINE STYLES

- CENTER LINE
- DEMOLITION/ABANDONMENT
- CONSTRUCTION LIMITS
- C — C — PROPOSED OVERHEAD COMMUNICATION
- — C — C — EXISTING OVERHEAD COMMUNICATION
- Cu — Cu — PROPOSED UNDERGROUND COMMUNICATION
- — Cu — Cu — EXISTING UNDERGROUND COMMUNICATION
- E — E — PROPOSED OVERHEAD ELECTRICAL
- — Eu — Eu — EXISTING OVERHEAD ELECTRICAL
- Eu — Eu — PROPOSED UNDERGROUND ELECTRICAL
- — Eu — Eu — EXISTING UNDERGROUND ELECTRICAL
- FM — FM — PROPOSED FORCE MAIN
- — FM — FM — EXISTING FORCE MAIN
- G — G — PROPOSED NATURAL GAS MAIN
- — G — G — EXISTING NATURAL GAS MAIN
- NPW — NPW — PROPOSED NON-POTABLE WATER
- — NPW — NPW — EXISTING NON-POTABLE WATER
- SS — SS — PROPOSED SANITARY SEWER
- — SS — SS — EXISTING SANITARY SEWER
- W — W — PROPOSED WATER MAIN
- — W — W — EXISTING WATER MAIN
- RIGHT OF WAY
- PROPERTY LINE
- FILL — LIMITS OF FILL
- X — X — WELDED WIRE FABRIC
- TREE LINE
- RAIL ROAD
- DRAINAGE CHANNEL
- SILT FENCE
- PROPOSED FENCE
- EXISTING FENCE
- GAURD RAIL
- BREAK LINE
- SB — STREAM BUFFER
- LIMITS OF 100 YEAR FLOOD PLANE
- SOIL — SOIL BOUNDARY
- 1000 — PROPOSED MAJOR CONTOUR
- — 1000 — EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MINOR CONTOUR

PATTERNS

- POROUS
- BLOCK WALL
- BRICK WALL
- CONCRETE (PLAN)
- CONCRETE (SECTION)
- ASPHALT (PLAN)
- ASPHALT (SECTION)
- GRATING
- GROUT
- RIP-RAP
- GRAVEL
- SWAMP
- UNDISTURBED EARTH
- DISTURBED EARTH
- SAND
- ROCK

VEGETATION

- GENERIC TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB

LEGEND

- CENTER LINE
- TAG — FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- SANITARY SEWER MANHOLE
- GREASE TRAP
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- UTILITY POLE
- IN LINE VALVE
- HORIZONTAL CONTROL POINT
- GUY WIRE
- ELECTRICAL MANHOLE
- BM — BENCHMARK
- VALVE IN MANHOLE
- GRATE INLET

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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GENERAL NOTES

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C0.1

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - General Notes.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:14:31 PM

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Layout Striping and Signage Plan.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

MATCHLINE -- SEE SHEET C1.2

HICKORY ST. 50' R/W

HICKORY STREET

ASPHALT PAVING

CONCRETE SIDEWALK

ALLEY TO

CRABAPPLE CIR 50' R/W

DOGWOOD CIR. 50' R/W

CYPRESS LOOP (50' R/W)

OAK WAY (50' R/W)

OAK WAY STA: 1+25.00

24" STOP BAR

STOP SIGN

P.C. STA: 0+42.73

P.C.C. STA: 0+60.42

P.T. STA: 1+42.59

P.C.C. STA: 2+92.20

P.T. STA: 4+13.37

P.I. STA: 6+87.58

L=17.70'
R=75.00'

L=82.17'
R=750.00'

L=121.17'
R=200.00'

5' SIDE BUILDING SETBACK (TYP.)

10' REAR BUILDING SETBACK (TYP.)

PROPOSED BUILDING PAD (TYP.)

5' CONCRETE SIDEWALK (TYP.)

18" CONCRETE CURB & GUTTER (TYP.)

PROPOSED SANITARY SEWER MANHOLE (TYP.)

PROPOSED CURB INLET (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

15' UTILITY EASEMENT & FRONT BUILDING SETBACK (TYP.)

15' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

15' MAINTENANCE EASEMENT

PROPOSED TOP OF BANK

PROPOSED TOP OF WATER

POND

EXISTING POND

WETLAND

25' WETLAND BUFFER

0 40 80 Feet

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED No. 18045 PROFESSIONAL ENGINEER JASON M. JOSEPH

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

LAYOUT, STRIPING & SIGNAGE PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C1.1

Wednesday, June 23, 2021 2:15:01 PM

MATCHLINE -- SEE SHEET C1.1

OAK WAY
STA: 1+25.00

OAK WAY (50' R/W)

CYPRESS LOOP (50' R/W)

PARKSIDE BLVD. 50' R/W

5' CONCRETE SIDEWALK (TYP.)

18" CONCRETE CURB & GUTTER (TYP.)

5' SIDE BUILDING SETBACK (TYP.)

10' REAR BUILDING SETBACK (TYP.)

PROPOSED BUILDING PAD (TYP.)

PROPOSED CURB INLET (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

H/C RAMP

24" STOP BAR

STOP SIGN

CYPRESS LOOP
STA: 9+77.58
=OAK WAY
STA: 5+00.14

PROPOSED SANITARY SEWER MANHOLE (TYP.)

P.I.
STA: 6+87.58

WETLAND

25' WETLAND BUFFER

15' UTILITY EASEMENT & FRONT BUILDING SETBACK (TYP.)

20' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

PERMANENT EASEMENT FOR ACCESS (SEE NOTE #10)

0 40 80 Feet

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PE No. 18043 PROFESSIONAL ENGINEER JASON M. JOSEPH

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

LAYOUT, STRIPING & SIGNAGE PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

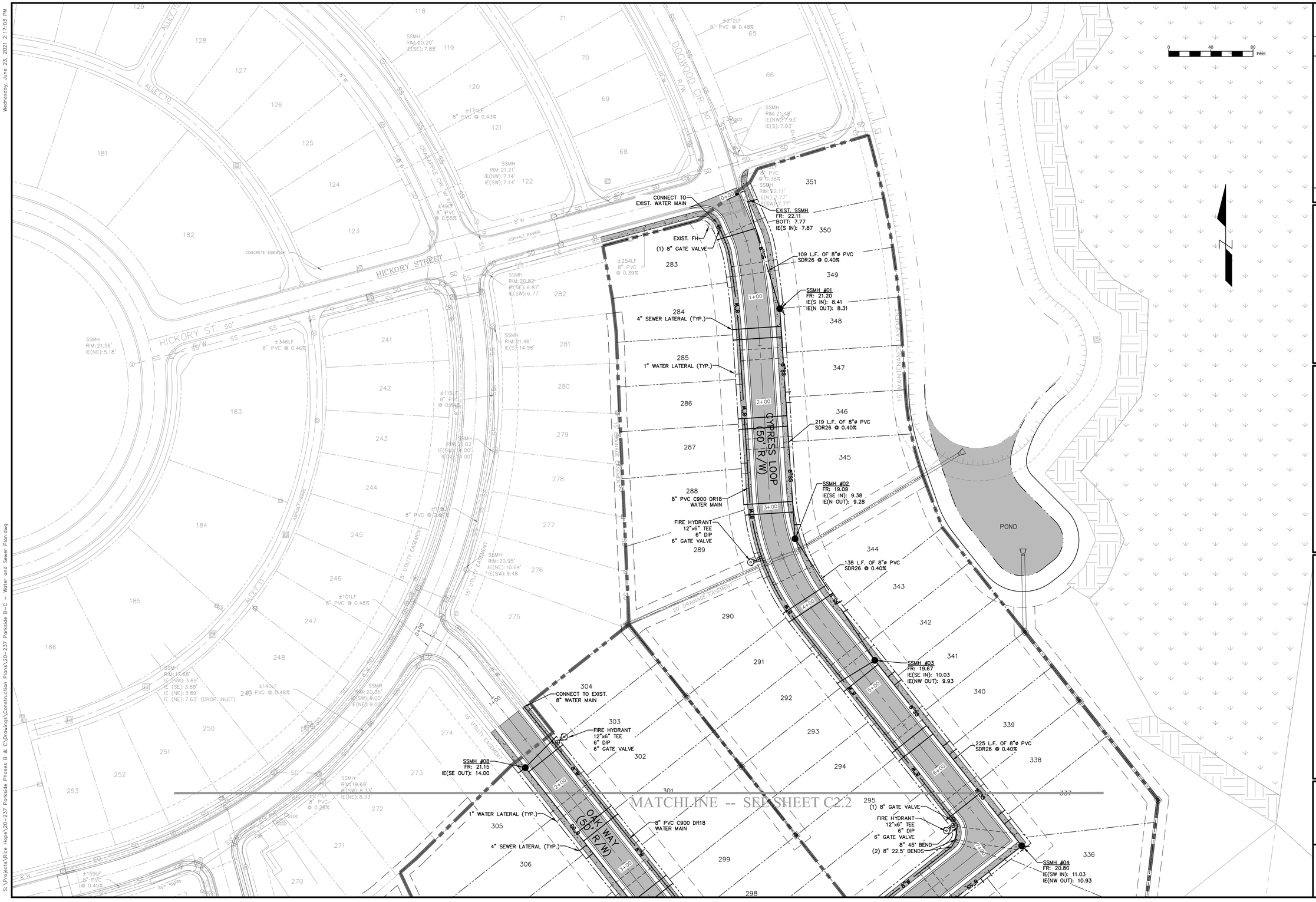
Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C1.2

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Layout Striping and Signage Plan.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:17:03 PM



REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18045 JASON M. JOSEPH BRYANT

PITTMAN ENGINEERING
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Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER AND SEWER PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C2.1

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Water and Sewer Plan.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:17:31 PM

MATCHLINE -- SEE SHEET C2.1

CONNECT TO EXIST. 8" WATER MAIN
FIRE HYDRANT 12"x6" TEE 6" DIP 6" GATE VALVE
SSMH #08 FR: 21.15 IE(SE OUT): 14.00
1" WATER LATERAL (TYP.)
4" SEWER LATERAL (TYP.)
8" PVC C900 DR18 WATER MAIN
OAK WAY (SD R/W)
SSMH #03 FR: 19.67 IE(SE IN): 10.03 IE(NW OUT): 9.93
225 L.F. OF 8"ø PVC SDR26 @ 0.40%
(1) 8" GATE VALVE
FIRE HYDRANT 12"x6" TEE 6" DIP 6" GATE VALVE
8" 45° BEND
(2) 8" 22.5° BENDS
SSMH #04 FR: 20.80 IE(SW IN): 11.03 IE(NW OUT): 10.93
8"x8" TEE (3) 8" GATE VALVE
351 L.F. OF 8"ø PVC SDR26 @ 0.40%
323 L.F. OF 8"ø PVC SDR26 @ 0.40%
FIRE HYDRANT 12"x6" TEE 6" DIP 6" GATE VALVE
SSMH #05 FR: 20.69 IE(SW IN): 12.42 IE(NW IN): 12.60 IE(NE OUT): 12.32
CYPRESS LOOP (50' R/W)
194 L.F. OF 8"ø PVC SDR26 @ 0.40%
8" PVC C900 DR18 WATER MAIN
SSMH #06 FR: 19.71 IE(SW IN): 13.30 IE(NE OUT): 13.20
FIRE HYDRANT 12"x6" TEE 6" DIP 6" GATE VALVE
220 L.F. OF 8"ø PVC SDR26 @ 0.70%
4" SEWER LATERAL (TYP.)
1" WATER LATERAL (TYP.)
CONNECT TO EXIST. 8" WATER MAIN
(1) 8" 22.5° BEND
SSMH #07 FR: 20.47 IE(NE OUT): 14.84
PARKSIDE BLVD. 50' R/W
15' DRAINAGE EASEMENT
15' UTILITY EASEMENT
30' DRAINAGE EASEMENT
PERMANENT EASEMENT FOR ACCESS (SEE NOTE #10)

0 40 80 Feet

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18904 JASON M. JOSEPH

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
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WATER AND SEWER PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C2.2

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Water and Sewer Plan.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:18:37 PM

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON M. JOSEPH

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SEWER PROFILES

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

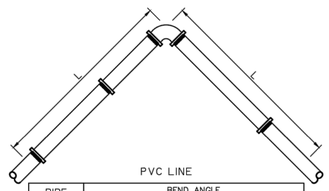
Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	50'H/5'V
Date:	5/25/21

SHEET
C2.3

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Sewer Profiles.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:19:22 PM



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.

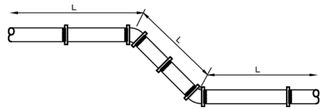
STANDARD HORIZONTAL BEND RESTRAINT

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.

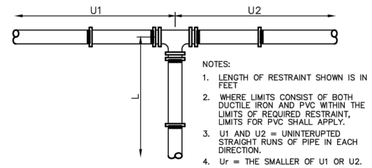
STANDARD VERTICAL BEND RESTRAINT

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.

PIPE Ur	5°–10°	11°–20°	21°–35°	> 35°
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

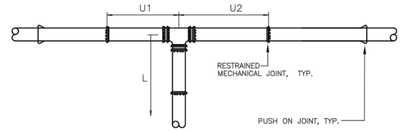
STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS

W–29

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

DUCTILE IRON LINE

Ur / pipe	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

pipe / Ur	5°–10°	11°–20°	21°–35°	36°–50°	50°–75°	75°–100°
16X10	54	41	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	58	*	*	*
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.

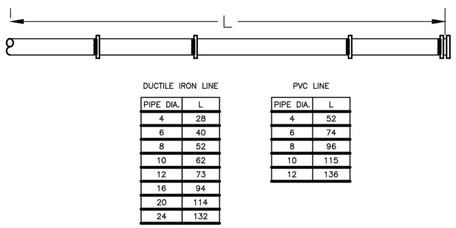
STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth
TECHNICAL DETAILS

W–30

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



DUCTILE IRON LINE

PIPE DIA.	L
4	28
6	40
8	52
10	62
12	73
16	94
20	114
24	132

PVC LINE

PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W39). THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

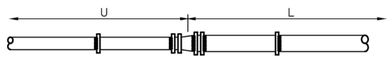
STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

W–31

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



DUCTILE IRON LINE

REDUCER	U	L
6x4	30	21
8x4	72	38
8x6	29	22
10x4	123	51
10x6	63	38
10x8	26	21
12x4	186	64
12x6	106	53
12x8	59	39
12X10	26	21
16x6	214	79
16x8	141	68
16x10	91	56
16x12	54	40
20x10	174	84
20x12	123	71
20x16	51	40
24x12	207	97
24x16	113	72
24x20	48	39

PVC LINE

REDUCER	U	L
6x4	56	38
8x4	134	69
8x6	53	40
10x4	227	94
10x6	117	71
10x8	49	39
12x4	343	118
12x6	196	99
12x8	109	72
12x10	48	40

U = MINIMUM UNITERRUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.

L = MINIMUM RESTRAINED LENGTH.

* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTAINED FOR A MINIMUM OF "L" FEET.

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

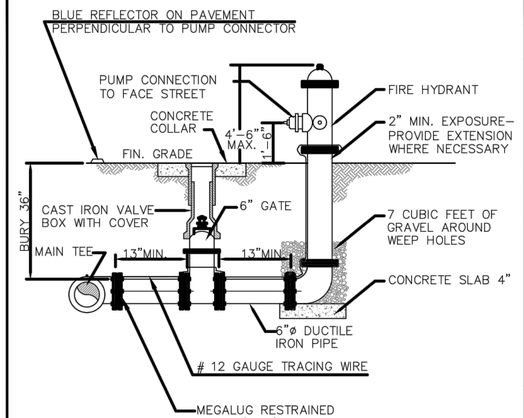
STANDARD REDUCER RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

W–32

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTE:

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

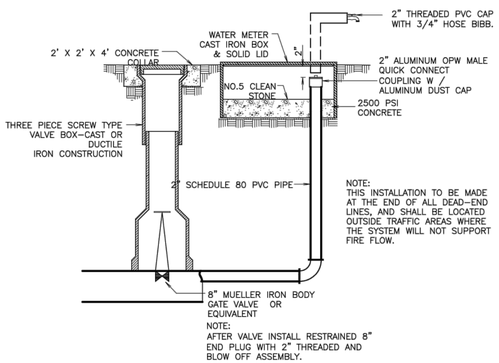
STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W–9

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



FLUSH VALVE & RISER BLOW-OFF DETAIL

NOT TO SCALE

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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912-445-0578
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WATER AND SEWER DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No. 20–237
Drawn By: MJS
Designed By: DMB
Checked By: RAP
Scale: ----
Date: 5/25/21

SHEET
C2.4

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Water & Sewer Details.dwg

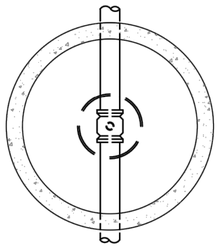
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Packet Pg. 160

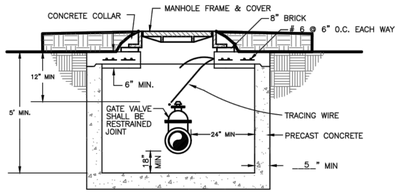
Wednesday, June 23, 2021 2:19:46 PM

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.

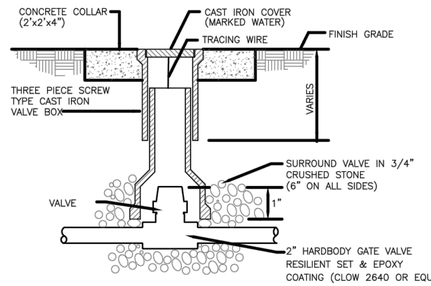


PLAN



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

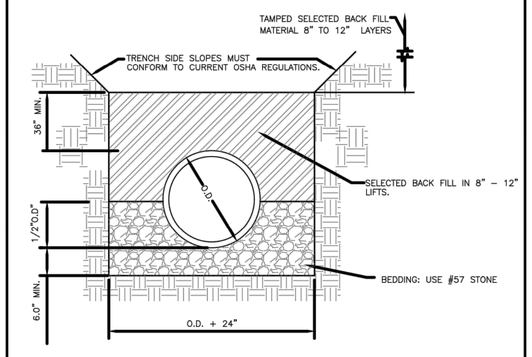


NOTE:

1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

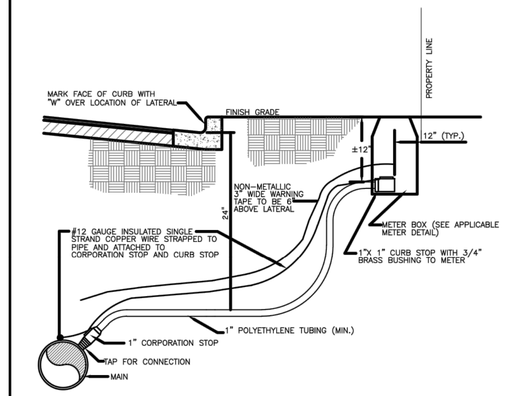
——	*City of Port Wentworth* TECHNICAL DETAILS	W-18
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.		SCALE: N.T.S. DATED: FEBRUARY 2007



NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

PIPE BEDDING

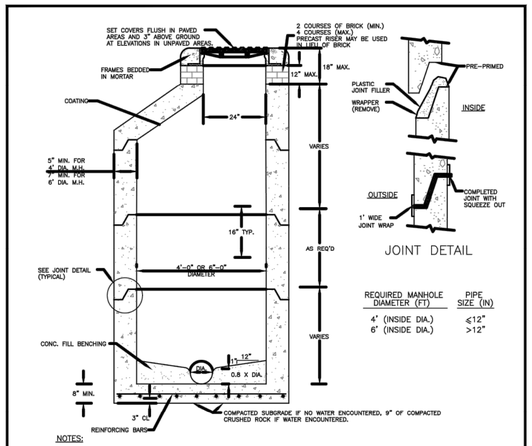
——	*City of Port Wentworth* TECHNICAL DETAILS	S-8
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.		SCALE: N.T.S. DATED: FEBRUARY 2007



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

——	*City of Port Wentworth* TECHNICAL DETAILS	W-1
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.		SCALE: N.T.S. DATED: FEBRUARY 2007



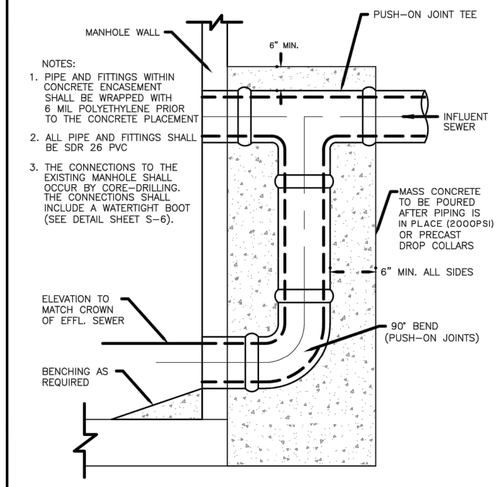
REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

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

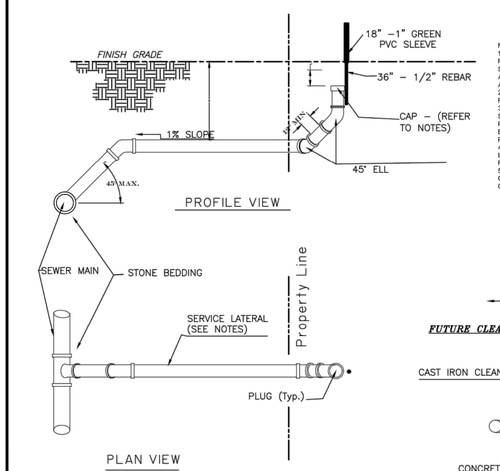
——	*City of Port Wentworth* TECHNICAL DETAILS	S-1
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.		SCALE: N.T.S. DATED: FEBRUARY 2007



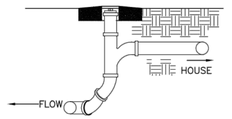
NOTES:
1. PIPE AND FITTINGS WITHIN CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 6 MIL POLYETHYLENE PRIOR TO THE CONCRETE PLACEMENT
2. ALL PIPE AND FITTINGS SHALL BE SDR 26 PVC
3. THE CONNECTIONS TO THE EXISTING MANHOLE SHALL OCCUR BY CORE-DRILLING. THE CONNECTIONS SHALL INCLUDE A WATERTIGHT BOOT (SEE DETAIL SHEET S-6).

DROP MANHOLE CONNECTION

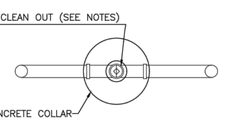
——	*City of Port Wentworth* TECHNICAL DETAILS	S-7
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.		SCALE: N.T.S. DATED: FEBRUARY 2007



NOTES:
1. SERVICE CLEAN OUT SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR SYSTEM PRESSURE TESTING. PLUMBER SHALL REMOVE RISER AS REQUIRED TO INSTALL SERVICE WYE AND FINAL CLEAN OUT ASSY PER DETAILS.
2. SERVICE LATERALS SHALL BE 6" FOR COMMERCIAL AND 4" FOR RESIDENTIAL SERVICES.
3. CLEAN OUT SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND SHALL CONSIST OF A CAST IRON PLUG SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. CLEAN OUT PLUG SHALL NOT PROTRUDE ABOVE COLLAR.
4. CLEAN OUTS IN PAVED AREAS SHALL CONSIST OF A CAST IRON HANDHOLD FRAME AND COVER SET TO FINAL GRADE WITH PVC PLUG INSIDE.
5. SERVICE PIPING SHALL BE GASKETED SDR 26 CLASS OR GLUED SCHEDULE 40 PVC PIPE. IF GLUED PIPE IS USED, CLEANER SHALL BE PURPLE AND GLUE GRAY.



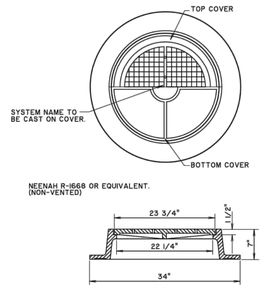
FUTURE CLEAN OUT INSTALLATION – PROFILE VIEW



FUTURE CLEAN OUT – PLAN VIEW

SINGLE SERVICE SEWER LATERAL

NOT TO SCALE



NOTE:
CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD.

MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM A48, CLASS 35B, DUCTILE IRON-ASTM A536, CLASS 80-55-06.

ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN: COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC.

DEVIATIONS SHALL NOT EXCEED TOLERANCES PERMITTED BY ASTM STANDARDS

MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH

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912-445-0578
www.PittmanEngineeringCo.com

WATER AND SEWER DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C2.5

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Water & Sewer Details.dwg

Wednesday, June 23, 2021 2:21:52 PM

REV.	REVISIONS	BY	DATE

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PAVING, GRADING & DRAINAGE PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C3.1

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Paving, Grading & Drainage Plan.dwg

MATCHLINE -- SEE SHEET C3.1

NOTE: 6" SUBGRADE DRAIN TO BE INSTALLED 50' EACH DIRECTION FROM INLET, 2' BEHIND CURB (TYP.)

MATCH EXIST. SIDEWALK ELEV.

89 L.F. OF 15"ø RCP @ 0.30%

STA: 1+25.64
MATCH EXIST. PAVEMENT ELEV.

MATCH EXIST. SIDEWALK ELEV.

84 L.F. OF 15"ø RCP @ 0.30%

25 L.F. OF 15"ø RCP @ 0.30%

BREAK: 3+81.14
EL: 19.50

107 L.F. OF 15"ø RCP @ 0.30%

84 L.F. OF 30"ø RCP @ 0.30%

120 L.F. OF 30"ø RCP @ 0.30%

BREAK: 6+87.58
EL: 20.30

109 L.F. OF 30"ø RCP @ 0.30%

96 L.F. OF 30"ø RCP @ -0.30%

25 L.F. OF 18"ø RCP @ -0.30%

133 L.F. OF 24"ø RCP @ -0.30%

118 L.F. OF 15"ø RCP @ 0.30%

131 L.F. OF 30"ø RCP @ -0.30%

BREAK: 8+39.69
EL: 19.50

131 L.F. OF 24"ø RCP @ 0.30%

BREAK: 9+77.58
EL: 20.25

126 L.F. OF 24"ø RCP @ 0.30%

31 L.F. OF 15"ø RCP @ 0.30%

BREAK: 12+25.71
EL: 19.00

133 L.F. OF 18"ø RCP @ 0.30%

131 L.F. OF 24"ø RCP @ 0.30%

131 L.F. OF 15"ø RCP @ 0.30%

121 L.F. OF 15"ø RCP @ 0.30%

GI #1
FR: 19.50
IE(NW IN): 15.01
IE(SW IN): 15.00
IE(NE OUT): 15.01

GI #2
FR: 19.70
IE(SW IN): 15.39
IE(NE OUT): 15.39

GI #3
FR: 19.55
IE(NE OUT): 15.76

GI #4
FR: 19.70
IE(SW IN): 14.62
IE(NE OUT): 14.62

GI #5
FR: 19.90
IE(SW IN): 14.24
IE(NE OUT): 14.24

GI #6
FR: 19.01
IE(SW IN): 13.85
IE(NE IN): 13.85
IE(NW OUT): 13.85

GI #7
FR: 19.01
IE(NE IN): 13.45
IE(SW OUT): 13.45

GI #8
FR: 20.00
IE(NW OUT): 16.22

GI #9
FR: 20.04
IE(SE IN): 15.97
IE(NW OUT): 15.97

GI #10
FR: 19.59
IE(SE IN): 15.72
IE(NW OUT): 15.72

GI #12
FR: 19.20
IE(SW OUT): 13.1
IE(NW OUT): 13.17

GI #13
FR: 19.10
IE(S IN): 12.84
IE(NW OUT): 12.84

GI #14
FR: 18.87
IE(SE IN): 12.48
IE(NW OUT): 12.48

GI #30
FR: 19.72
IE(SE IN): 14.32
IE(SW IN): 14.32

GI #31
FR: 19.72
IE(SE IN): 14.25
IE(NW OUT): 14.25

GI #32
FR: 19.27
IE(S OUT): 15.50

GI #33
FR: 19.27
IE(N IN): 15.41
IE(SE OUT): 15.41

GI #36
FR: 19.72
IE(NE OUT): 15.07

GI #37
FR: 19.72
IE(SW IN): 15.00
IE(SE OUT): 15.00

DMH #40
FR: 19.99
IE(NW IN): 14.68
IE(NE OUT): 14.68

SDMH
RIM:19.41'
IE(NE):11.49'
IE(E):14.74'
IE(SW):11.51'
THROAT:18.68'

SDMH
RIM:17.86'
IE(NE):11.28'
IE(SW):11.19'

SDCI
RIM:16.88'
IE(NE):10.63'
THROAT:16.21'

SDCI
RIM:19.64'
IE(W):15.26'

SDGI
FR:18.00
IE:14.42

SDGI
FR:18.00
IE:13.44

SDGI
FR:19.65
IE:12.99

SDGI
FR:19.65
IE:12.42

SDCI
FR:18.77
IE:12.92(SW)
IE:12.04(NE)
IE:12.04(N)

SDCI
FR:18.81
IE:13.00

±167LF 18" RCP @ 0.31%

±43LF 18" RCP @ 1.21%

±110LF 18" RCP @ 0.21%

±109LF 18" RCP @ 0.51%

±107LF 18" RCP @ 0.30%

±133LF 18" RCP @ 0.30%

±131LF 18" RCP @ 0.30%

±131LF 15" RCP @ 0.30%

±121LF 15" RCP @ 0.30%

±31LF 15" RCP @ 0.30%

±84LF 30" RCP @ 0.30%

±120LF 30" RCP @ 0.30%

±109LF 30" RCP @ 0.30%

±96LF 30" RCP @ -0.30%

±25LF 18" RCP @ -0.30%

±133LF 24" RCP @ -0.30%

±118LF 15" RCP @ 0.30%

±131LF 30" RCP @ -0.30%

±131LF 24" RCP @ 0.30%

±126LF 24" RCP @ 0.30%

±133LF 18" RCP @ 0.30%

±131LF 24" RCP @ 0.30%

±131LF 15" RCP @ 0.30%

±121LF 15" RCP @ 0.30%

PERMANENT EASEMENT FOR ACCESS (SEE NOTE #10)

15' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

15' UTILITY EASEMENT

PARKSIDE BLVD. 50' R/W

50' R/W

WETLAND

0 40 80 Feet

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT No. 38045

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PAVING, GRADING & DRAINAGE PLAN

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
C3.2

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

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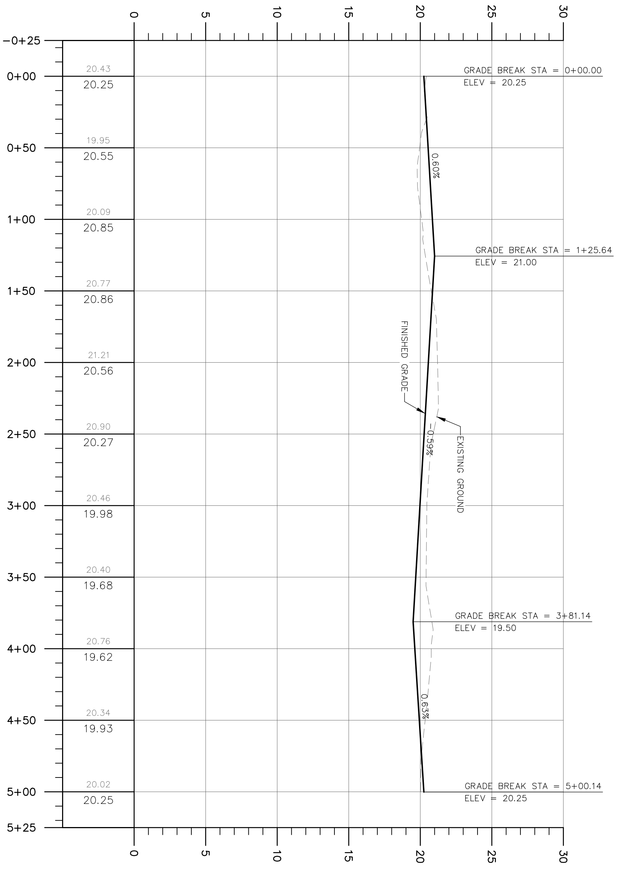

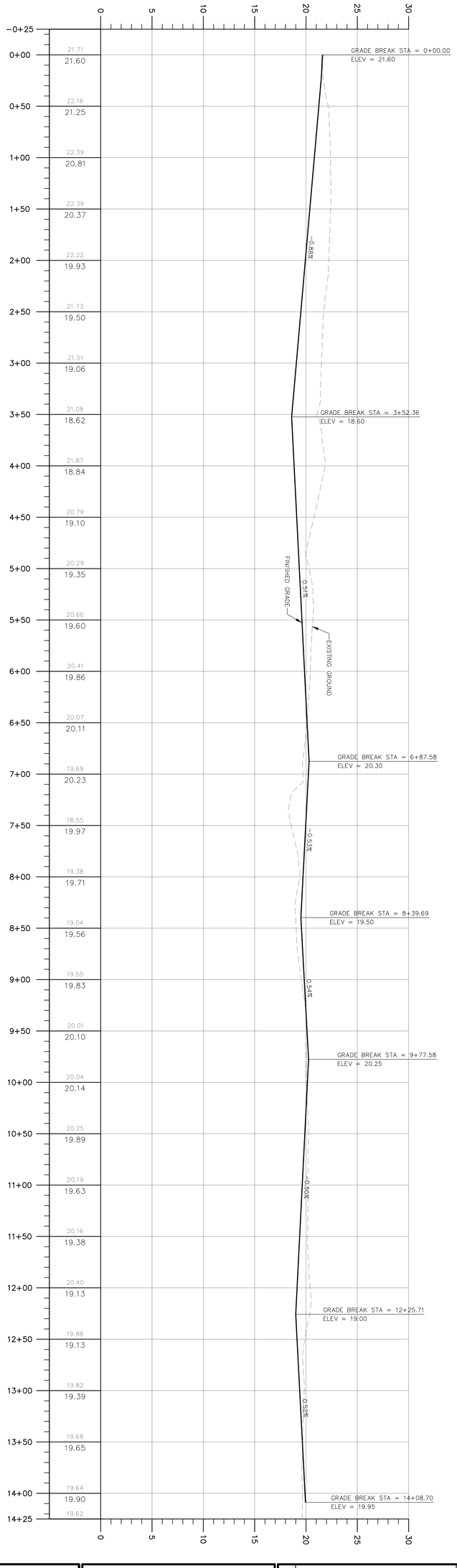

ROAD PROFILES

RICE HOPE

PARKSIDE PHASES B & C

Prepared For

BEP RICE HOPE, LLC

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REV.	REVISIONS	BY	DATE

Project No. 20-237
Drawn By: MJS
Designed By: DMB
Checked By: RAP
Scale: 50'H/5'V
Date: 5/25/21

SHEET C3.3

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER
No. 38245
JASON JOSEPH BRYANT

PITTMAN ENGINEERING
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Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

DRAINAGE PROFILES

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	50'H/5'V
Date:	5/25/21

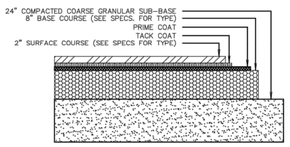
SHEET
C3.4

Wednesday, June 23, 2021 2:24:30 PM

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - Drainage Profiles.dwg

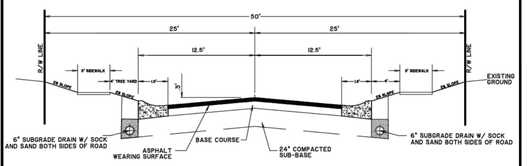
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:25:12 PM



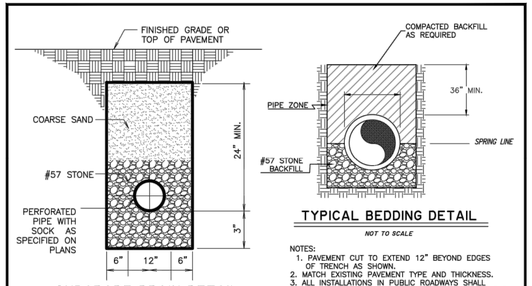
PAVEMENT SECTION
TYPICAL FOR NEIGHBORHOOD STREETS

NOT TO SCALE



TYPICAL SECTION
ROLL-OVER CURB
(TYPICAL FOR NEIGHBORHOOD STREETS)

NOT TO SCALE



SUBGRADE DRAIN DETAIL

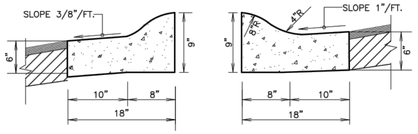
NOT TO SCALE

NOTES:
1. 6" PIPE SHALL BE ADS 6" DIA. PERFORATED TUBING OR APPROVED EQUIVALENT.
2. COARSE SAND BACKFILL SHALL BE USED.
3. MINIMUM GRADIENT FOR ALL SUBGRADE DRAIN SHALL BE 0.15%.

TYPICAL BEDDING DETAIL

NOT TO SCALE

NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.



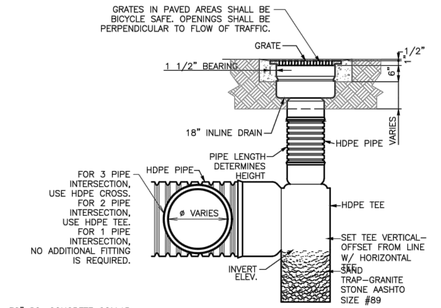
PITCH CURB

NORMAL CURB

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.
6. REFER TO CITY OF PORT WENTWORTH DETAIL: SD-10

18" ROLL-OVER CURB & GUTTER

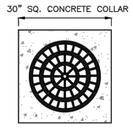
NOT TO SCALE



SECTION

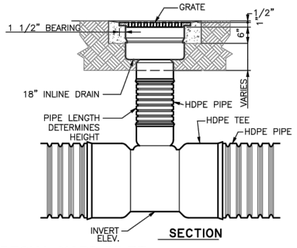
SPECIAL YARD INLET
END OF LINE SCENARIO

NOT TO SCALE



SPECIAL YARD INLET COVER

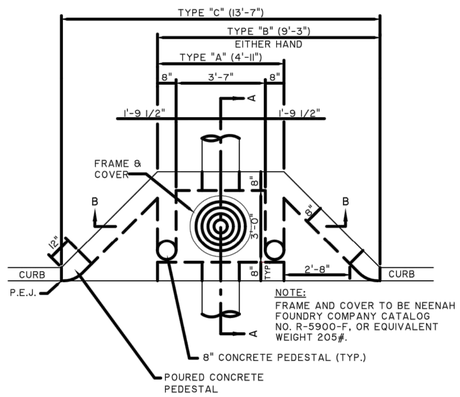
NOTE:
USE SOLID LID FOR SPECIAL MANHOLE



SECTION

SPECIAL YARD INLET

NOT TO SCALE



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F, OR EQUIVALENT WEIGHT 205#.

PLAN OF CURB INLET

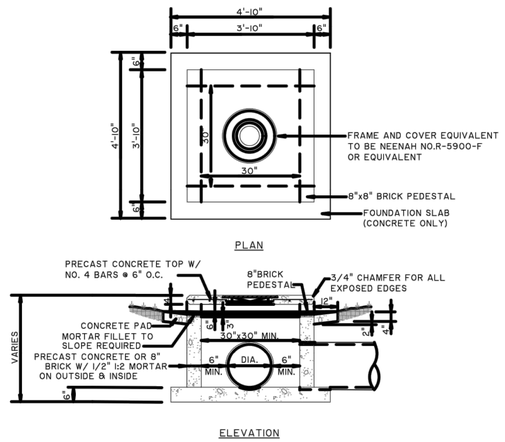
City of Port Wentworth

TECHNICAL DETAILS

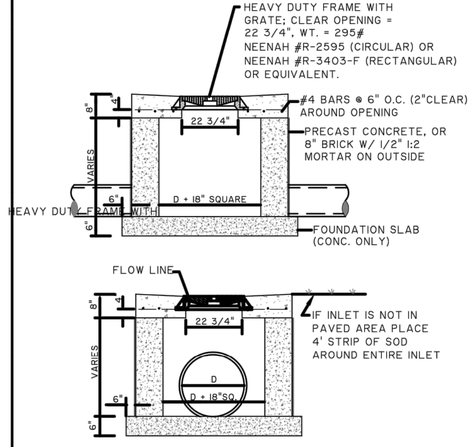
SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

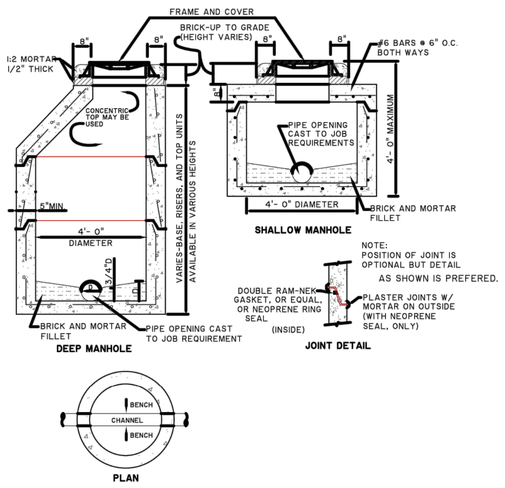
SCALE: N.T.S.
DATED: FEBRUARY 2007



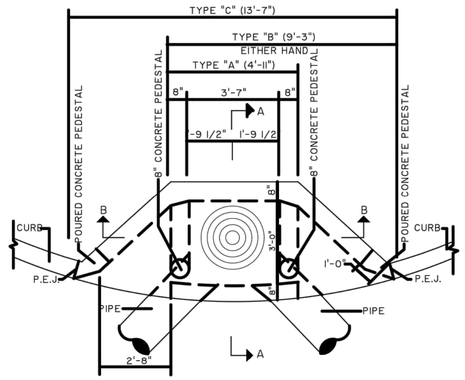
ROOF INLET DETAIL



GRATE INLET



PRECAST STORM MANHOLE



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#

PLAN OF CRUB INLET ON RADIUS

City of Port Wentworth

TECHNICAL DETAILS

SD-2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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PAVING, GRADING & DRAINAGE DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

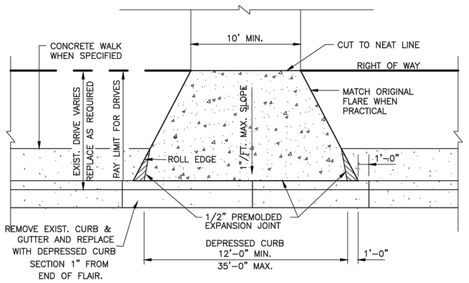
Project No. 20-237
Drawn By: MJS
Designed By: DMB
Checked By: RAP
Scale: ----
Date: 5/25/21

SHEET
C3.5

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - PSD Details.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

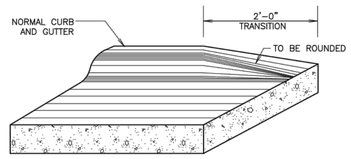
Wednesday, June 23, 2021 2:25:36 PM



1. SPACING OF CONTROL JOINTS SHALL NOT EXCEED 12' IN LENGTH OR BE LESS THAN 6' IN LENGTH.
2. CONCRETE SHALL BE 3000 PSI CONCRETE.
3. CURB SECTION AT DRIVEWAY SHALL BE SAW CUT PRIOR TO REMOVAL.
4. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT STREET PAVING.

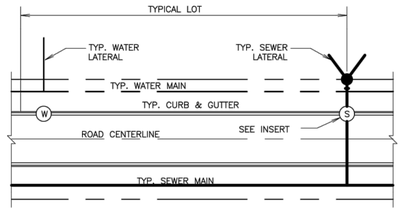
TYPICAL DRIVEWAY DETAIL

NOT TO SCALE



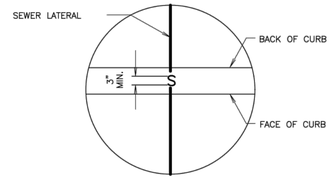
FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



PLAN

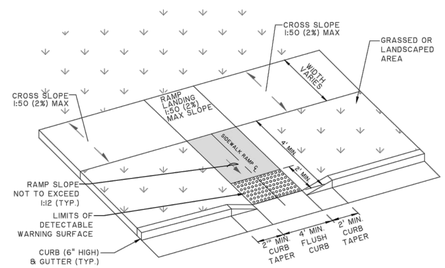
NOTE: STAMP 'S' IN FACE OF CONCRETE CURB & GUTTER "S" FOR SEWER LATERAL AND "W" FOR WATER LATERAL



INSERT

CURB MARKING DETAIL WATER AND SEWER LATERAL LOCATIONS

NOT TO SCALE

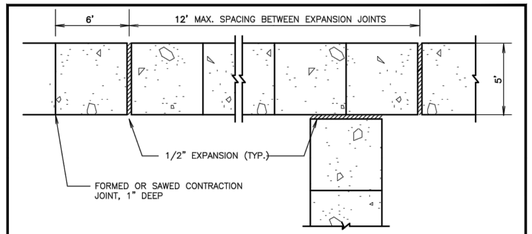


ISOMETRIC VIEW OF RAMP

NOTES:
1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.
4. LONGITUDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).

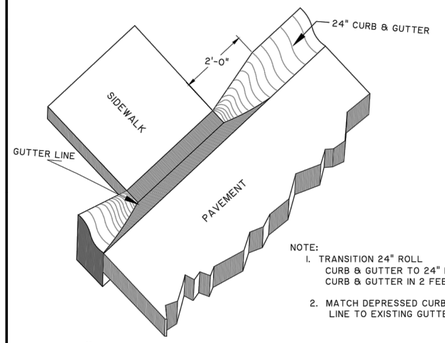
CURB RAMP "TYPE B" W/ SIDEWALK OFFSET FROM CURB

NOT TO SCALE



WALKWAY DETAILS

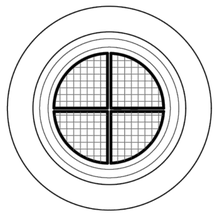
NOT TO SCALE



NOTE:
1. TRANSITION 24" ROLL CURB & GUTTER TO 24" DEPRESSED CURB & GUTTER IN 2 FEET.
2. MATCH DEPRESSED CURB & GUTTER LINE TO EXISTING GUTTER LINE.

24" DEPRESSED CURB TRANSITION DETAIL

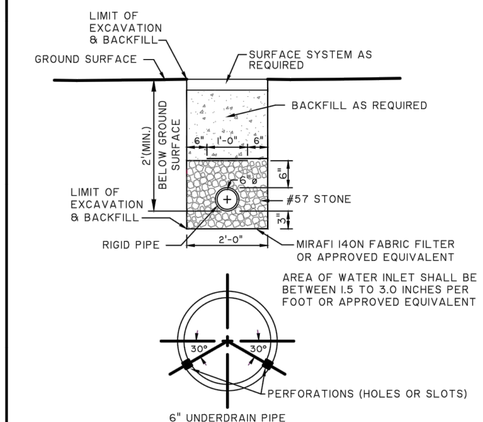
NOT TO SCALE



SECTION

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

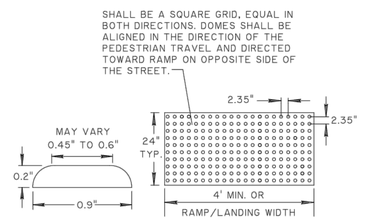
STORM MANHOLE RING & COVER		
———	*City of Port Wentworth* TECHNICAL DETAILS	SD-14
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE		
———	*City of Port Wentworth* TECHNICAL DETAILS	SD-10
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	

SHALL BE A SQUARE GRID, EQUAL IN BOTH DIRECTIONS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF THE PEDESTRIAN TRAVEL AND DIRECTED TOWARD RAMP ON OPPOSITE SIDE OF THE STREET.



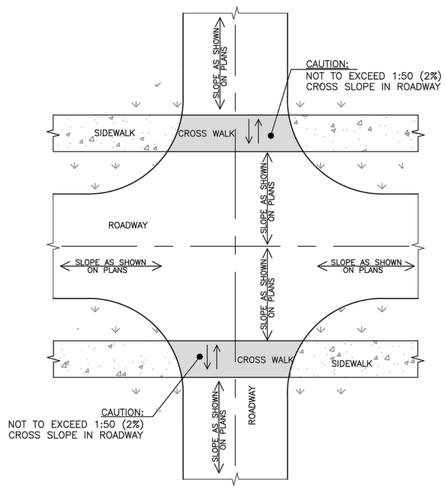
ELEVATION PLAN VIEW

NOTE:
1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE

NOTE:
ALL SIDEWALKS TO MEET ADA STANDARDS



ROAD GRADING AT PEDESTRIAN CROSSING ON ACCESSIBLE ROUTE

NOT TO SCALE

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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PAVING, GRADING & DRAINAGE DETAILS

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PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C3.6

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - PGD Details.dwg

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Wednesday, June 23, 2021 2:26:51 PM

SEDIMENTATION & EROSION CONTROL PLAN LEGEND

TEMPORARY EMBEDDED HAY–BALE CHECK DAM	Cd–Hb	INLET SEDIMENT TRAP	Sd2–F
CONSTRUCTION EXIT	Co	TEMPORARY SEDIMENT BARRIER – TYPE "PIG IN A BLANKET"	Sd2–P
CONCRETE WASH–OUT	Cw	TEMPORARY SEDIMENT BASIN	Sd3
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	TEMPORARY SEDIMENT TRAP	Sd4
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2	STORM DRAINAGE OUTLET PROTECTION	St
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3	STORM WATER DISCHARGE SAMPLING POINT	
DUST CONTROL ON DISTURBED AREAS	Du	STORM WATER DIVERSION	Di
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE	Sk	LIMITS OF DISTURBANCE	
SLOTTED BOARD DAM WITH STONE–"RETROFIT"	Rt–B	TREE PROTECTION	
TEMPORARY SILT FENCE – TYPE "NON–SENSITIVE"	Sd1–NS	SOILS	Cc SOIL TYPE / Pn SOIL TYPE
TEMPORARY SILT FENCE – TYPE "SENSITIVE"	Sd1–S		

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

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND–DISTURBING ACTIVITIES

0 40 80 Feet

CONSTRUCTION ENTRANCE
N: 806433.6371
E: 958533.3809
LAT: N032.2134
LONG: W081.1890

CONCRETE WASHDOWN

EXISTING TREE LINE

TREES TO BE REMOVED

TEMPORARY SILT FENCE – 30 INCHES MINIMUM HEIGHT TYPE "NON–SENSITIVE"

LIMITS OF DISTURBANCE

TEMPORARY SILT FENCE – DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

TEMP. SEDIMENT TRAP #1 DRAINAGE AREA=0.8ac.

TEMP. SEDIMENT TRAP #2 DRAINAGE AREA=4.2ac.

NPDES STORMWATER SAMPLING MONITORING LOCATION

CLEARING LIMITS

WETLANDS

WETLAND BUFFER

MATCHLINE – SEE SHEET EC1.2

HICKORY ST. 50' R/W

DOGWOOD CIR 50' R/W

CRABAPPLE DR 50' R/W

ALLEY 15' R/W

CONCRETE SIDEWALK

ASPHALT PAVING

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18043 JASON JOSEPH BRYANT

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EROSION CONTROL PLAN - INITIAL

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

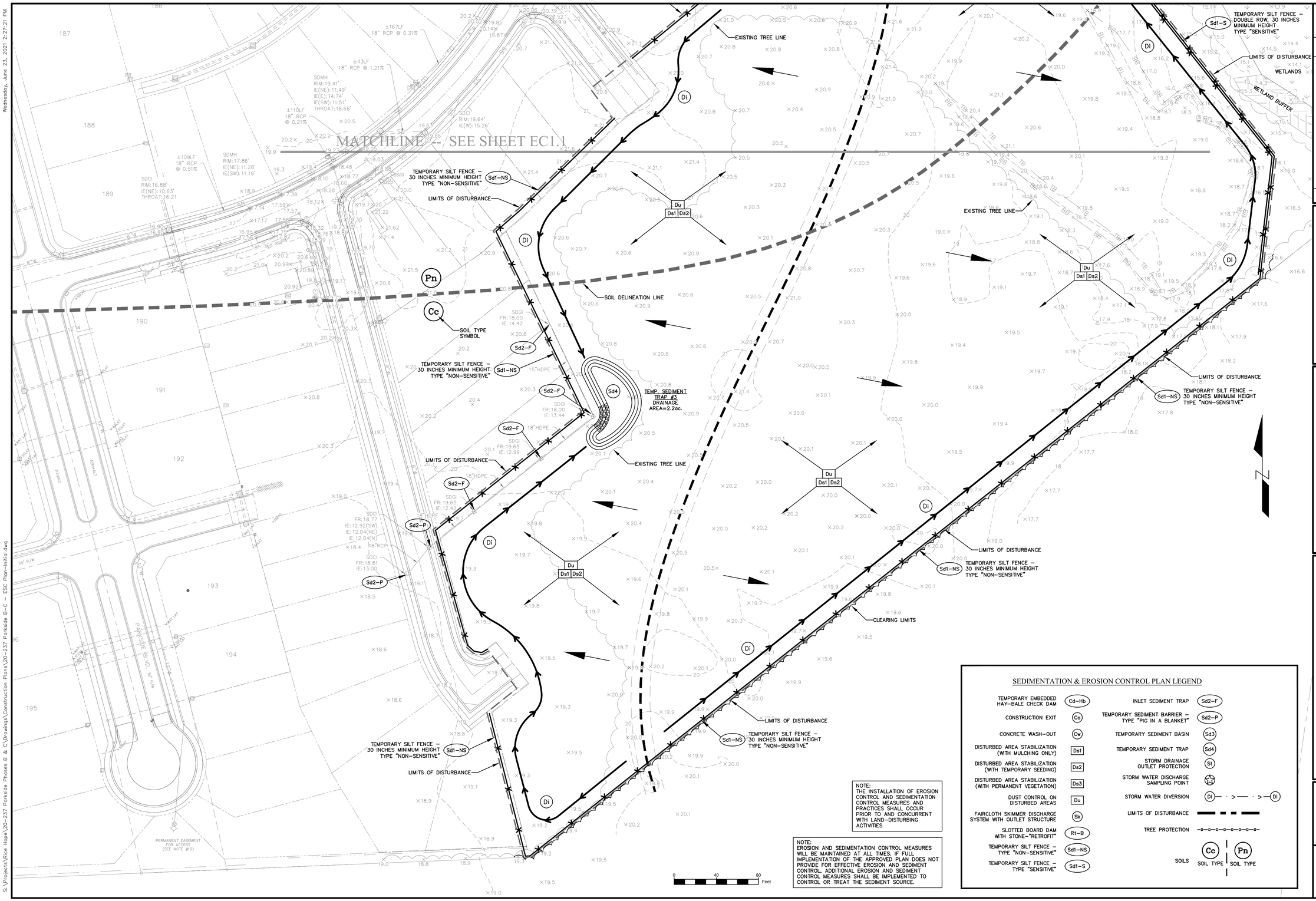
Project No.	20–237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
EC1.1

S:\Projects\Rice Hope\20–237 Parkside Phases B & C\Drawings\Construction Plans\20–237 Parkside B–C – ESC Plan–Initial.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:27:21 PM



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DUST CONTROL ON DISTURBED AREAS	Du	STORM WATER DIVERSION	Di
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE	Sk	LIMITS OF DISTURBANCE	
SLOTTED BOARD DAM WITH STONE–"RETROFIT"	Rt–B	TREE PROTECTION	
TEMPORARY SILT FENCE – TYPE "NON–SENSITIVE"	Sd1–NS	SOILS	Cc SOIL TYPE, Pn SOIL TYPE
TEMPORARY SILT FENCE – TYPE "SENSITIVE"	Sd1–S		

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED No. 36043 PROFESSIONAL ENGINEER JASON JOSEPH

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EROSION CONTROL PLAN - INITIAL

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Project No.	20–237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
EC1.2

S:\Projects\Rice Hope\20–237 Parkside Phases B & C\Drawings\Construction Plans\20–237 Parkside B–C – ESC Plan–initial.dwg

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 3:48:26 PM

SEDIMENTATION & EROSION CONTROL PLAN LEGEND

TEMPORARY EMBEDDED HAY–BALE CHECK DAM	Cd–Hb	INLET SEDIMENT TRAP	Sd2–F
CONSTRUCTION EXIT	Co	TEMPORARY SEDIMENT BARRIER – TYPE "PIG IN A BLANKET"	Sd2–P
CONCRETE WASH–OUT	Cw	TEMPORARY SEDIMENT BASIN	Sd3
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	STORM DRAINAGE OUTLET PROTECTION	St
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2	STORM WATER DISCHARGE SAMPLING POINT	
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3	STORM WATER DIVERSION	DI
DUST CONTROL ON DISTURBED AREAS	Du	LIMITS OF DISTURBANCE	
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE	Sk	TREE PROTECTION	
SLOTTED BOARD DAM WITH STONE–"RETROFIT"	Rt–B		
TEMPORARY SILT FENCE – TYPE "NON–SENSITIVE"	Sd1–NS		
TEMPORARY SILT FENCE – TYPE "SENSITIVE"	Sd1–S		

SOILS: Cc SOIL TYPE | Pn SOIL TYPE

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

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND–DISTURBING ACTIVITIES

0 40 80 Feet

CONSTRUCTION ENTRANCE
N: 806433.6371
E: 958533.3809
LAT: N032.2134
LONG: W081.1890

CONCRETE WASHDOWN

TEMPORARY SILT FENCE – 30 INCHES MINIMUM HEIGHT TYPE "NON–SENSITIVE"

TEMPORARY SILT FENCE – DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

LIMITS OF DISTURBANCE

NPDES STORMWATER SAMPLING MONITORING LOCATION

WETLANDS

MATCHLINE – SEE SHEET EC2.2

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38043 JASON M. JOSEPH

PITTMAN ENGINEERING
2591 Hwy 175 Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL PLAN - INTERMEDIATE

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20–237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
EC2.1

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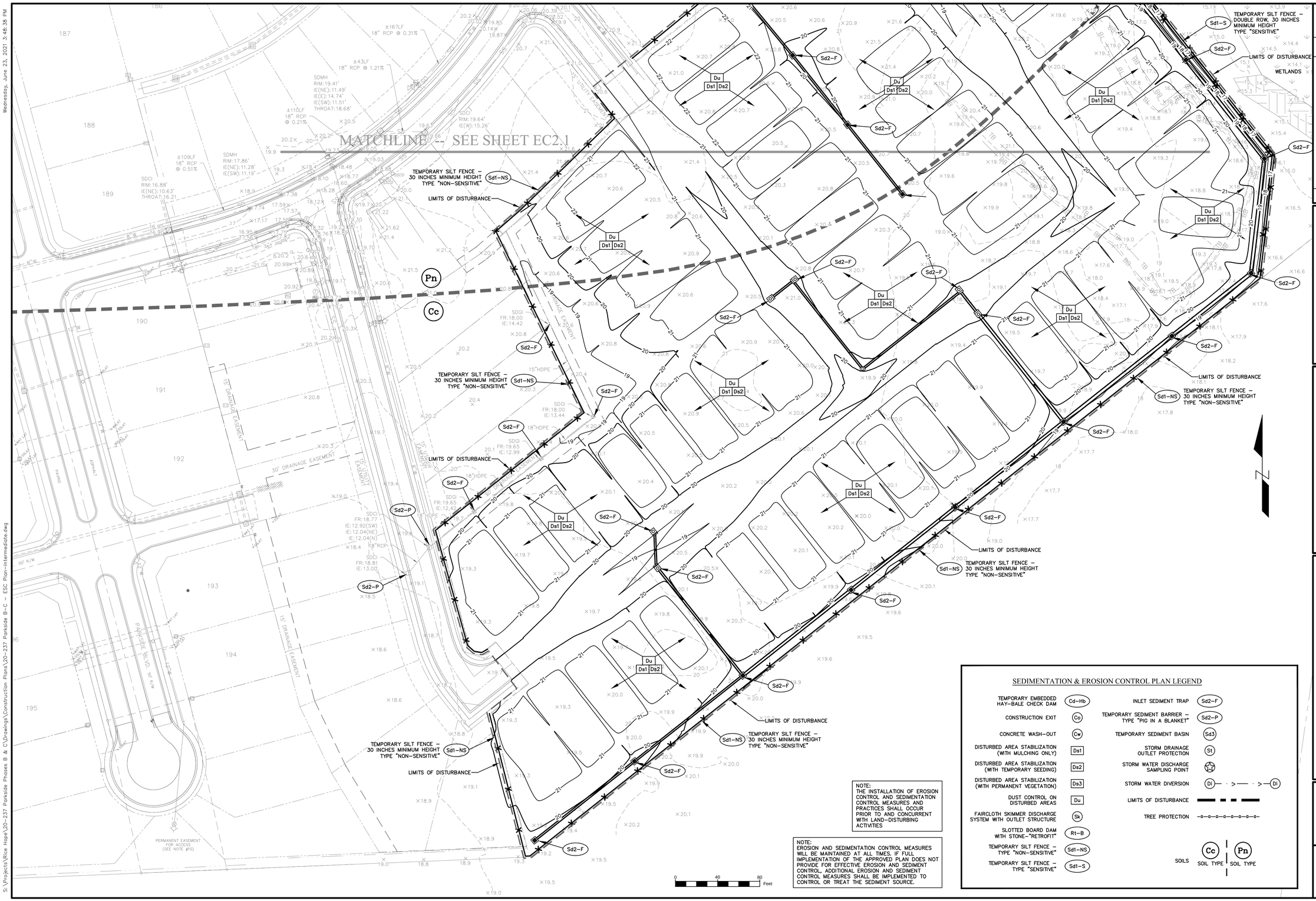
Wednesday, June 23, 2021 3:48:38 PM



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SEDIMENTATION & EROSION CONTROL PLAN LEGEND

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CONSTRUCTION EXIT	Co	TEMPORARY SEDIMENT BARRIER – TYPE "PIG IN A BLANKET"	Sd2–P
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TEMPORARY SILT FENCE – TYPE "NON-SENSITIVE"	Sd1–NS		
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SOILS: Cc SOIL TYPE | Pn SOIL TYPE

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED No. 38043 PROFESSIONAL ENGINEER JASON BRYANT JOSEPH

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EROSION CONTROL PLAN - INTERMEDIATE

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
EC2.2

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SEDIMENTATION & EROSION CONTROL PLAN LEGEND

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CONCRETE WASHDOWN

TEMPORARY SILT FENCE – 30 INCHES MINIMUM HEIGHT TYPE "NON–SENSITIVE"

NPDES STORMWATER SAMPLING MONITORING LOCATION

WETLANDS

POND

MATCHLINE -- SEE SHEET EC3.2

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18045 JASON GREGORY JOSEPH

EROSION CONTROL PLAN - FINAL

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20–237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	1"=40'
Date:	5/25/21

SHEET
EC3.1

REV.	REVISIONS	BY	DATE

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SEDIMENTATION & EROSION CONTROL PLAN LEGEND

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SOILS: Cc SOIL TYPE | Pn SOIL TYPE

REV.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38045 JASON MICHAEL JOSEPH

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EROSION CONTROL PLAN - FINAL

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Project No.	20-237
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Wednesday, June 23, 2021 2:32:51 PM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: COASTAL

Project Name: PARKSIDE AT RICE HOPE PHASES B & C — Address: PORT WENTWORTH, GEORGIA 31407

City/County: PORT WENTWORTH / CHATHAM COUNTY — Date on Plans: 5/25/21

Provide name and email of the person filling out the checklist: Jason Bryant, jason@pittmanengineeringco.com

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.1–EC4.3	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.
EC1.1–EC5.3	YES	2. Level II certification number issued by the Commission, signature and seal of the certified design professional.
N/A	NO	3. Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*
EC4.1	YES	4. The name and phone number of the 24–hour local contact responsible for erosion, sedimentation and pollution controls. MR. SCOTT DECAIN 4800 HAMPDEN LANE, SUITE 200 BETHESDA, MARYLAND 20814 301–915–0460 EMAIL: SDECAIN@BALDEAGLEPARTNERS.COM
EC4.1	YES	5. Provide the name, address, email and phone number of the primary permittee. MR. SCOTT DECAIN 4800 HAMPDEN LANE, SUITE 200 BETHESDA, MARYLAND 20814 301–915–0460 EMAIL: SDECAIN@BALDEAGLEPARTNERS.COM
EC4.1	YES	6. Note total and disturbed acreage of the project or phase under construction. TOTAL ACREAGE: 12.3 AC. DISTURBED ACREAGE: 12.3 AC.
EC1.1–EC3.1	YES	7. Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER–EC5.3	YES	8. Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
EC4.1	YES	9. Description of the nature of construction activity. PROJECT INCLUDES CONSTRUCTING DRAINAGE, ROADWAYS AND GRADING TO SERVE THE PROPOSED COMMERCIAL DEVELOPMENT. THE EXISTING SITE IS A DEVELOPED SINGLE–FAMILY LOT.
COVER	YES	10. Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
EC4.1	YES	11. Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, etc. which may be affected. RECEIVING WATERS = SAVANNAH RIVER
EC4.1	YES	12. Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit. "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION." JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897
EC4.1	YES	13. Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit.* "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." JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897
EC4.1	YES	14. Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit.* THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN (EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL), TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL (UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED).

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.1	YES	14. Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit.* DESIGN PROFESSIONAL'S 7-DAY VISIT CERTIFICATION: DATE OF INSPECTION: _____ I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION. JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897 INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN: _____ _____ _____ _____ _____ THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.
EC4.1	YES	15. Clearly note the statement that "Non–exempt activities shall not be conducted within the 25 or 50–foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25–feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits." "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."
N/A	NO	16. Provide a description of any buffer encroachments and indicate whether a buffer variance is required. NO BUFFERS REQUIRED.
EC4.1	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 BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."
EC4.1	YES	18. Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."* WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. 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.
EC4.1	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."
EC4.1	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 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."
EC4.1	YES	21. Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding." "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
N/A	NO	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.*
N/A	NO	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.*

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC2.1–EC3.1 EC5.1	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.* CONCRETE WASHDOWN FOR TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND REAR OF THE VEHICLES PLACED NEXT TO CONSTRUCTION EXIT. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
EC4.1	YES	25. Provide BMPs for the remediation of all petroleum spills and leaks. Spill Cleanup and Control Practices • Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel. • Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste container. • Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills. • All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State, and Federal Regulations. • FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–8802. • FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–8802. • FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE 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.
EC1.1–EC3.1 EC4.1–EC4.3 EC5.1–EC5.3	YES	26. Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*

THE FOLLOWNG PERMANENT MEASURES HAVE BEEN ESTABLISHED:

1. DRY DETENTION POND
2. RIP–RAP APRONS
3. DISTURBED AREA STABILIZATION WITH PERMANENT GRASSING

CONTROLS:

EROSION AND SEDIMENT CONTROLS:

- ALL PERIMETER SILT FENCES AND CONSTRUCTION EXITS SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- EXISTING VEGETATION SHALL BE LEFT IN PLACE UNTIL SUCH TIME THAT LAND DISTURBING ACTIVITIES ARE TO TAKE PLACE UPON THAT PORTION OF THE SITE. WHEN CONSTRUCTION ACTIVITIES HAVE CEASED IN AN AREA, THAT AREA SHALL BE STABILIZED WITHIN 14 DAYS. IF THE AREA IS NOT TO FINAL GRADE, THE AREA SHALL BE MULCHED. IF THE AREA IS TO FINAL GRADE AND WILL EVENTUALLY CONTAIN SITE IMPROVEMENTS SUCH AS STRUCTURES OR SIDEWALKS, IT SHALL BE TEMPORARY SEEDED. AREAS BROUGHT TO FINAL GRADE THAT WILL REMAIN PERVIOUS ARE TO BE PERMANENTLY SEEDED. ALLOWABLE EXCEPTIONS FROM THE NPDES GENERAL PERMIT NO. GAR 100001, ARE NOTED BELOW.
- "WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES DUE TO SNOW COVER OR OTHER ADVERSE WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE."
- "WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (e.g. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED."
- PLEASE REFER TO ATTACHED SHEETS FOR THE LAND DISTURBANCE CONSTRUCTION SCHEDULE (SHEET EC4.1) AND TEMPORARY AND PERMANENT GRASSING SCHEDULE (SHEET EC5.1). THE STORMWATER WILL BE DISCHARGED FROM THE BASIN TO THE EXISTING STORMWATER SYSTEM AND THROUGH THE DOWNSTREAM DITCH SYSTEM AND EVENTUALLY TO THE SAVANNAH RIVER.

NON–STORMWATER DISCHARGE:

- ALL NON–STORMWATER DISCHARGES WILL BE ROUTED THROUGH ON–SITE BMP'S AND THE STORMWATER MANAGEMENT SYSTEM WHERE POSSIBLE. THESE DISCHARGES INCLUDE FLUSHING OF WATER AND FIRE LINES, IRRIGATION WATER, GROUND WATER, DEWATERING OF PITS OR DEPRESSIONS WITHIN THE CONSTRUCTION SITE AND RINSE–OFF WATER OF NON–MATERIALS.

OTHER CONTROLS:

- NO WASTE WILL BE DISPOSED INTO STORMWATER 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. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NEEDED AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ON–SITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURE 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.

HAZARDOUS WASTES
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT (WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED) WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS 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 THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIAL OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES (IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS) ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORM WATER. 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 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 CONTRIBUTION TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALTY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASES, TO PREVENT WASTE FROM CONTRIBUTING TO STORM WATER DISCHARGE. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED IN THE EROSION CONTROL GRADING PLAN, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED. SANITARY SEWER WILL BE PROVIDED BY BRYAN COUNTY AT THE COMPLETION OF THIS PROJECT.

OFF–SITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEETS EC1.1–EC3.1 FOR CONSTRUCTION EXIT LOCATIONS AND SHEET EC5.1 FOR DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF DIRT, MUD, OR ROCK. DUMP TRUCKS HAULING MATERIAL TO OR FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 18045 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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EROSION CONTROL NOTES

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20–237
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	N/A
Date:	5/25/21

SHEET
EC4.1

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

S:\Projects\Rice Hope\20–237 Parkside Phases B & C\Drawings\Construction Plans\20–237 Parkside B–C – ESC Notes.dwg

Wednesday, June 23, 2021 2:33:12 PM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

INVENTORY FOR POLLUTION PREVENTION PLAN:
THE FOLLOWING MATERIALS ARE EXPECTED ON-SITE DURING CONSTRUCTION: CONCRETE PRODUCTS, ASPHALT, PETROLEUM BASED FUEL AND LUBRICANTS FOR EQUIPMENT, TAR, METAL BUILDING MATERIALS, LUMBER, SHEET ROCK, FLOOR COVERINGS, ELECTRICAL WIRE AND FIXTURES, PAINT/STAINS/FINISHING TREATMENTS, PAINT, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CLEANING SOLVENTS, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, AND METAL PIPES.

SPILL PREVENTION:
PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISKS OF SPILLS AND SPILLS FROM DISCHARGING INTO STORMWATER RUNOFF.

GOOD HOUSEKEEPING:
1. QUANTITIES OF PRODUCTS STORED ON-SITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS VISIBLE.
4. PRODUCTS MIXING, DISPOSAL AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE, AND DISPOSAL.

MAINTENANCE & INSPECTION OF EROSION & SEDIMENT CONTROLS:

MAINTENANCE:

THE FOLLOWING BEST MANAGEMENT PRACTICE MAINTENANCE CRITERIA ARE TAKEN FROM THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," LATEST EDITION.

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

RETROFIT STRUCTURES SHALL BE KEPT CLEAR OF TRASH AND DEBRIS. THIS WILL REQUIRE CONTINUOUS MONITORING AND MAINTENANCE, WHICH INCLUDES SEDIMENT REMOVAL WHEN ONE-THIRD OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST.

SEDIMENT SHALL BE REMOVED FROM SILT FENCES ONCE IT HAS ACCUMULATED ONE-THIRD THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS).

SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS 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.

SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND 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 TO PROPER GRADE, SMOOTHED AND COMPACTED.

APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

REPAIR ALL DAMAGES CAUSED TO TEMPORARY SEDIMENT BASINS BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE TOP OF THE RISER. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT, ADJACENT TO A STREAM OR FLOODPLAIN.

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.

ROUGHENED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDING GROWTH.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCES. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO 6 MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH (DEPENDING ON THE MATERIALS USED), ANCHORED, AND HAVE A CONTINUOUS 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN 8 MONTHS. IF THE AREA WILL REMAIN UNDISTURBED FOR GREATER THAN 6 MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

PERMANENT VEGETATION SHALL BE APPLIED IMMEDIATELY TO ROUGH GRADED AREAS THAT WILL BE UNDISTURBED FOR LONGER THAN 6 MONTHS. THIS PRACTICE OF SODDING SHALL BE APPLIED IMMEDIATELY TO ALL AREAS AT FINAL GRADE. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT FOR THE UNPAVED AREAS AND AREAS NOT COVERED IN PERMANENT STRUCTURES AT LEAST 70% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED. PERMANENT VEGETATION SHALL CONSIST OF PLANTED TREES, SHRUBS, PERENNIAL VINES, A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE REGION, SUCH THAT WITHIN THE GROWING SEASON, A 70% COVERAGE BY PERENNIAL VEGETATION SHALL BE ACHIEVED. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION UNTIL THIS STANDARD IS SATISFIED AND PERMANENT CONTROL MEASURES AND FACILITIES ARE OPERATIONAL. INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED.

EC4.2	YES

27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.*

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

EC4.2	YES

28. Description of the practices that will be used to reduce the pollutants in storm water discharges.*

Product Specific Practices

Petroleum Based Products – Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water 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 manufacturer's specifications and recommendations.

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

Fertilizer/Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building Materials – No building or construction materials will be buried or disposed of onsite. All such materials will be disposed of using proper waste disposal procedures.

EC4.2	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 BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

CONSIDERATIONS FOR CONSTRUCTION SCHEDULING

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

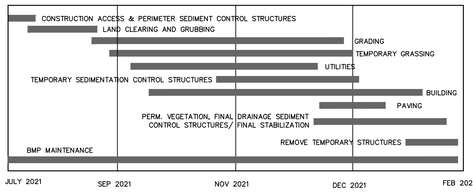
THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

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.

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS – CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY -– STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS – BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL – DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM– STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING–SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION–TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10. UTILITIES, PAVING, BUILDING	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
11. LANDSCAPING AND FINAL STABILIZATION – TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE-–STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

PROPOSED CONSTRUCTION SCHEDULE:



EC4.2	YES

30. Provide complete requirements of inspections and record keeping by the primary permittee.*

INSPECTIONS

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.

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

MR. SCOTT DECAIN
4800 HAMPDEN LANE, SUITE 200
BETHESDA, MARYLAND 20814
301-915-0460
EMAIL: SDECAIN@BALDEAGLEPARTNERS.COM

ATTN.:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
JASON@PITTMANENGINEERINGCO.COM

EC4.2	YES

31. Provide complete requirements of sampling frequency and reporting of sampling results.*

STORM WATER SAMPLING:

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 EITHER 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 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.

GOVERNING AGENCY:
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GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8251
(912) 264-7284

MR. SCOTT DECAIN
4800 HAMPDEN LANE, SUITE 200
BETHESDA, MARYLAND 20814
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ATTN.:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
JASON@PITTMANENGINEERINGCO.COM

EC4.2	YES

32. Provide complete details for retention of records as per Part IV.F. 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 THE DESIGNATED ALTERNATE LOCATION) FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.
   a. A COPY OF 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 MONITORING 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 VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 OF THIS PERMIT.
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.(a).(1)(c) OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICE OF TERMINATION, REPORTS, PLANS, MONITORING INFORMATION (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION), EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN RECORDS OF ALL

Wednesday, June 23, 2021 2:33:37 PM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.3	YES	33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.*

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
(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.

EC4.3	YES	34. Appendix B rationale for NTU values at all outfall sampling points where applicable.* FOR A SITE ACREAGE SIZE OF 12.3 AC. AND WATERS SUPPORTING WARM WATER FISHERIES DRAINAGE AREA LESS THAN 5 SQUARE MILES, THE NTU VALUE TO USE IN PART III.D.4. IS 75 NTU.

APPENDIX B
Nephelometric Turbidity Unit (NTU) Table
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

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC1.1, EC2.1 EC3.1	YES	35. Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *
EC1.1–EC3.1	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.* A temporary sediment trap will accommodate the 149 cy of Initial sediment storage. Silt fence will provide perimeter control. Intermediate grading and drainage BMPs include construction exit, temporary sediment trap, concrete wash down, storm outlet protection, dust control, mulching, temporary seeding and silt fence. Final phase BMPs include construction exit, concrete wash down, storm outlet protection, dust control and permanent vegetation stabilization. Each phase of the plan includes the appropriate controls and measures, including the initial sediment storage requirements, intermediate grading and drainage BMPs and Final BMPs. Refer to Sheets EC1.1, EC2.1 and EC3.1.
EC1.1–EC3.1	YES	37. Graphic scale and North arrow.
EC1.1–EC3.1	YES	38. Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 – 2% Rolling 2 – 8% Steep 8% +	0.5 or 1 1 or 2 2,5 or 10

N/A	NO	39. Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	NO	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.*
EC1.1–EC3.1 EC4.3	NO	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 NOT ANY STATE WATERS LOCATED ON OR WITHIN 200' OF THIS PROJECT SITE. BUFFERS ARE NOT REQUIRED SINCE THERE IS NOT ANY WRESTED VEGETATION.
N/A	NO	42. Delineation of on–site wetlands and all State waters located on and within 200 feet of the project site. THERE ARE NOT ANY ON–SITE WETLANDS OR STATE WATERS LOCATED ON OR WITHIN 200' OF THIS PROJECT SITE.
EC4.3	NO	43. Delineation and acreage of contributing drainage basins on the project site. SEE SEPARATE HYDROLOGY REPORT.
EC4.3	NO	44. Provide hydrology study and maps of drainage basins for both the pre– and post–developed conditions.* SEE SEPARATE HYDROLOGY REPORT.
EC4.3	YES	45. An estimate of the Runoff Coefficient or Peak Discharge Flow of the site prior to and after construction activities are completed. RUNOFF CURVE NUMBER (SCS METHOD USED): PRE–DEVELOPMENT: CN=82 POST–DEVELOPMENT: CN=88
EC1.1–EC3.1	YES	46. Storm–Drain Pipe and Weir Velocities with appropriate Outlet Protection to accommodate discharges without erosion. Identify/Delineate all Storm Water Discharge Points.
EC1.1–EC3.1 EC4.3	YES	47. Soil series for the project site and their delineation. SOILS LEGEND:

SYMBOL	NAME	RATING
Pn	POOLER FINE SNADY LOAM	B/D
Cc	CAPE FEAR	B/D

EC1.1–EC3.1	YES	48. The Limits of Disturbance for each phase of construction.
EC1.1–EC3.1 EC4.3, EC5.3	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 Design Professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize Outlet Structures that withdraw water from the surface, unless infeasible. If Outlet Structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.

67 CY SEDIMENT STORAGE PER DISTURBED ACRE REQUIREMENT

- TOTAL PROJECT ACREAGE = 12.3 AC.
- TOTAL DISTURBED ACREAGE = 12.3 AC.
- TOTAL REQUIRED SEDIMENT STORAGE: 12.3 AC. X 67 c.y./Ac. = 824 c.y.
- THIS PROJECT WILL UTILIZE 1 PROPOSED SEDIMENT TRAP AND SILT FENCE FOR THE SEDIMENT STORAGE REQUIREMENT. THE PROPOSED LAND DISTURBING ACTIVITIES FOR THIS PROJECT ARE TO REGRADE TO PROVIDE POSITIVE DRAINAGE TO SPECIFIC AND LIMITED AREAS OF THE SITE.
- SEE SHEET EC5.3 FOR SEDIMENT TRAP CALCULATIONS.

EC1.1–EC3.1 EC5.1–EC5.3	YES	50. Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
EC5.1–EC5.3	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.

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.3, EC5.1, EC5.2	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 the appropriate geographic region of Georgia.

LIME RATES AND ANALYSIS

* AGRICULTURAL LIME SHALL BE APPLIED 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.

MULCHING (MULCHING 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:

* 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 TWO TONS PER ACRE. DRY HAY SHALL BE APPLIED AT THE RATE OF 2–1/2 TONS PER ACRE.
* WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED BELOW) AFTER HYDRAULIC SEEDING.
* ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 4:1 OR STEEPER.
* SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
* 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.
* WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED.

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 1/2/ – 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	0–50 lbs./ac. 1/ – –
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10–10–10 10–10–10 10–10–10	1300lbs./ac. 3/ 1300lbs./ac. 3/ 1100 lbs./ac.	– – –
4. PINE SEEDLINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0–10–10 0–10–10	700lbs./ac. 700lbs./ac. 4/	– –
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500lbs./ac. 800lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 2/6/ 50–100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3/ APPLY IN 3 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE PRUNED.
5/ APPLY TO GRASS SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

*IF USING THIS CHECKLIST FOR A PROJECT THAT IS LESS THAN 1 ACRE AND NOT PART OF A COMMON DEVELOPMENT BUT WITHIN 200 FT OF A PERENNIAL STREAM THE * CHECKLIST ITEMS WOULD BE N/A.

Effective January 1, 2021

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON BRYANT JOSEPH

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EROSION CONTROL NOTES

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No. 20–237
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: N/A
Date: 5/25/21

SHEET
EC4.3

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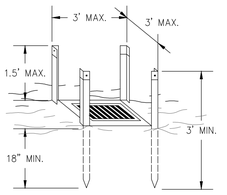
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

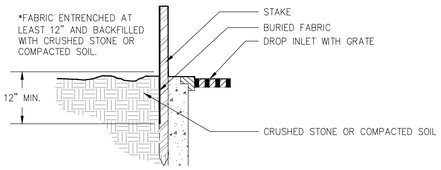
Wednesday, June 23, 2021 2:34:22 PM

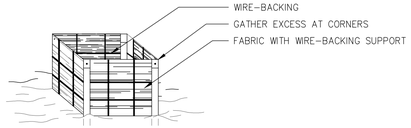
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION



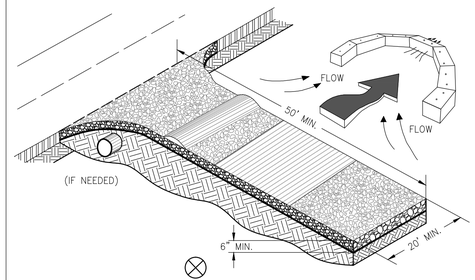
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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



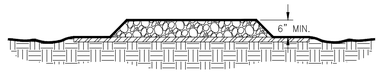


CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

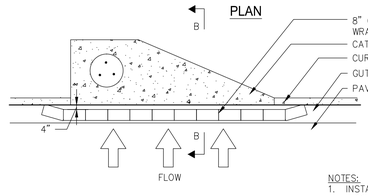


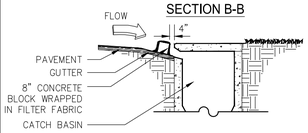
ENTRANCE ELEVATION



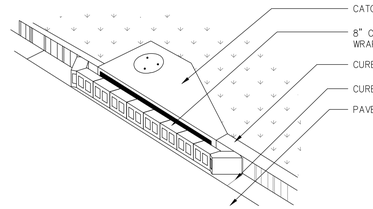
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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.

CURB INLET FILTER "PIGS IN BLANKET"



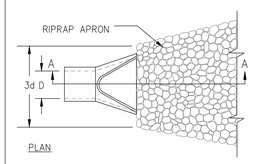


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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



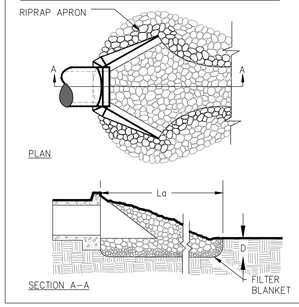
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



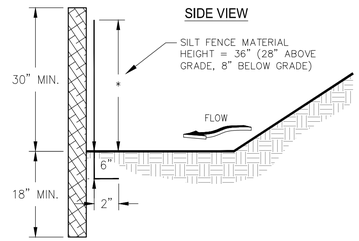
NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL

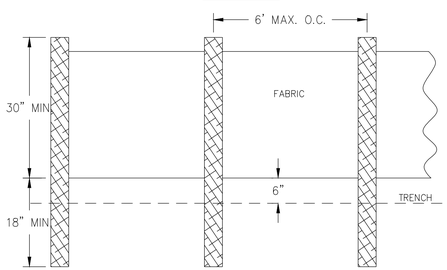


SILT FENCE - TYPE NON-SENSITIVE (Sd1-NS)

SIDE VIEW



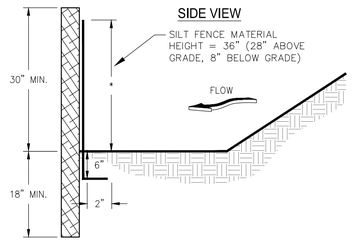
FRONT VIEW



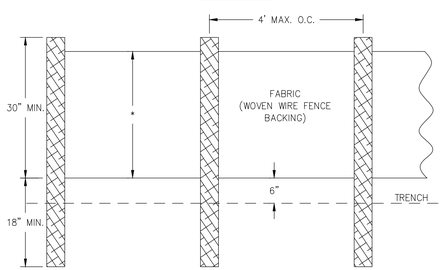
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE (Sd1-S)

SIDE VIEW



FRONT VIEW



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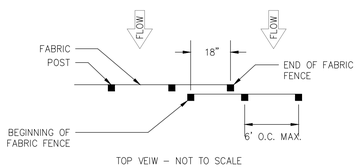
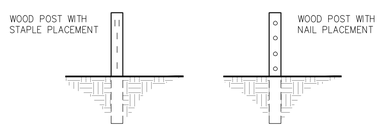
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW - NOT TO SCALE

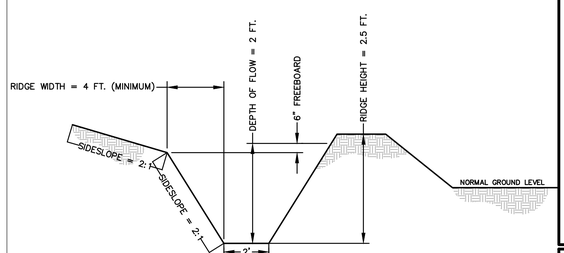


FRONT VIEWS - NOT TO SCALE

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.

SEDIMENTATION & EROSION CONTROL PLAN LEGEND

TEMPORARY EMBEDDED HAY-BALE CHECK DAM	Cd-Hb	INLET SEDIMENT TRAP	Sd2-F
CONSTRUCTION EXIT	Co	TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET"	Sd2-P
CONCRETE WASH-OUT	Cw	STORM DRAINAGE OUTLET PROTECTION	St
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	TREE PROTECTION	Tp
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2	STORM WATER DISCHARGE SAMPLING POINT	
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3	STORM WATER DIVERSION	Di
DUST CONTROL ON DISTURBED AREAS	Du	LIMITS OF DISTURBANCE	
SLOTTED BOARD DAM WITH STONE-"RETROFIT"	Rt-B	TREE PROTECTION	
TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE"	Sd1-NS	SOILS	Ol SOIL TYPE | Cm SOIL TYPE
TEMPORARY SILT FENCE - TYPE "SENSITIVE"	Sd1-S		



Di STORM WATER DIVERSION DITCH
SCALE: N.T.S.

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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EROSION CONTROL DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
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Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

Wednesday, June 23, 2021 2:34:49 PM

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LIN.)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr (LIN.)	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LIN.)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LIN.)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LIN.)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LIN.)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LIN.)	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		(SILT FENCE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sed (LIN.)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LIN.)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM		Spb (LIN.)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr (LIN.)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St (AREA)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su (AREA)	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(GRAPHIC TREE CUTOFFS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LIN.)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GaSWCC (Amended – 2013)

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY)

DEFINITION
Applying plant residues or other suitable materials not produced on the site to the soil surface.

PURPOSE
To reduce runoff and erosion; conserve moisture, prevent surface compaction or crusting; to control undersirable vegetation; to modify soil temperature; to increase biological activity in the soil.

SPECIFICATIONS
A. For temporary protection of critical areas without seeding.

This standard applies to graded or cleared areas which may be subjected to erosion for 6 months or less, where seedings may not have a suitable growing season to produce an erosion retardant cover, but which can be stabilized with a mulch cover.

Site Preparation
1. Grade, as needed and feasible, 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. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
1. Dry straw of hay - spread at a rate of 2 1/2 tons per acre.
2. Wood waste, chips, sawdust or bark-spread 2 to 3 inches deep (about 6 to 0 tons per acre).
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufactureres recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil material for temporary protection.

Applying and Anchoring Mulch
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk". The disk 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 hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.
2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (Note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)
   B. To conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.
   Mulching Materials
   Use one of the material given below and apply at thickness indicated.

Material	Depth
1. Grain straw or grass hay	6" to 10"
2. Pine Needles	4" to 6"
3. Wood waste (sawdust, bark, chips)	4" to 8"
4. Shredded residues (crop, leaves, etc.)	4" to 8"

5. Completely cover area with black polyethylene film and hold in place by placing soil on the outer edge.

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

Dust Control on Disturbed Areas — Du

DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

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 specification **Tac - Tackifiers**. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **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 specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that 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 that 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, snowfences, 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 specification **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 specification **Tp - Topsoiling**.

Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

GSWCC 2016 Edition

6-55

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CORPS 1/

Species	Broadcast Rates 2/-PLS3/ Per Acre	Per 1000 sq. ft.	Resource Planting Dates by Resource Area — Area	Planting Dates (Solid lines indicate optimum dates dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MILLET, PEARL (Pennesetum glaucum) alone	50 lbs.	1.1 lb.	M-L P C	J F M A M J J A S O N D	88,000 Seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
RYEGRASS, ANNUAL (Lolium Temulentum) alone	40 lbs.	0.9 lb.	M-L P C	J F M A M J J A S O N D	227,000 seed pound. Dense cover. Very competitive and is not to be used in mixtures.

1. Temporary cover crops are very competitive and will crowd perennials if seeded to heavily.
2. Reduce seeding rates by 50% when drilled.
3. PLS is an abbreviation for Pure Live Seed.
4. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA
   C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast Flatwoods MLRAs

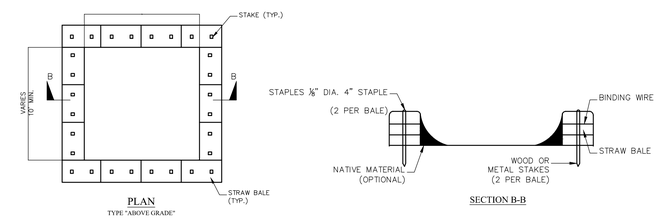
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

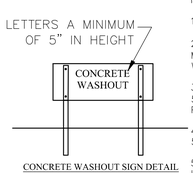
PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 2/-PLS3/ Per Acre	Per 1000 sq. ft.	Resource Planting Dates by Resource Area — Area	Planting Dates (Solid lines indicate optimum dates dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone	10 lbs.	0.2 lb.	P C	J F M A M J J A S O N D	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
with other perennials	6 lbs.	0.1 lb.			
BERMUDA, COMMON (Cynodon dactylon) Unhulled seed with temporary cover	10 lbs.	0.2 lb.	P C	J F M A M J J A S O N D	Plant with winter annuals.
with other perennials	6 lbs.	0.1 lb.			Plant with Tall fescue.
BERMUDA SPRIGS (Cynodon dactylon) Coastal, Common, Midland, or Tift 44	40 cu. ft. or sod pulgs 3'x 3'		M-L P C	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 srigs.
Coastal, Common, or Tift 44					Same as above
Tift 78			C		Southern costal Plain only.
CENTIPEDE (Eremochloa ophiuroides)	Block sod only		P C	J F M A M J J A S O N D	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta.
LOVEGRASS, WEEPING (Eragrostis curvula) alone	4 lbs.	0.1 lb.	M-L P C	J F M A M J J A S O N D	1,500,000 Seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2 lbs.	0.05 lb.			

1. Reduce seeding rates by 50% when drilled.
2. PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specification..
3. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA; C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast

STRAW BALE BARRIER CONCRETE WASHOUT





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.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND

NOT TO SCALE

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
EC5.2

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - ESC Details.dwg

Wednesday, June 23, 2021 2:35:13 PM

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET

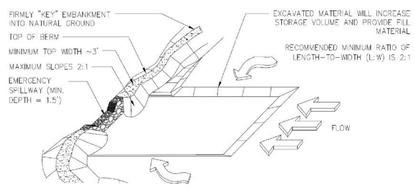


Figure 6-30.3

Sd4 TEMPORARY SEDIMENT TRAP DETAILS

SCALE: N.T.S.

SEDIMENT TRAP #1 CALCULATIONS:

1. DRAINAGE AREA = 0.8 AC
2. REQUIRED SEDIMENT STORAGE = 67 CY/AC * DRAINAGE AREA
   REQUIRED SEDIMENT STORAGE = 67 CY/AC * 0.8 ACRES
   REQUIRED SEDIMENT STORAGE = 54 CY
3. CALCULATE VOLUME OF TRAP
   USE SEDIMENT STORAGE DEPTH = 2.5 FT.
   AREA AT BOTTOM OF TRAP = 921 SF
   AREA AT TOP OF SEDIMENT STORAGE = 1987 SF
   VOLUME OF TRAP
   = (921 SF + 1987 SF)/2 X 2.5 FT SEDIMENT STORAGE DEPTH
   = 3635 CF, OR 135 CY
4. 135 CY PROVIDED STORAGE > 54 CY REQUIRED STORAGE

CLEANOUT VOLUME AND ELEVATION:

1. CLEANOUT VOLUME
   = ¼ X TOTAL STORAGE VOLUME
   = ¼ X 135 CY STORAGE VOLUME
   = 45 CY

NOTE:
THE CLEANOUT VOLUME SHALL BE MARKED WITH A STAKE AT THE OUTLET OF THE TRAP.

SEDIMENT TRAP #2 CALCULATIONS:

1. DRAINAGE AREA = 4.2 AC
2. REQUIRED SEDIMENT STORAGE = 67 CY/AC * DRAINAGE AREA
   REQUIRED SEDIMENT STORAGE = 67 CY/AC * 4.2 ACRES
   REQUIRED SEDIMENT STORAGE = 281 CY
3. CALCULATE VOLUME OF TRAP
   USE SEDIMENT STORAGE DEPTH = 2.5 FT.
   AREA AT BOTTOM OF TRAP = 2814 SF
   AREA AT TOP OF SEDIMENT STORAGE = 4856 SF
   VOLUME OF TRAP
   = (2814 SF + 4856 SF)/2 X 2.5 FT SEDIMENT STORAGE DEPTH
   = 9587 CF, OR 355 CY
4. 355 CY PROVIDED STORAGE > 281 CY REQUIRED STORAGE

CLEANOUT VOLUME AND ELEVATION:

1. CLEANOUT VOLUME
   = ¼ X TOTAL STORAGE VOLUME
   = ¼ X 355 CY STORAGE VOLUME
   = 118 CY

NOTE:
THE CLEANOUT VOLUME SHALL BE MARKED WITH A STAKE AT THE OUTLET OF THE TRAP.

SEDIMENT TRAP #3 CALCULATIONS:

1. DRAINAGE AREA = 2.2 AC
2. REQUIRED SEDIMENT STORAGE = 67 CY/AC * DRAINAGE AREA
   REQUIRED SEDIMENT STORAGE = 67 CY/AC * 2.2 ACRES
   REQUIRED SEDIMENT STORAGE = 147 CY
3. CALCULATE VOLUME OF TRAP
   USE SEDIMENT STORAGE DEPTH = 2.5 FT.
   AREA AT BOTTOM OF TRAP = 1325 SF
   AREA AT TOP OF SEDIMENT STORAGE = 3244 SF
   VOLUME OF TRAP
   = (1325 SF + 3244 SF)/2 X 2.5 FT SEDIMENT STORAGE DEPTH
   = 5711 CF, OR 212 CY
4. 212 CY PROVIDED STORAGE > 147 CY REQUIRED STORAGE

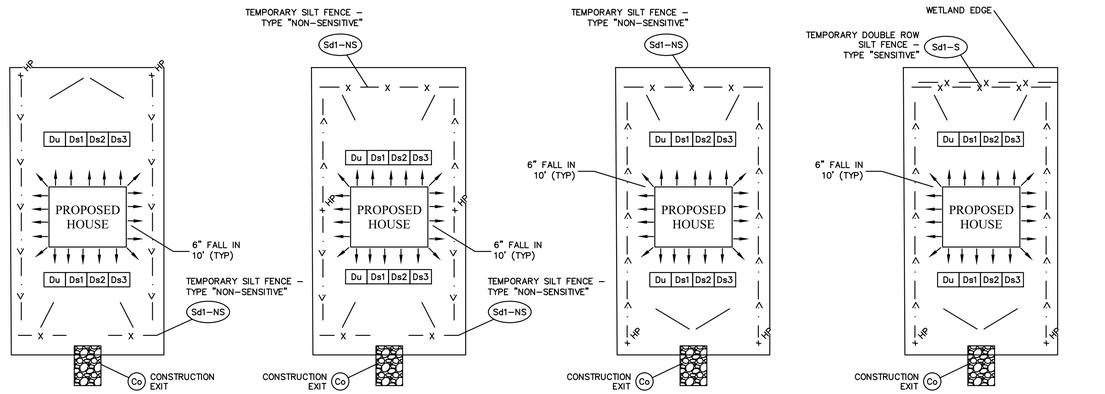
CLEANOUT VOLUME AND ELEVATION:

1. CLEANOUT VOLUME
   = ¼ X TOTAL STORAGE VOLUME
   = ¼ X 212 CY STORAGE VOLUME
   = 71 CY

NOTE:
THE CLEANOUT VOLUME SHALL BE MARKED WITH A STAKE AT THE OUTLET OF THE TRAP.

Sd4 TEMPORARY SEDIMENT TRAP CALCULATIONS

SCALE: N.T.S.



TYPE "A" LOT
TYPICAL DRAINAGE ALL TO FRONT (STREET)
(NOT TO SCALE)

TYPE "B" LOT
TYPICAL DRAINAGE TO BOTH FRONT (STREET) AND REAR (LOT LINE)
(NOT TO SCALE)

TYPE "C" LOT
TYPICAL DRAINAGE ALL TO REAR (LOT LINE)
(NOT TO SCALE)

TYPE "C" LOT DRAINING TO WETLAND
TYPICAL DRAINAGE ALL TO REAR (LOT LINE)
(NOT TO SCALE)

SITUATIONAL LOT EROSION CONTROL DETAILS

SCALE: N.T.S.

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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EROSION CONTROL DETAILS

RICE HOPE
PARKSIDE PHASES B & C
Prepared For
BEP RICE HOPE, LLC

Project No.	20-237
Drawn By:	MJS
Designed By:	DMB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
EC5.3

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Civil Plans 6.23.21 (2503 : Subdivision Application Parkside Ph B & C Preliminary Plat SEPT 2021)

S:\Projects\Rice Hope\20-237 Parkside Phases B & C\Drawings\Construction Plans\20-237 Parkside B-C - ESC Details.dwg

Coastal Soil and Water Conservation District
C/O – Jerry Holcomb
415 Willow Oak Lane
Hinesville, Georgia 31313
912-271-0133

TO: Applicants for Land Disturbing Activity Permits

FROM: Coastal Soil and Water Conservation District

DATE: JUNE 18, 2021

SUBJECT: Erosion and Sediment Control Plan Review

A conservation education contribution of $50.00 per Erosion and Sediment Control Plan is requested by the Coastal Soil and Water Conservation District. This is in addition to any charges by the local issuing authorities.

Please complete the following and attach a check in the amount of $50.00 payable to:
Coastal Soil and Water Conservation District

RICE HOPE - PARKSIDE PHASES B & C
Project Name

CHATHAM
County

BEP RICE HOPE, LLC
Applicant Name

4800 HAMPDEN LANE, STE 200, BETHESDA, MD 20814
Address

(540) 987-3164
Phone Number

To help us in processing your application mail check and this form within five (5) days to:

Coastal Soil and Water Conservation District
C/O: Jerry Holcomb
415 Willow Oak Lane
Hinesville, Georgia 31313
Phone: 912-271-0133

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Land Disturbing Application (2503 : Subdivision

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Georgia Department of Natural Resources
Online Permitting & Reporting

Submittal Receipt

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

Please click Here to print your initial submittal receipt.

Print

Submittal Summary

Submittal ID:	**580593**	Submittal Name:	**Stormwater Construction General Permit**
Submitted Date:	**6/24/2021 8:15:11 AM**	Submitted by:	**Scott Decain 4800 hampden lane Bethesda MD 20814 301-915-0460 Msdecain@gmail.com**
Status:	**Partial Submittal**	Submission Method:	**On-line submission**
Facility / Property Name:	**Rice Hope - Parkside B & C**		

Submittal Form List

- Stormwater Construction General Permit

Attachment List

Location map (Required) -- Online

- 20-237 Rice Hope Parkside B and C - Sampling Location Map.pdf

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

Please mail to:
EPD - District Offices

Please find district office addresses by clicking on the link of attachment name.

Supporting Document (Optional) -- Mail

Please mail to:
EPD - District Offices

Please find district office addresses by clicking on the link of attachment name.

Payment Detail

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

Total Amount Due: $984.00

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

Certification Receipt

Certification Statement:	**I hereby certify that I am the owner or authorized agent of the owner of the described property.**
Certification Question:	**where did you graduate from high school?**
Certification	*******

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Land Disturbing Application (2503 : Subdivision

Question Answer:	
PIN Number:	**********
Responsible Officer:	**Scott Decain**
Sender IP Address:	**98.244.128.155**

Print

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(Last modified Time: 2019-06-27 10:19 AM PID: 12PRDWEB122)

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Land Disturbing Application (2503 : Subdivision

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

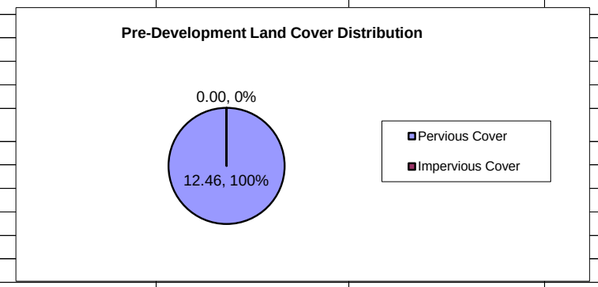
Site Name: RICE HOPE PARKSIDE PHASES B & C JOB NUMBER 20-237

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

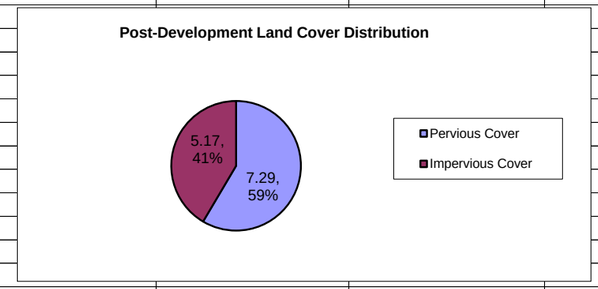
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	12.46	12.46
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	12.46

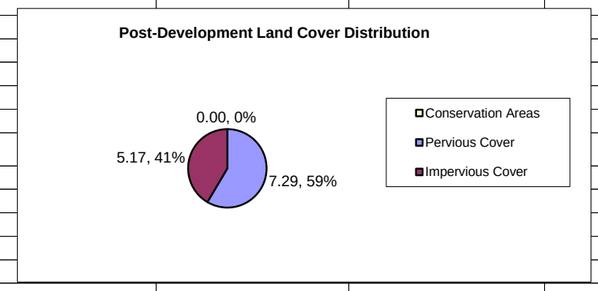


Post-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	7.29	7.29
Impervious Cover	0.00	0.00	0.00	5.17	5.17
				Total	12.46



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	41%
Post-Development Site Runoff Coefficient, Rv	0.42
Target Runoff Reduction Volume, RRv (acre-feet)	0.53
Target Runoff Reduction Volume, RRv (cubic feet)	22,982

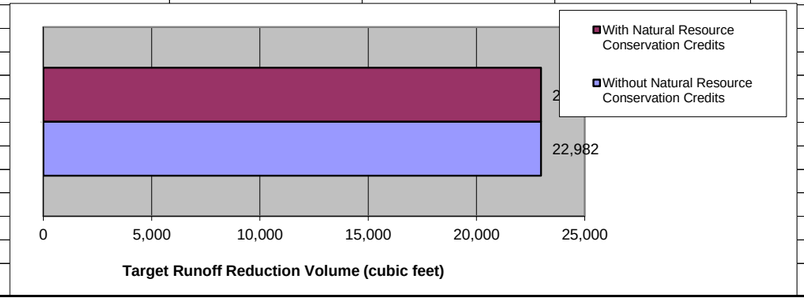


Step 2: Apply Better Site Planning Techniques

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

Target Runoff Reduction Volume with Natural Resource Conservation Credits, RRv

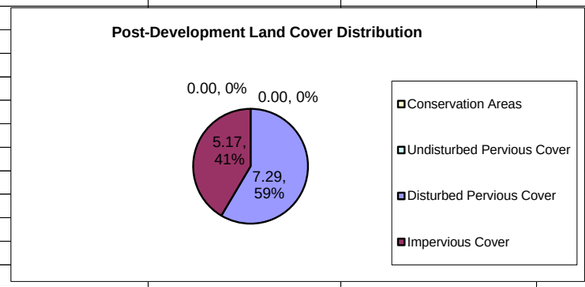
Target Runoff Reduction Volume, RRv (acre-feet)	0.53
Target Runoff Reduction Volume, RRv (cubic feet)	22,982

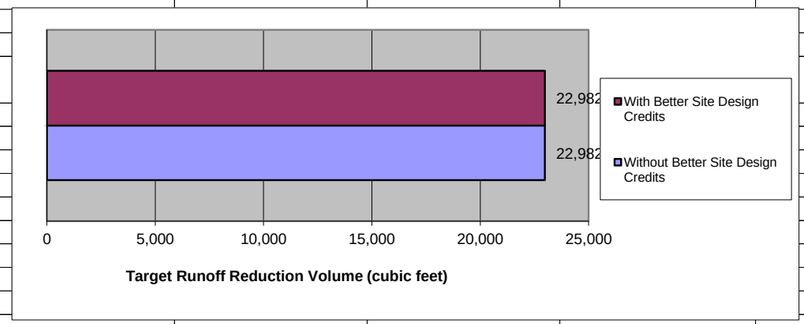


Step 3: Apply Better Site Design Techniques

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

Reduced Clearing and Grading Credits					
	HSG A soils	**HSG B Soils**	**HSG C Soils**	**HSG D Soils**	**Total**
Undisturbed Pervious Cover (Acres)	0.0	0.0	0.0	0.0	0.00
Revised Post-Development Land Cover (acres)					
Land Cover Type	**HSG A soils**	**HSG B Soils**	**HSG C Soils**	**HSG D Soils**	**Totals**
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	7.29	7.29
Impervious Cover	0.00	0.00	0.00	5.17	5.17
				Total	12.46
Restoration of Disturbed Pervious Surfaces					
Soil Restoration (Acres)	0.0				
Site Reforestation/Vegetation (Acres)	0.0				
Soil Restoration w/ Site Reforestation/Revegetation (Acres)	0.0				
Target Runoff Reduction Volume After Application of Better Site Design Credits, RRv					
Target Runoff Reduction Volume, RRv (acre-feet)	0.53				
Target Runoff Reduction Volume, RRv (cubic feet)	22,982				
Note: Remainder of Better Site Design Techniques are considered to be "self-crediting."					





Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

Coastal Stormwater Supplement Site Planning & Design Worksheet

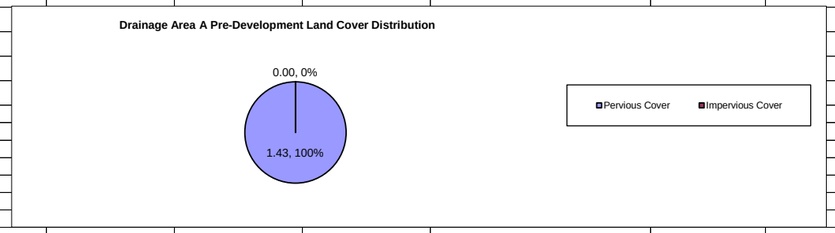
Revised July 2014

Drainage Area A

Drainage Area Information

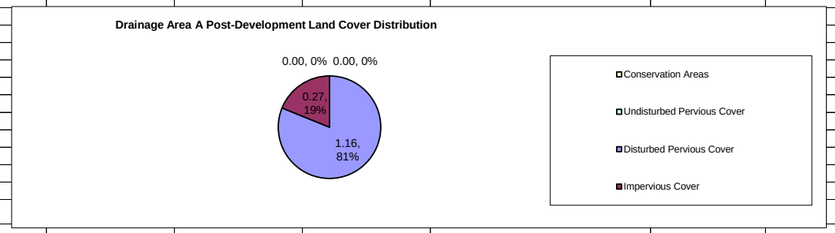
Drainage Area A Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	1.43	1.43
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	1.43



Drainage Area A Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	1.16	1.16
Impervious Cover	0.00	0.00	0.00	0.27	0.27
				Total	1.43



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.27	0.27	1117.3	30% of volume received by the practice	0.0	1117.3	0.0	1117.3	N/A	N/A	335.2	782.1	335.2	782.1	Vegetated Filter Strip, C Soils 1
Vegetated Filter Strip, C/D Soils 1	1.16	0.00	252.6	30% of volume received by the practice	782.1	1034.8	782.1	1034.8	N/A	N/A	310.4	724.3	310.4	724.3	Stormwater Pond, Wetla or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practic
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practic
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practic
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	724.3	724.3	724.3	724.3	Volume in Wet Pool and Extended Detention	5000.0	0.0	724.3	724.3	0.0	No Downstream Practic
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

Coastal Stormwater Supplement Site Planning & Design Worksheet

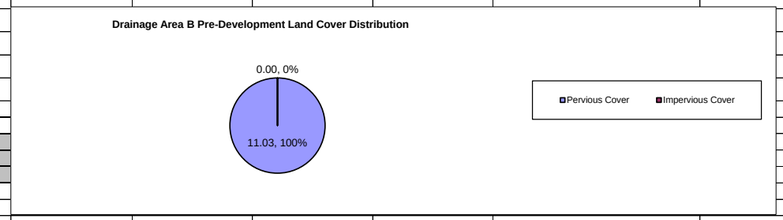
Revised July 2014

Drainage Area B

Drainage Area Information

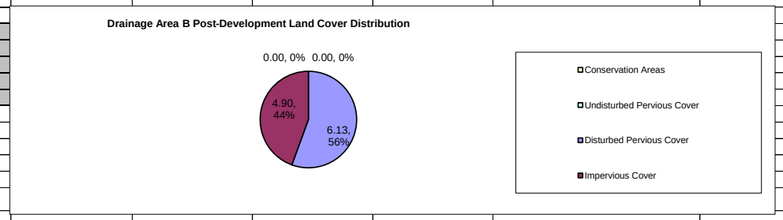
Drainage Area B Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	11.03	11.03
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	11.03



Drainage Area B Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	6.13	6.13
Impervious Cover	0.00	0.00	0.00	4.90	4.90
				Total	11.03



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.77	0.77	3186.4	30% of volume received by the practice	0.0	3186.4	0.0	3186.4	N/A	N/A	955.9	2230.5	955.9	2230.5	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	2.18	0.00	474.8	30% of volume received by the practice	2230.5	2705.3	2230.5	2705.3	N/A	N/A	811.6	1893.7	811.6	1893.7	Stormwater Pond, Wetland, or Wet Swale 1
Simple Downspout Disconnection, C/D Soils 2	0.50	0.50	2069.1	30% of volume received by the practice	0.0	2069.1	0.0	2069.1	N/A	N/A	620.7	1448.4	620.7	1448.4	Vegetated Filter Strip, C/D Soils 2
Vegetated Filter Strip, C/D Soils 2	1.52	0.00	331.1	30% of volume received by the practice	1448.4	1779.4	1448.4	1779.4	N/A	N/A	533.8	1245.6	533.8	1245.6	Stormwater Pond, Wetland, or Wet Swale 1
Simple Downspout Disconnection, C/D Soils 3	1.59	1.59	6579.7	30% of volume received by the practice	0.0	6579.7	0.0	6579.7	N/A	N/A	1973.9	4605.8	1973.9	4605.8	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	4.47	2.04	8971.2	None	7745.1	16716.3	7745.1	16716.3	Volume in Wet Pool and Extended Detention	20000.0	0.0	16716.3	16716.3	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**11.03**	**4.90**									**4896.0**		**21612.3**		

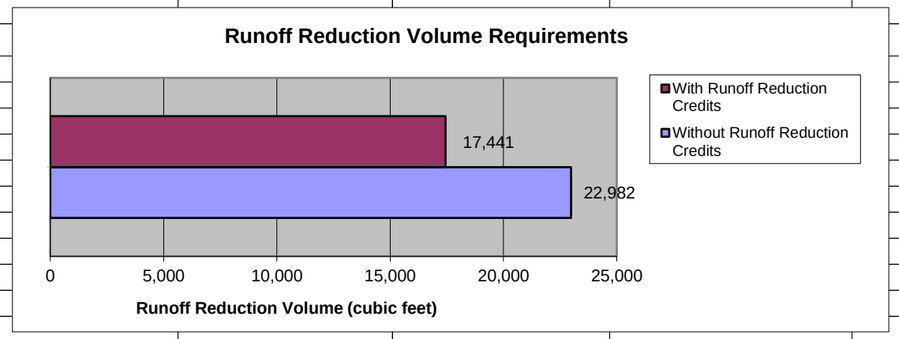
Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	22,982
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	5,542
Percentage of Target Runoff Reduction Volume Achieved	24%
Runoff Reduction Volume Achieved (in)	0.29
Runoff Reduction Volume Remaining (cubic feet)	17,441



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

Treatment Volume Achieved (cubic feet)	22,982
Treatment Volume Remaining (cubic feet)	-

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

Wednesday, August 25, 2021 4:33:33 PM

DRAINAGE AREA B
1.52 ACRES
VEGETATED FILTER 2
STRIP C/D

DRAINAGE AREA B
0.5 ACRES
DOWNSPOUT
DISCONNECTION 2

DRAINAGE AREA B
2.04 ACRES
IMPERVIOUS
STORMWATER POND

DRAINAGE AREA B
2.43 ACRES
PERVIOUS
STORMWATER POND

DRAINAGE AREA B
1.59 ACRES
DOWNSPOUT
DISCONNECTION 3

DRAINAGE AREA A
1.16 ACRES
VEGETATED FILTER
STRIP C/D

DRAINAGE AREA C
0.27 ACRES
DOWNSPOUT
DISCONNECTION

DRAINAGE AREA B
2.18 ACRES
VEGETATED FILTER 1
STRIP C/D

DRAINAGE AREA B
0.77 ACRES
DOWNSPOUT
DISCONNECTION 1

HICKORY STREET
CYPRESS LOOP (50' R/W)
OAK WAY (50' R/W)
PARKSIDE BOULEVARD
CRABAPPLE CIR. 50' R/W
DOGWOOD CIR. 50' R/W
ALLEY 1B
POND

MATCHLINE -- SEE SHEET 6

GEORGIA REGISTERED No. 38264 PROFESSIONAL JASON M. SWANN

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INLET BASIN EXHIBIT

RICE HOPE
PARKSIDE PHASES B & C

Project No. 20-
Drawn By: MJS
Designed By: DME
Checked By: RAP
Scale: 1"=
Date: 3/2

SHEET
INLET

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Worksheets 8.1.21 (2503 : Subdivision Application

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DRAINAGE AREA B
1.52 ACRES
VEGETATED FILTER 2
STRIP C/D

DRAINAGE AREA B
0.5 ACRES
DOWNSPOUT
DISCONNECTION 2

DRAINAGE AREA B
2.04 ACRES
IMPERVIOUS
STORMWATER POND

DRAINAGE AREA B
2.43 ACRES
PERVIOUS
STORMWATER POND

DRAINAGE AREA B
1.59 ACRES
DOWNSPOUT
DISCONNECTION 3

DRAINAGE AREA A
1.16 ACRES
VEGETATED FILTER
STRIP C/D

DRAINAGE AREA C
0.27 ACRES
DOWNSPOUT
DISCONNECTION

DRAINAGE AREA B
2.18 ACRES
VEGETATED FILTER 1
STRIP C/D

DRAINAGE AREA B
0.77 ACRES
DOWNSPOUT
DISCONNECTION 1

MATCHLINE -- SEE SHEET 6

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GEORGIA REGISTERED No. 38240 PROFESSIONAL * JASON M. JEWETT *

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INLET BASIN EXHIBIT

RICE HOPE
PARKSIDE PHASES B & C

Project No. 20-
Drawn By: MJS
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Scale: 1"=
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SHEET
INLET

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - CCS Exhibit 8.1.21 (2503 : Subdivision Application

Rice Hope Parkside B & C
WASTEWATER EXTENSION CALCULATIONS
August 1, 2021
BEP Rice Hope, LLC
Pittman Engineering Co., LLC

The proposed 8-Inch diameter sewer mains will extend from an existing manhole within the Rice Hope Parkside development.

The maximum expected domestic flow through the 8 diameter mains is approximately 143 gpm, based on a peaking factor of 3.5.

- (69 residences x 300 gpd per residence x 3.5 peak) / 1440 min/day = 51 gpm

The capacity of an 8-Inch diameter main at minimum slope is approximately 313 gpm. Therefore, the 8 mains have adequate capacity to serve this project.

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Water and Wastewater Cals (2503 : Subdivision

Rice Hope Parkside B & C
WATER DISTRIBUTION CALCULATIONS
August 1, 2021
BEP Rice Hope, LLC
Pittman Engineering Co., LLC

The proposed 1,710 linear feet of 8-nch diameter water mains will extend from 3 existing 8-Inch diameter water mains. The tie-ins will occur at Hickory Street, Oak Way and Cypress Loop. The proposed mains will create a loop with the existing system.

The City of Port Wentworth requirement for fire flow at the most distant point within the project is 1,000 gpm.

The maximum peak instantaneous (peak) demand for residential communities with 69 connections expected through the 8-Inch diameter water main is 114 gpm. (Refer page 38 from the "Minimum Standards For Public Water Systems")

Number of Connections	Gallons Per Minute
60	106
69	***114***
70	115

The total flow demand for the project = 1,000 gpm + 114 gpm = 1,114 gpm

The total head loss using the Hazen-Williams formula with C=120 is:

Head Loss = 0.2083 x (100/C)^1.852 x Q^1.852 / D^4.8655

Head Loss = friction head loss in feet of water per 100 feet of pipe,
C = coefficient for roughness of the interior pipe surface
Q = flow rate in gallons per minute
D = inside diameter of pipe in inches

For the 8-Inch diameter water main,
If C=120, Q=1,114 gpm and D=8-Inches, then Head Loss = 2.636 ft/100 ft

Determine the head loss in the 8-Inch diameter water main,
Head Loss = 2.636 ft/100 ft x 1,710= ft = 45.07 ft
Converting ft to psi = 45.07 ft x 1 psi/2.31 ft = 19.5 psi pressure drop

Minimum residual starting pressure at tie-in location must be sufficient to account for the 19.5 psi drop, while providing 20 psi minimum at the farthest hydrant from the tie-in location.

Minimal residual starting pressure at tie-in,
= 20 psi minimum + 19.5 psi pressure drop = 39.5 psi

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Water and Wastewater Cals (2503 : Subdivision

Project Timeline

PARKSIDE PHASES B & C SUBDIVISION PRELIM PLAT

Project Number 210314

Applicant: Ray Pittman, Pittman Engineering

Review Engineer: Thomas & Hutton

- 8/16/2021 – Application received; incomplete – missing PDF, Preliminary Plat and Fee Check
- 8/17/2021 – Received check & plat
- 8/23/2021 – Sent email to Ray Pittman that we need PDF's
- 8/25/2021 – Received PDF's
- 8/26/2021 – Sent to Thomas & Hutton Engineering for review

Attachment: PARKSIDE PHASES B AND C SUBDIVISION APP PRE PLAT SEPT 2021 - Timeline (2503 : Subdivision Application Parkside Ph B &