CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 8, 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 - Oct 11, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

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

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Alcoholic Beverage License Application submitted by Jared Jordan for a Beer / Wine and Sunday Sales License for Port Fuel Center Enterprises LLC., dba Port Fuel Center (5712 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

- Public Hearing
- Action

B. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 20) for the purpose of Single-Family Homes

- Public Hearing
- Action

C. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 21) for the purpose of Single-Family Homes

- Public Hearing
- Action

D. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 22) for the purpose of Single-Family Homes

- Public Hearing
- Action

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

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

CITY OF PORT WENTWORTH

PLANNING COMMISSION

OCTOBER 11, 2021

Via Teleconference GoToMeeting | **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	Absent	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
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:	Bright, Franklin, Morris, Nelson
ABSENT:	Herrin, Rollf

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Sep 13, 2021 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Oct 11, 2021 6:30 PM (ADOPTION OF MINUTES)

A. Zoning Map Amendment Application submitted by Kim Thomas, The Dewitt-Tilton Group, on behalf of Brian P. Orr, Fieldstone Land Group, LLC., for PIN #'s 7-0906-02-002 & 7-0906-02-008 (8187 & 8191 Old Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) zoning district for the purpose of a Truck Sales Business

The applicant, Kim Thomas, The Dewitt-Tilton Group, was present and gave a brief overview of the project and offered to answer any questions the Commission may have. The owner, Brian Orr, also was present and gave an explanation of the project. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

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

B. Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-029 (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 applicant and gave a brief overview of the project and offered to answer any questions the Commission may have. There were no questions from the Commission. There were no public comments. Commissioner Bright made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-032 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-2 Phase IV) for the purpose of Single-Family Homes

The applicant, Jessica Vick, was present and gave a brief overview of the project and offered to answer any questions the Commission may have. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve. Commissioner Bright seconded the motion to approve. The vote was unanimous.

Minutes Acceptance: Minutes of Oct 11, 2021 6:30 PM (ADOPTION OF MINUTES)

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

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

Scott Monson, Thomas & Hutton was present on behalf of the applicant and gave a brief overview of the project and offered to answer any questions the Commission may have. There were no questions from the Commission.
Public Comments:
-Evon Mack, 216 Blackcreek Road, asked about stormwater and flooding. Chariman Neesmith responded that there was a hydro report that addressed all stormwater detention.
-Brian Orr spoke in favor of the project.

Commissioner Bright made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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

Minutes Acceptance: Minutes of Oct 11, 2021 6:30 PM (ADOPTION OF MINUTES)

_____
Chairman

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

_____

Secretary

Minutes Acceptance: Minutes of Oct 11, 2021 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2547)

DOC ID: 2547

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

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

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

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

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021 at 6:30 PM.

ATTACHMENTS:

- ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (PDF)
- ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Concept Plan (PDF)
- ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)

210379

RECEIVED SEP 20 2021 BY: MBC

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Linda Sims/ Coleman Company, Inc. Phone #: 912-20-3041

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

Name of Property Owner: ANJPK Property, LLC Phone #: 813-420-0224
(Use back if more than one owner)

Address of Property: 906 Meinhard Rd

PIN #: 70978 02004 & 70978 02007 Number of Acres: 1.5

Zoning Classification: Present R-A Requested C-2
Use of Property: Present Residential Requested Retail/Commercial

n/a 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 property is located at a newly constructed roundabout at the intersection of Meinhard Rd and Benton Blvd. extension. The improvements to the intersection and the traffic patterns as well as the residential communities, opens the area up for small commercial/retail stores to serve the residents.

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 7 day of September, 2021.

Notary Public

A.N. Patel

Signature of Applicant

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on September 7th, 2021, 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 7 day of September, 2021.

Notary Public

Signature of Official

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

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: Linda Sims / Coleman Company

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

Telephone Number: 912-200-3041

A. N. Patel

Signature of Owner

Personally appeared before me

Atulkumar Patel

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

Notary Public

9. 7. 2021

Date

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on September 7th, 20 21, to rezone real property described as follows:

906 Meinhard Rd - current zoning R-A
Proposed zoning C-2

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.

The applicant has not made any campaign contributions to any member of the City Council of the City of Port Wentworth.

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

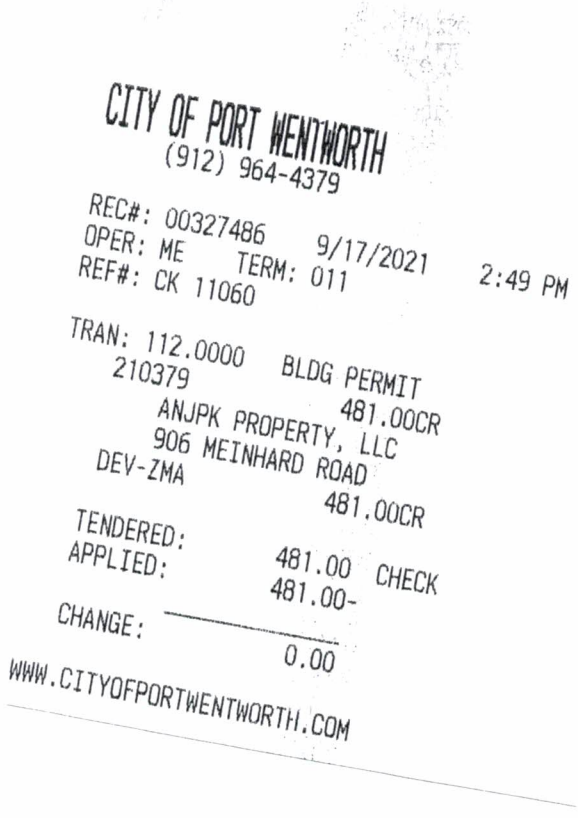
7 day of September, 2021.

Notary Public

A. N. Patel

Signature of Applicant

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,



CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327486 9/17/2021 2:49 PM
OPER: ME TERM: 011
REF#: CK 11060

TRAN: 112.0000 BLDG PERMIT
210379 481.00CR
ANJPK PROPERTY, LLC
906 MEINHARD ROAD
DEV-ZMA 481.00CR

TENDERED: 481.00 CHECK
APPLIED: 481.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

COLEMAN COMPANY
ENGINEERS • SURVEYORS

CCI Project #: 21-566

Adjacent Property Owners

1. PIN: 70978 02009
   Angela B. & James L Lingle
   916 Monteith Rd.
   Port Wentworth, GA 31407
2. PIN: 70978 02008
   Charles Waring Beatty, Jr.
   912 Meinhard Rd.
   Port Wentworth, GA 31407
3. PIN: 70978B11031
   Marcelo Clos & Fernanda Correa
   23018 Fairway Brg
   San Antonio, TX 78258
4. PIN: 70978B12002
   Jack Daniel Imler III
   161 Fox Glen Ct.
   Port Wentworth, GA 31407
5. PIN: 70978B12003
   Tracy H. Kessler
   163 Fox Glenn Ct.
   Port Wentworth, GA 31407
6. PIN: 70978B12004
   Shantal M. Sams
   165 Fox Glen Ct.
   Port Wentworth, GA 31407
7. PIN: 70978B12005
   Mary & Allan Clairmont
   167 Fox Glen Ct.
   Port Wentworth, GA 31407

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

8. PIN: 70978B12006
   Cassandra & Marcus Floyd
   169 Fox Glen Ct.
   Port Wentworth, GA 3147
9. PIN: 70978B12007
   AH4R Properties, LLC
   23975 Park Sorrento Suite 300
   Calabasas, CA 91302
10. PIN: 70978B12008
    Freddie Lecount
    173 Fox Glen Ct.
    Port Wentworth, GA 31407
11. PIN: 70978B12009
    Adriana & David Solis
    175 Fox Glenn Ct.
    Port Wentworth, GA 31407
12. PIN: 70978 03001
    Hydraubear, Inc.
    59 Amanda Dr.
    Savannah, GA 31406
13. PIN: 70976 01054
    Fieldstone Group, LLC & LBC Capital II, LLC
    1100 Meinhard Rd.
    Port Wentworth, GA 31407

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

Rubnitz Thompson Ziblut

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

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

Participant ID(s): 1205083031, 7067927936

BK 2453 PG 603 - 605

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

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

WITNESSETH:

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

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

AND, ALSO;

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

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

AND, ALSO;

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

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

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

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

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, forever in Fee Simple.

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

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires: _____
[notarial seal]

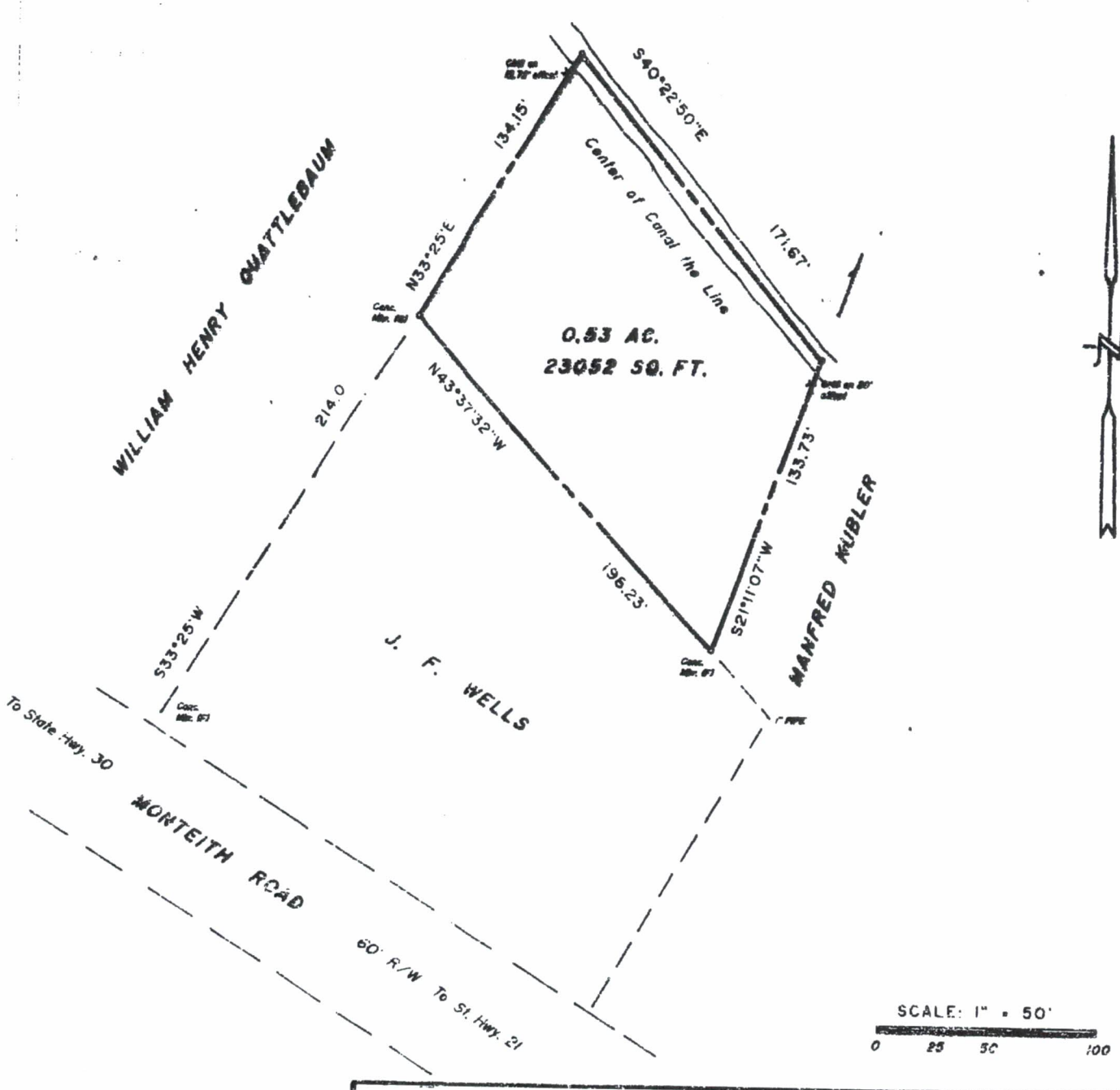
JEFFREY W RUBNITZ NOTARY Comm. Exp. 09/17/23 PUBLIC CHATHAM COUNTY, GA

Talmadge L. Bennett, Jr.

Tina L. Bennett

(seal)

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,



94 MAR -3 PM 12:59
DORIS S STEPHENS
CLERK SUPERIOR COURT
CHATHAM COUNTY, GA.

PROPERTY SURVEY
FOR
J. F. WELLS

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

13P-22

DATE: FEBRUARY 15, 1994

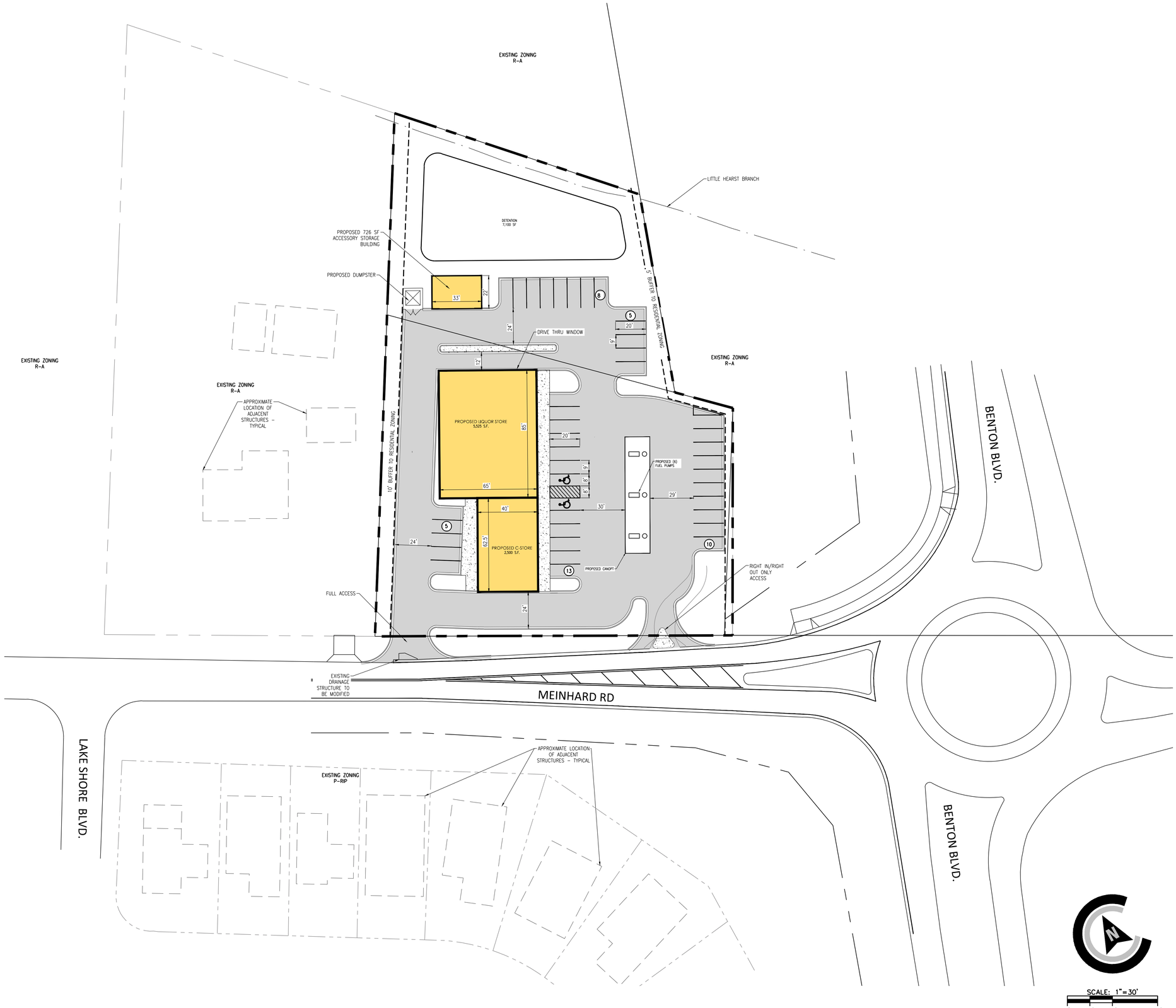
BY: Warren E. Poythress

WARREN E. POYTHRESS
R.L.S. 1953

EQUIPT. LIETZ SDM3E
FIELD ERROR CLOSURE - 1/16,73:
ANGULAR ERROR - 8"/ POINT
PLAT ERROR CLOSURE - 1/199,91:
CLOSURE-COMPASS RULE

GEORGIA REGISTERED No. 1953 Exp. Dec. '94 LAND SURVEYOR WARREN E. POYTHRESS

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2547 : Zoning Map Amendment 7-0978-02-004,



SITE DATA

SITE AREA: ±1.50 ACRES

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

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

EXISTING ZONING: R-A
PROPOSED ZONING C-2

PARKING REQUIREMENTS:

1 SPACE PER 200 SF LEASABLE AREA = 41 SPACES

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

PARKING PROVIDED = 41 SPACES, INCLUDING 2 ADA SPACES

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

NOT FOR CONSTRUCTION

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

REVISIONS:

CONCEPTUAL PLAN
PROPOSED LIQUOR STORE AND C-STORE
LOCATED IN PORT WENTWORTH, GEORGIA

JOB NUMBER:	21-566
DATE:	08/20/2021
DRAWN BY:	LJS
CHECKED BY:	STAFF
SCALE:	AS NOTED

CONCEPTUAL
SITE PLAN

SHEET:
CP4.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 9/14/2021 10:23 AM BY: Linda Sims DRAWING PATH: Q:\2021\21-566.000\DWG\Planning\21-566 Concept Plan.dwg

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Concept Plan (2547 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd NOV 2021)

Project Timeline

PIN #'s 7-0978-02-004, 007, 906 Meinhard Rd – ZMA

Applicant: Linda Sims / Coleman Company

Project # 210379

- 9/14/2021—application received- incomplete – Missing Info: PDF and Original signed application
- 9/17/2021 – Sent email to Linda Sims about missing information
- 9/20/2021 – received PDF of site plan
- 9/20/2021 – received original signed application

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Timeline (2547 : Zoning Map Amendment 7-0978-02-004, 7-

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 (2547 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd NOV 2021)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2543)

DOC ID: 2543

Alcoholic Beverage License Application submitted by Jared Jordan for a Beer / Wine and Sunday Sales License for Port Fuel Center Enterprises LLC., dba Port Fuel Center (5712 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Alcoholic Beverage License Application submitted by Jared Jordan for a Beer / Wine and Sunday Sales License for Port Fuel Center Enterprises LLC., dba Port Fuel Center (5712 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

Background: The Alcoholic Beverage License Application has been submitted due to a new Truck Stop / Convenience Store business.

Facts and Findings: The applicant, Jared Jordan, has properly completed and filed the City application and paid all applicable fees. Mr. Jordan has listed three residents of the City as references, and he has passed the criminal background check conducted by the Port Wentworth Police Department.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021 at 6:30 P.M.

ATTACHMENTS:

- ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (PDF)

CITY OF PORT WENTWORTH

ALCOHOL BEVERAGE LICENSE APPLICATION

Administration Department | 7224 GA Highway 21, Port Wentworth, Georgia 31407

Phone: 912.964.4379 | Fax: 912.966.7429

This application must be completely filled out for processing. Please type or print legibly in blue or black ink.

LICENSE DETAILS

ALL LICENSES REQUIRE AN ANNUAL RENEWAL. FAILURE TO RENEW MAY RESULT IN FINES, SUSPENSION OR LOSS OF LICENSE.

TYPE OF ALCOHOL PERMIT:

X New License ____ Change in Ownership *($25.00 fee will be accessed)* ____ Renewal

LICENSE TYPE:

908.24 X $756.87 Beer and Wine ____ $2,275.45 Package Shop ____ $2,705.36 Pouring Beer/Wine/Liquor ____ $278.42 Wine

567.34 X $472.78 Sunday Sales *(Must accompany one of the other licenses above)*

100.00 X $100.00 Administrative Fee *(Applied to all **NEW** licenses)* ____ $25.00 Change in Ownership Fee

TOTAL ALCOHOL PERMIT FEE $ 1575.58

ALCOHOL LICENSE REGISTRATION:

Georgia Alcoholic Beverage License Number	Occupational Tax Number	Alcohol License Number
Need this license to apply		
Issued by the Georgia Department of Revenue	*Issued by the City of Port Wentworth*	*Issued by the City of Port Wentworth*

APPLICANT INFORMATION

APPLICANT FULL LEGAL NAME (Last, First, Middle):				ISSUING STATE/DRIVER LICENSE NUMBER:	
Jared Jordan				[redacted]	
SOCIAL SECURITY NUMBER:		DATE OF BIRTH (mm/dd/yyyy):		PLACE OF BIRTH (City, State, Country):	
[redacted]		[redacted]		El Paso, Texas USA	
RACE:	SEX:	HEIGHT:	WEIGHT:	HAIR COLOR:	EYE COLOR:
Caucasian	M	5'10"	200	Dark Brown	Hazel

PHYSICAL HOME ADDRESS:	CITY:	STATE:	ZIP CODE:
322 Timberland Circle	Richmond Hill	GA	31324

MAILING ADDRESS: (if different)	CITY:	STATE:	ZIP CODE:

HOME PHONE NUMBER:	MOBILE NUMBER:	EMAIL ADDRESS:
912-329-2528	912-329-2528	jared@portfuelcenter.com

RESIDENT STATUS

Are you a U.S. citizen? X YES ____ NO If **YES,** answer the following: ____ Native Born ____ Naturalized

If Naturalized, provide Alien Registration Number _____ *Issued from the U.S. Citizenship & Immigration Services (USCIS)*

If **NO,** please state your legal status in the United States?

_____

Provide supporting documents i.e. Visa, Resident Alien, Employment Authorization Documents, etc. Attach additional sheet if needed.

RESIDENTIAL ADDRESSES

List residential addresses for the past five (5) years starting with your current address. If additional space is needed, please attach a list with the information shown below.

Number and Street	City, State, Zip	From (mm/yyyy)	To (mm/yyyy)
322 Timberland Circle	Richmond Hill GA 31324	07/2021	**PRESENT**
2203 Westridge	Carlsbad NM 88220	03/2020	07/2021
805 Elma	Carlsbad NM 88220	10/2019	03/2020
1924 Alamo St.	Pecos TX 79772	11/2018	10/2019
178 Boundary	Houston TX 77009	02/2017	11/2018
230 T C Jester	Houston TX 77007	08/2014	02/2017

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

EMPLOYMENT HISTORY

List employment for the past five (5) years beginning with your current employer. Indicate periods of unemployment, retirement or self-employment, including dates. If retired or self-employed, include name of company from which you retired or owned, and the position you held, or type of business owned. If additional space is needed, please attach a list with the information shown below.

Name of Employer/Company	Address (Street, City, State, Zip)	Position Held/Business Type	From (mm/yyyy)	To (mm/yyyy)
Port Fuel Center	5712 Hwy 21Port Wentworth, GA	General Manager	08/2021	Present
Pilot Flying J	3752 US Hwy 285 North Orla, Tx 79770	General Manager	01/2011	07/2021

EDUCATION

List schools attended including High School and Postgraduate, location, certificates, diplomas or degrees received, and dates attended. If additional space is needed, please attach a list with the information shown below.

Name of School	Address (Street, City, State, Zip)	Certificate/Diploma/Degree	From (mm/yyyy)	To (mm/yyyy)
Franklin High School	900 N Resler Dr, El Paso TX 79912	High School Diploma	08/1997	06/2001
Univ of Tx at El Paso	500 W University Ave, El Paso TX 79968		08/2002	05/2004
University of Phoenix	4035 S Riverpoint Pkwy Phoenix AZ 85040	BS Business Mgt	08/2008	06/2010

MILITARY SERVICE

List branch of service, serial numbers, type of discharge *if applicable* and periods of service. If additional space is needed, please attach a list with the information shown below.

Branch of Service	Serial Number	Type of Discharge	From (mm/yyyy)	To (mm/yyyy)
N/A				

CRIMINAL HISTORY

WARNING – Failure to make full disclosure in responses to these questions may result in denial or subsequent revocation of the license.

Has the applicant or any person connected with or having an interest in said business:

a. Ever been convicted of any crime or violation of law in any locality?
If yes, was conviction for other than a traffic violation? ____ Yes X No — ____ Yes X No

b. Ever served time in prison or other correctional institution? ____ Yes X No

c. Ever had an alcoholic beverage license suspended or revoked at any time in any locality? ____ Yes X No

d. Ever been cited for an alcoholic beverage violation? ____ Yes X No
If yes, list on separate sheet of paper.

If the answer to any part of the above questions is *yes* for the applicant or any person connected with or having an interest in said business, describe the circumstances for each person. For *convictions* include (a) the name of the person convicted, (b) nature of the crime, (c) the sentence or fine levied, (d) the date of the conviction, and (e) the jurisdiction in which said conviction occurred. For *alcoholic beverage license suspensions and revocations* include (a) the name of the person involved, (b) basis for suspension or revocation, (c) the punitive action taken, (d) the date of the action, and (e) the jurisdiction in which the suspension or revocation action was taken.

Listed on separate paper? ____ Yes ____ No, such convictions, license suspensions or revocations.

BUSINESS INFORMATION

LEGAL BUSINESS NAME: *(As filed with Clerk of Superior Court Chatham Co.)*
Port Fuel Center Enterprises LLC

DOING BUSINESS AS (DBA) NAME *If applicable:*
Port Fuel Center

BUSINESS TYPE:

X Convenience Store ____ Hotel ____ Package Shop ____ Restaurant

____ Wholesale ____ Supermarket X Other *(Explain)* TRUCK STOP WITH FUEL, LOTTERY, BEER & WINE

FEDERAL EMPLOYMENT ID NUMBER (FEIN):
82-5235312

GEORGIA SALES TAX ID NUMBER (STIN):
308-625620

BUSINESS ADDRESS (Physical Location):	CITY:	STATE:	ZIP CODE:
5712 Hwy 21	PORT WENTWORTH	GA	31407

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

BUSINESS MAILING ADDRESS:	CITY:	STATE:	ZIP CODE:
118 PIPEMAKERS CIR STE 100	POOLER	GA	31322-4164

DISTANCE FROM NEAREST SCHOOL OR CHURCH *(Distance in miles or feet)*:	ZONING DISTRICT:
1.4 Miles	Commercial

PRIMARY PHONE NUMBER:	SECONDARY PHONE NUMBER:
912-298-0000	N/A

BUSINESS EMAIL ADDRESS:
info@portfuelcenter.com or info@portfuelcenter.com

OWNER INFORMATION *If business has more than one owner, attach additional sheet with the information below.*

LEGAL STRUCTURE OF OWNERSHIP ENTITY:

____ Sole Proprietor ____ Corporation X LLC ____ Partnership

OWNER FULL LEGAL NAME (Last, First, Middle):	ISSUING STATE/DRIVER LICENSE NUMBER:
PATEL, MEHUL BALDEVBHAI	[redacted]

SOCIAL SECURITY NUMBER:	DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
[redacted]	[redacted]	KALOL INDIA

RACE:	SEX:	HEIGHT:	WEIGHT:	HAIR COLOR:	EYE COLOR:
ASIAN	M	5'11"	175	BLACK	BLK

PHYSICAL HOME ADDRESS:	CITY:	STATE:	ZIP CODE:
110 SULLIVAN PL	POOLER	GA	31322

MAILING ADDRESS: (if different)	CITY:	STATE:	ZIP CODE:
130 CANAL ST STE 101	POOLER	GA	31322

HOME PHONE NUMBER:	MOBILE NUMBER:	EMAIL ADDRESS:
912-230-1697	912-230-1697	mpatel@idealhosp.com

FINANCING

Please provide investment details, including notes, loans, gifts, cash, services or equipment, and operating capital. If additional space is needed, please attach a list with the information shown below.

INVESTOR	Owner	**AMOUNT INVESTED**	$ 2,200,000.00
INVESTOR	Party Other Than the Owner	**AMOUNT INVESTED**	$ 0.00
INVESTOR	Any Party / Parties	**AMOUNT INVESTED**	$ 0.00
		TOTAL AMOUNT OF INVESTMENT	$ 2,200,000.00

BORROWED CAPITAL

Name of Lender	Date Borrowed	Amount Borrowed	Interest Rate
Morris Bank	08/14/2020	$ 11,175,712.02	% variable starting at 4.57%
		$	%
		$	%

Please list the names all of parent, affiliates, or subsidiary corporations who own more than 10% of the business who have received or will receive, as a result of your operation under the requested license, any financial gain, loss or payment derived from any interest or income from the operation. If additional space is needed, please attach a list with the information shown below.

Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Mehul B Patel	[redacted]	GA [redacted]	[redacted]	M	25%
Sean D Register	[redacted]	GA [redacted]	[redacted]	M	50%
Yash Desai	[redacted]	GA [redacted]	[redacted]	M	25%

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

OWNER INFORMATION *If business has more than one owner, attach additional sheet with the information below.*

LEGAL STRUCTURE OF OWNERSHIP ENTITY:

____ Sole Proprietor ____ Corporation X LLC ____ Partnership

OWNER FULL LEGAL NAME (Last, First, Middle):	ISSUING STATE/DRIVER LICENSE NUMBER:
DESAI YASH	GA [redacted]

SOCIAL SECURITY NUMBER:	DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
[redacted]	[redacted]	MUMBAI INDIA

RACE:	SEX:	HEIGHT:	WEIGHT:	HAIR COLOR:	EYE COLOR:
ASIAN	M	5'08"	190	BLACK	DK BROWN

PHYSICAL HOME ADDRESS:	CITY:	STATE:	ZIP CODE:
110 CREEKSIDE DR	POOLER	GA	31322

MAILING ADDRESS: (if different)	CITY:	STATE:	ZIP CODE:
118 PIPEMAKERS CIR SUITE 100	POOLER	GA	31322

HOME PHONE NUMBER:	MOBILE NUMBER:	EMAIL ADDRESS:
912-398-0280	912-398-0280	ydesai@statureinvestmentsus.com

3

OWNER INFORMATION *If business has more than one owner, attach additional sheet with the information below.*

LEGAL STRUCTURE OF OWNERSHIP ENTITY:

____ Sole Proprietor ____ Corporation X LLC ____ Partnership

OWNER FULL LEGAL NAME (Last, First, Middle):	ISSUING STATE/DRIVER LICENSE NUMBER:
REGISTER, SEAN D	[redacted]

SOCIAL SECURITY NUMBER:	DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
[redacted]	[redacted]	Savannah, GA USA

RACE:	SEX:	HEIGHT:	WEIGHT:	HAIR COLOR:	EYE COLOR:
CAUCASIAN	M	5'11"	315	BROWN/GRAY	BLUE

PHYSICAL HOME ADDRESS:	CITY:	STATE:	ZIP CODE:
7346 US HWY 17	RICHMOND HILL	GA	31324

MAILING ADDRESS: (if different)	CITY:	STATE:	ZIP CODE:

HOME PHONE NUMBER:	MOBILE NUMBER:	EMAIL ADDRESS:
912-756-2712	912-663-3047	sregister@registerintl.com

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

REFERENCES

Give the names, addresses, and telephone numbers of three (3) **citizens residing within City limits of Port Wentworth** as references:

Name	Address (Number and Street)	Contact Number
Vinay Patel	17 Cordage Circle	912-414-4126
Mahesh Randerwah	112 Parkside Blvd	912-572-5701
Pryank Patel	2 Magnolia Blvd	912-856-4784

ACKNOWLEDGEMENT

The applicant for a license to dispense alcoholic beverages shall be (a) a citizen of the United States of America or Resident Alien, (b) a resident of Chatham County, Georgia, or if not, the designated manager with day-to-day operating responsibility must be a resident of Chatham County, and (c) the owner of the business, or if the owner of the business is a corporation, partnership, or other legal entity, the applicant shall be (1) a substantial and major stockholder or (2) the manager of the business who regularly operates and supervises the business on the licensed premises.

ALL ABOVE INFORMATION IS FULLY UNDERSTOOD AND ALL STATEMENTS SHOWN ABOVE, AND ON ANY ATTACHMENTS ARE GIVEN UNDER OATH, WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND ARE HEREBY SWORN TO BE TRUE, CORRECT AND COMPLETE, UNDER PENALTY FOR FALSE SWEARING AS PROVIDED BY LAW.

SIGN AND NOTARIZE APPLICATION

WARNING – Georgia Code Title 16. Crimes and Offenses § 16-10-20
A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than $1,000.00 or by imprisonment for not less than one nor more than five years, or both.

I, under penalty of law, hereby swear that I have read all the information provided in this document and any attachments and the information is true and correct. I also understand any false statement or representation in this application can result in my application being denied and/or criminal charges filed against me. I also authorize the City of Port Wentworth to use all legal means to verify the information provided.

APPLICANT SIGNATURE

10 / 13 / 2021
DATE SIGNED BY APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 13th DAY OF October 2021

NOTARY PUBLIC
My Commission Expires: 12/24/25

JYOTI PATEL NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 24, 2025

OFFICE USE ONLY

$_____ License Fee $_____ Advertising Fee $_____ Total Amount Paid

FORM OF PAYMENT:

_____ Cash _____ Cashier's Check/Money Order _____ Credit/Debit Card

REVIEW DATES:

_____ Date Reviewed by Planning & Zoning _____ Date Reviewed by Council

LICENSE STATUS:

_____ Approved
_____ Denied
_____ Temporary License Issued

APPROVAL SIGNATURES:

_____ City Administrator
_____ Director of Public Safety
_____ Director of Development Services

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

SAVE AFFIDAVIT

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT PURSUANT TO O.C.G.A. § 50-36-1(E)(2)

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Occupational Tax Certificate (Business License), Alcohol Beverage License, or other public benefit as referenced in O.C.G.A. § 50-36-1, the undersigned applicant representing the entity known as

Port Fuel Center Enterprises, LLC

Name of Private Employer (Business)

verifies one of the following with respect to my application for a public benefit:

1) X I am a United States citizen.

2) _____ I am legal permanent resident of the United States.

3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.*

The secure and verifiable document provided with this affidavit can be best classified as:

Georgia Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed in Port Wentworth (City), Georgia (State).

Type of Public Benefit Applying For

____ Occupational Tax Certificate X Alcohol Beverage License

____ Other Benefit _____

_____

Occupational Tax Certificate (Business License) Number

Jared Jordan, General Manager

Printed Name of Applicant

_____ 10/13/21

Signature of Applicant Date

SUBSCRIBED AND SWORN BEFORE ME ON

THIS THE 13th DAY OF October, 20 21.

_____

NOTARY PUBLIC

My Commission Expires: 12/24/25

JYOTI PATEL NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 24, 2025

*Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number here: _____.

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

SAVE AFFIDAVIT

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT PURSUANT TO O.C.G.A. § 50-36-1(E)(2)

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Occupational Tax Certificate (Business License), Alcoholic Beverage License, Taxi Permit or other public benefit as referenced in O.C.G.A. § 50-36-1, the undersigned applicant representing the entity known as

Port Fuel Center Enterprises, LLC

Name of Private Employer (Business)

verifies one of the following with respect to my application for a public benefit:

1) X I am a United States citizen.

2) _____ I am legal permanent resident of the United States.

3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *

The secure and verifiable document provided with this affidavit can be best classified as:

GA Driver's License.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute. I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed in Powder (City), GA (State).

Jared Jordan

Printed Name of Applicant

Signature of Applicant 10/13/21 Date

SUBSCRIBED AND SWORN BEFORE ME THIS

13th DAY OF October, 2021.

JYOTI PATEL NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 24, 2025

Notary Public

My Commission Expires: 12/24/25

*Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number here: _____.

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

GEORGIA CJIS NETWORK
POLICY MANUAL
CONSENT FORM

I hereby authorize the **City of Port Wentworth** to receive any criminal history record information pertaining to me which may be in files of any state or local justice agency in Georgia.

Jared Jordan			10/13/2021
Full Name (*Please Print*)			Date
322 Timberland Circle		Richmond Hill. GA	31324
Address		City, State	Zip
Male	Caucasian	[redacted]	[redacted]
Sex	Race	Date of Birth	Social Security Number

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 13th day of October, 2021 in Pooler (City), GA (State).

Jared Jordan General Manager
Printed Name and Title of Authorized Officer or Agent

Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

13th DAY OF October, 2021.

NOTARY PUBLIC
My Commission Expires: 12/24/25

JYOTI PATEL NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 24, 2025

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

- A United States passport or passport card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A United States military identification card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A driver's license issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An identification card issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A tribal identification card of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at: http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/ind ex.htm [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A United States Permanent Resident Card or Alien Registration Receipt Card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An Employment Authorization Document that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A passport issued by a foreign government [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A Merchant Mariner Document or Merchant Mariner Credential issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A Free and Secure Trade (FAST) card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A NEXUS card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A driver's license issued by a Canadian government authority [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A Certificate of Citizenship issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A Certificate of Naturalization issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- In addition to the documents listed herein, if, in administering a public benefit or program, an agency is required by federal law to accept a document for proof of or documentation of identity, that document will be deemed a secure and verifiable document solely for that particular program or administration of that particular public benefit. [O.C.G.A. § 50-36-2(c)]

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

8.A.a

Mattesbury 10-18-21

PTWT-00037746 GA-CCH 20211018 08:42:51 20211018 08:42:51 151D004CCE
IR.GASIR0000.GA0250500.

GEORGIA CRIMINAL HISTORY NAME AND IDENTIFIER SEARCH

REQUESTED BY:
DATE: 20211018 PUR: E ATTN: CSANDS
RESPONSE DATE: 20211018

QUERY REQUESTED ON:
NAM/JORDAN, JARED RUSSELL
DOB/[redacted]
SEX/M
RAC/W

NO RECORD FOUND

END OF RECORD

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

PTWT-00037747 NCIC1 20211018 08:42:51 20211018 08:42:50 151D004CCE
1L01151D004CCE2QWA
GA0250500

NO NCIC WANT NAM/J0RDAN, JARED RUSSELL DOB[redacted]RAC/W SEX/M
***MESSAGE KEY QWA SEARCHES ALL NCIC PERSONS FILES WITHOUT LIMITATIONS.

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

n Bleidistel, Chris Moss)

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2543 : Alcoholic

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2544)

DOC ID: 2544

Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 20) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 20) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Lakeside Phase 20 of the Rice Hope Subdivision. Lakeside Phase 20 includes seventy-two (72) single family lots on approximately 17.95 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 Lakeside Drive.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021.

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Preliminary Plat (PDF)
- LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Timeline (DOCX)

210409

RECEIVED
OCT 01 2021
BY:

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: Rice Hope Lakeside Phase 20

Location: Lakeside Blvd., Port Wentworth, GA 31407

Number of Lots: 72

Number of Acres: 17.95

PIN #: 70906 04042

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

Purpose of Subdivision:

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

Variances: (List all variances being requested)

None

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

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: Pittman Engineering Attn: Mr. Jason Bryant, P.E.

Address: 2591 U.S. Hwy 17 Suite 303 Zip Code: 31324

Phone #: (912) 445-0578 Fax #: n/a

Owner: Bald Eagle Partners Attn: Mr. Scott DeCain

Address: 4800 Hampden Lane, Suite 200, Bethesda, MD Zip Code: 20814

Phone #: (571) 426-4310 Fax #: n/a

Date of Submittal: 8/01/2021

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

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. 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 Scott DeCain

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
7224 GA HIGHWAY 21
PORT WENTWORTH, GEORGIA 31407

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329081 10/08/2021 10:54 AM
OPER: ME TERM: 011
REF#: CK 1191801

TRAN: 112.0000 BLDG PERMIT
210409 4,016.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 4,016.00CR
210410 2,866.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 2,866.00CR
210411 4,216.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 4,216.00CR
210412 2,416.00CR
BEP RICE HOPE LLC
7-0906-04-052, 063
I-SUBDIV 2,416.00CR
210413 52.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 52.00CR

TENDERED: 13,566.00 CHECK
APPLIED: 13,566.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329080 10/08/2021 10:53 AM
OPER: ME TERM: 011
REF#: CK 2208

TRAN: 112.0000 BLDG PERMIT
210409 50.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 50.00CR
210410 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210411 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210413 50.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 50.00CR

TENDERED: 200.00 CHECK
APPLIED: 200.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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 AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 : Subdivision Application Lakeside Ph 20

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Eugene & Ponda Showalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
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Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Erin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
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Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
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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
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John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
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John & Katheryn Bohannon	213 Clearwater Cir, Port Wentworth GA, 31407	70906A05011	51
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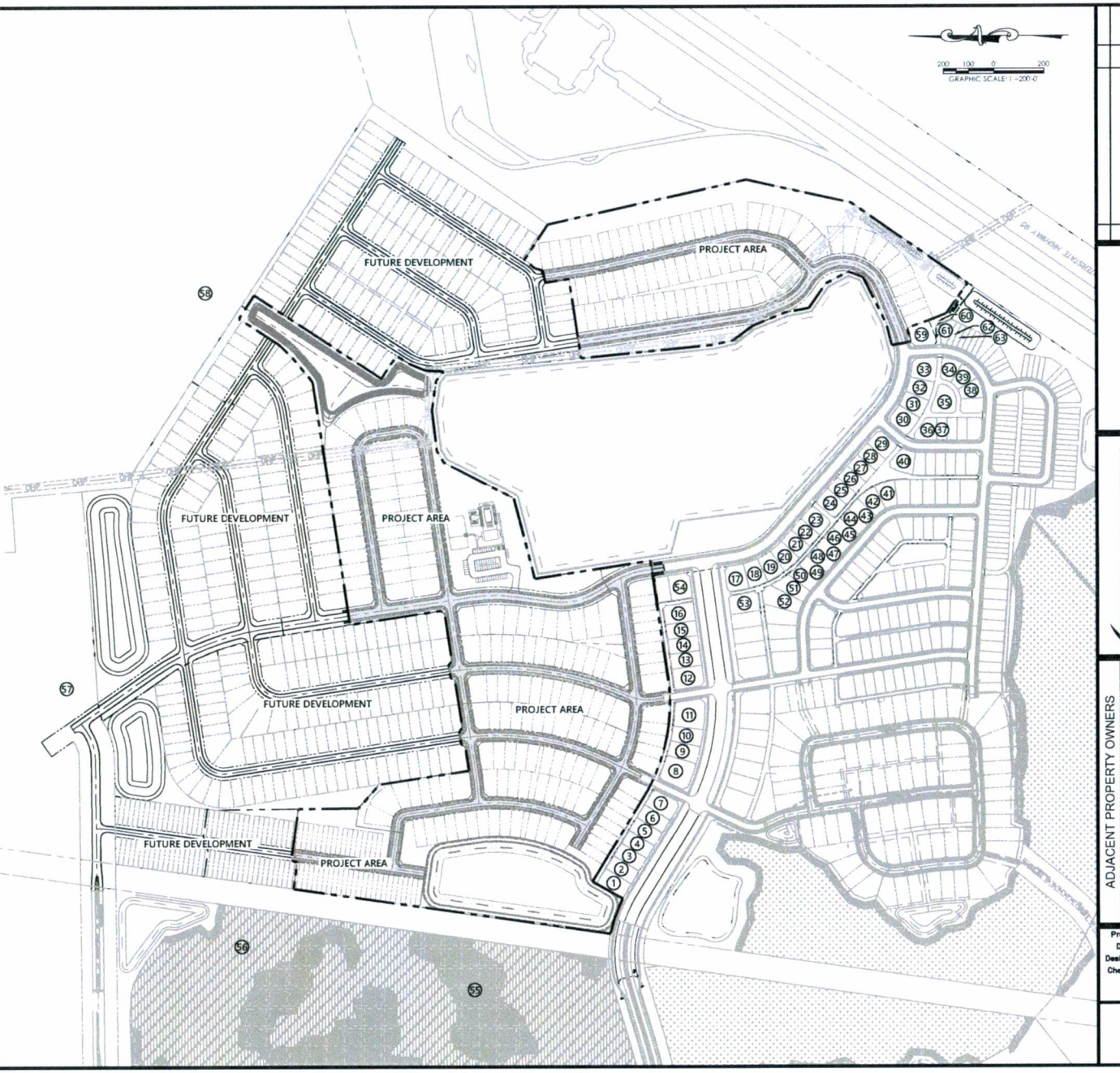
Beacon New Homes, LLC	7 Moonlight Trl, Port Wentworth GA, 31407	70906A09053	62
Beacon New Homes, LLC	9 Moonlight Trl, Port Wentworth GA, 31407	70906A09052	63



ADJACENT PROPERTY OWNERS

PITTMAN ENGINEERING

www.PittmanEngineeringCo.com

Prepared For
DR HORTON, INC.

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2544 :

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

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 _____

REFERENCES:

1. DRAWING TITLED "A PLAT OF THE REMAINING PORTION OF THE JULIAN CHISHOLM TRACT 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY VINCENT HELMY BOOK 14P PAGE 178
2. DRAWING TITLED " A MINOR SUBDIVISION OF A PORTION OF A PORTION OF TRACT A-2 AND LOT 12 BEING A PORTION OF RICE HOPE PLANTATION. 8TH G.M. DISTRICT CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY COLEMAN COMPANY RECORDED IN PLAT BOOK 51 PAGE 213
3. DRAWING TITLED " LAKESIDE PHASE 1A-1 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 89B
4. DRAWING TITLED " LAKESIDE PHASE 1A-2 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 90B

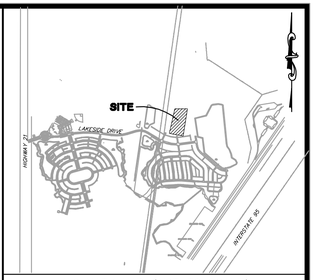
NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,881 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,222 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/09/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS BEP RH TRACT 2 L.L.C (DEED BOOK 794 PAGE 549).
7. ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C0035G, EFFECTIVE DATE 08/16/2021, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS/IS NOT A SPECIAL FLOOD HAZARD AREA

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. THE WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771 PAGE 138.
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
10. THIS PLAT CONTAINS 72 LOTS
11. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR PROSPECTIVE ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
12. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN THE PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
13. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 07/12/2004 AND RECORDED IN DEED BOOK 272W PAGE 434
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
15. WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY PORT WENTWORTH WATER AND SEWER SYSTEM THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
16. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
17. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.

FRONT	20'
SIDE	5
REAR	15'

18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.



VICINITY MAP (NOT TO SCALE)

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LEGEND:

○	CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
⊡	CMS CONCRETE MONUMENT SET
●	CIRF CAPPED IRON REBAR FOUND
◉	CIPF CAPPED IRON PIPE FOUND
415	LOT NUMBER
#15	ADDRESS
XX BSL	BUILDING SET BACK LINE

AREA CHART

COMMON AREA	5.98 ACRES
RIGHT OF WAY	8.16 ACRES
LOTS	3.81 ACRES
TOTAL	17.95 ACRES

SURVEYORS RECORDING 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 20 LOTS 201 THRU 272

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

PREPARED FOR:
D.R. HORTON

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

100 0 50 100 200

SCALE	1" = 100'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-20	CREW CHIEF	PM

SHEET 1 OF 3

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Preliminary Plat (2544 : Subdivision Application Lakeside Ph 20 Preliminary Plat NOV 2021)

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

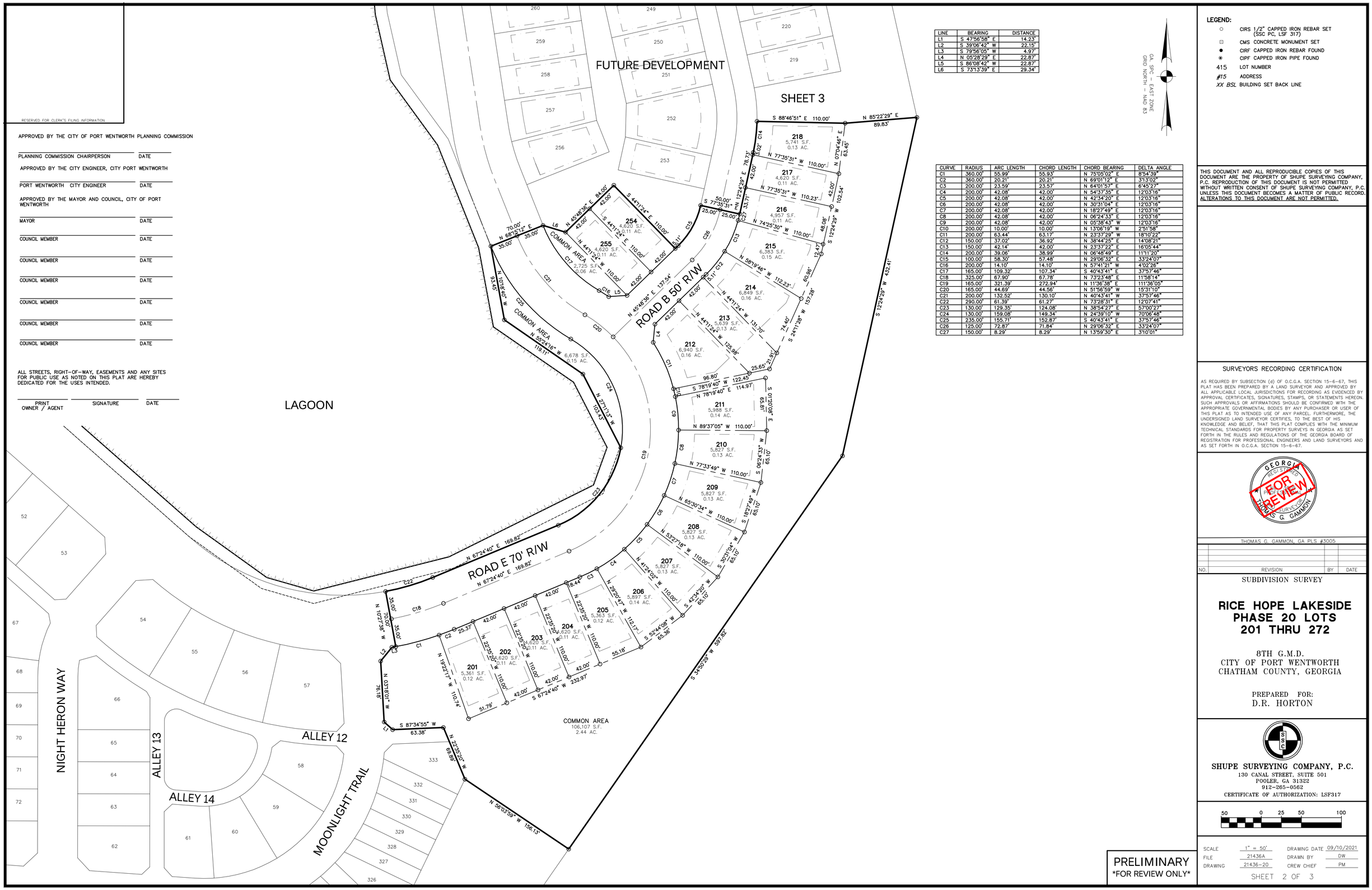
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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

PRINT _____ SIGNATURE _____ DATE _____
OWNER / AGENT



LINE	BEARING	DISTANCE
L1	S 47°56'58" E	14.23'
L2	S 39°06'42" W	22.15'
L3	S 79°56'05" W	4.97'
L4	N 05°28'29" E	22.87'
L5	S 86°08'42" W	22.87'
L6	S 73°13'39" E	29.34'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	360.00'	55.99'	55.93'	N 75°05'02" E	8°54'39"
C2	360.00'	20.21'	20.21'	N 69°01'12" E	3°13'02"
C3	200.00'	23.59'	23.57'	N 64°01'57" E	6°45'27"
C4	200.00'	42.08'	42.00'	N 54°37'35" E	12°03'16"
C5	200.00'	42.08'	42.00'	N 42°34'20" E	12°03'16"
C6	200.00'	42.08'	42.00'	N 30°31'04" E	12°03'16"
C7	200.00'	42.08'	42.00'	N 18°27'49" E	12°03'16"
C8	200.00'	42.08'	42.00'	N 06°24'33" E	12°03'16"
C9	200.00'	42.08'	42.00'	N 05°38'43" W	12°03'16"
C10	200.00'	10.00'	10.00'	N 13°06'19" W	2°51'58"
C11	200.00'	63.44'	63.17'	N 23°37'29" W	18°10'22"
C12	150.00'	37.02'	36.92'	N 38°44'25" E	14°08'21"
C13	150.00'	42.14'	42.00'	N 23°37'22" E	16°05'44"
C14	200.00'	39.06'	38.99'	N 06°48'49" E	11°11'20"
C15	100.00'	58.30'	57.48'	N 29°06'32" E	33°24'07"
C16	200.00'	14.10'	14.10'	N 57°41'21" W	4°02'26"
C17	165.00'	109.32'	107.34'	S 40°43'41" E	37°57'46"
C18	325.00'	67.90'	67.78'	N 73°23'48" E	11°58'14"
C19	165.00'	321.39'	272.94'	N 11°36'38" E	111°36'05"
C20	165.00'	44.69'	44.56'	N 51°56'59" W	15°31'10"
C21	200.00'	132.52'	130.10'	N 40°43'41" W	37°57'46"
C22	290.00'	61.39'	61.27'	N 73°28'31" E	12°07'41"
C23	130.00'	129.35'	124.08'	N 38°54'27" E	57°00'27"
C24	130.00'	159.08'	149.34'	N 24°39'10" W	70°06'48"
C25	235.00'	155.71'	152.87'	S 40°43'41" E	37°57'46"
C26	125.00'	72.87'	71.84'	N 29°06'32" E	33°24'07"
C27	150.00'	8.29'	8.29'	N 13°59'30" E	3°10'01"

LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- *#15* ADDRESS
- *XX BSL* BUILDING SET BACK LINE

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SURVEYORS RECORDING CERTIFICATION

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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 20 LOTS 201 THRU 272

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-20	CREW CHIEF	PM

SHEET 2 OF 3

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Preliminary Plat (2544 : Subdivision Application Lakeside Ph 20 Preliminary Plat NOV 2021)

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

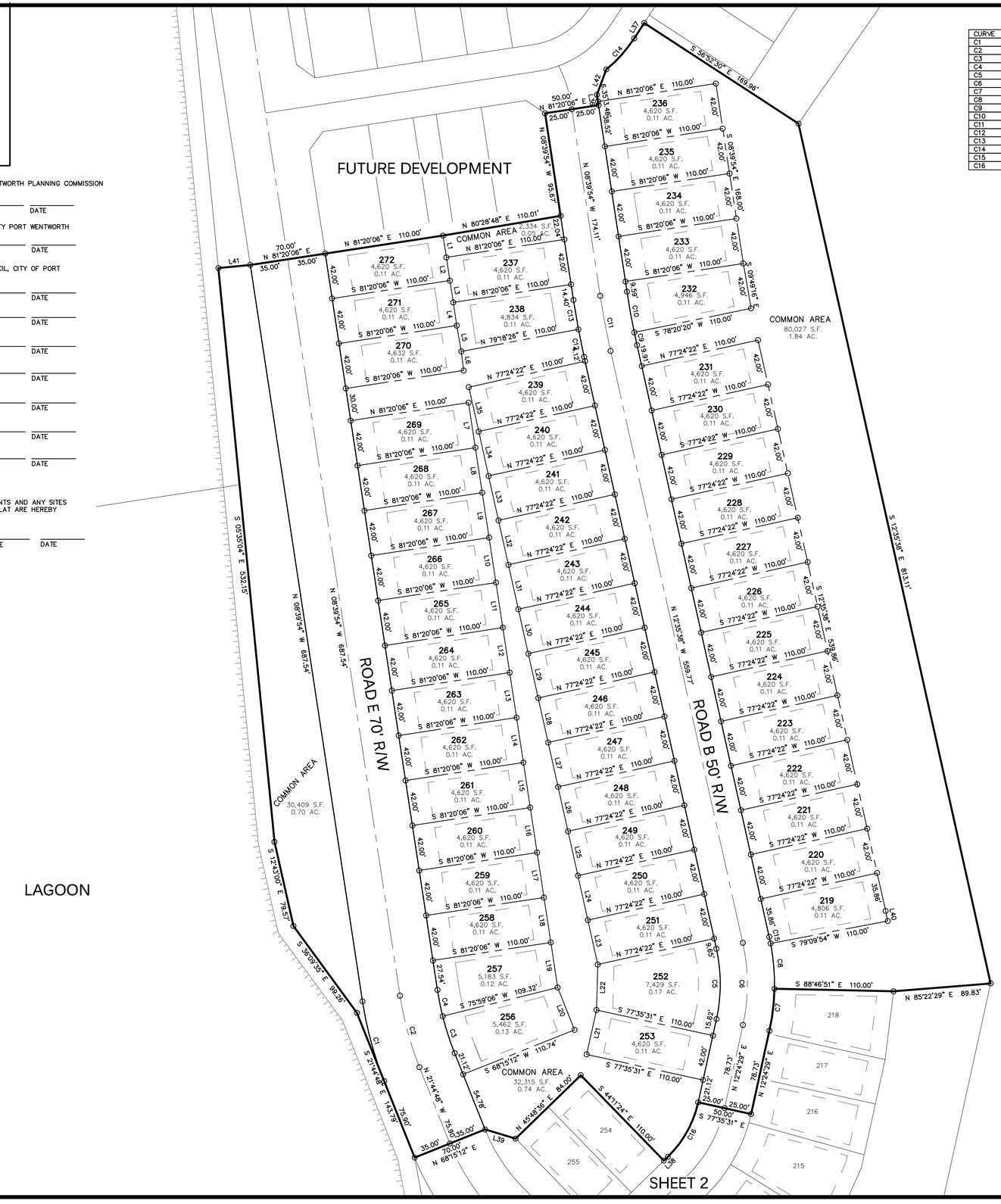
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.00'	76.49'	76.32'	S 15°12'21" E	13°04'54"
C2	300.00'	68.50'	68.35'	S 15°12'21" E	13°04'54"
C3	265.00'	35.76'	35.73'	S 17°52'51" E	7°43'54"
C4	265.00'	24.75'	24.74'	S 11°20'24" E	5°21'01"
C5	150.00'	65.46'	64.94'	N 00°05'34" W	25°00'07"
C6	175.00'	76.36'	75.76'	N 00°05'34" W	25°00'07"
C7	200.00'	39.06'	38.99'	N 06°48'49" E	11°11'20"
C8	200.00'	42.08'	42.00'	N 04°48'28" W	12°03'16"
C9	730.00'	11.89'	11.89'	S 12°07'39" E	0°55'58"
C10	730.00'	38.17'	38.17'	S 10°09'47" E	2°59'46"
C11	755.00'	51.77'	51.76'	S 10°37'46" E	3°55'44"
C12	780.00'	25.88'	25.88'	S 11°38'36" E	1°54'04"
C13	780.00'	27.61'	27.60'	S 09°40'44" E	2°01'40"
C14	125.00'	38.72'	38.56'	N 41°59'54" E	17°44'48"
C15	200.00'	6.14'	6.14'	N 11°42'52" W	1°45'32"
C16	100.00'	58.30'	57.48'	N 29°06'32" E	33°24'07"

LINE	BEARING	DISTANCE
L1	S 08°39'54" E	20.40'
L2	S 08°39'54" E	21.60'
L3	S 08°39'54" E	20.40'
L4	S 08°39'54" E	21.60'
L5	S 09°58'46" E	24.30'
L6	S 06°51'45" E	17.72'
L7	S 08°39'54" E	42.00'
L8	S 08°39'54" E	42.00'
L9	S 08°39'54" E	42.00'
L10	S 08°39'54" E	42.00'
L11	S 08°39'54" E	42.00'
L12	S 08°39'54" E	42.00'
L13	S 08°39'54" E	42.00'
L14	S 08°39'54" E	42.00'
L15	S 08°39'54" E	42.00'
L16	S 08°39'54" E	42.00'
L17	S 08°39'54" E	42.00'
L18	S 08°39'54" E	42.00'
L19	S 08°39'54" E	42.06'
L20	S 21°44'48" E	42.07'
L21	S 12°24'29" W	42.00'
L22	S 01°40'12" W	42.00'
L23	S 12°35'38" E	42.00'
L24	S 12°35'38" E	42.00'
L25	S 12°35'38" E	42.00'
L26	S 12°35'38" E	42.00'
L27	S 12°35'38" E	42.00'
L28	S 12°35'38" E	42.00'
L29	S 12°35'38" E	42.00'
L30	S 12°35'38" E	42.00'
L31	S 12°35'38" E	42.00'
L32	S 12°35'38" E	42.00'
L33	S 12°35'38" E	42.00'
L34	S 12°35'38" E	42.00'
L35	S 12°35'38" E	42.00'
L36	N 08°39'54" W	9.83'
L37	N 33°07'30" E	16.91'
L38	N 45°48'36" E	5.11'
L39	S 73°13'39" E	29.34'
L40	S 11°42'52" E	9.52'
L41	N 84°22'17" E	29.56'
L42	N 20°14'52" E	24.85'

GA. SPC – EAST ZONE
GRID NORTH – NAD 83

LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- *#15* ADDRESS
- *XX BSL* BUILDING SET BACK LINE

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SURVEYORS RECORDING CERTIFICATION

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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON — FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 20 LOTS 201 THRU 272

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-20	CREW CHIEF	PM

SHEET 3 OF 3

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Preliminary Plat (2544 : Subdivision Application Lakeside Ph 20 Preliminary Plat NOV 2021)

Project Timeline

7-0906-04-042 – Lakeside Phase 20 – Preliminary Plat

Project Number 210409

Applicant: Ray Pittman (Pittman Engineering)

Review: Development Services – Omar Senati

- 10/1/2021—application received- complete
- 10/29/2021 – Omar sent his review comments to Ray Pittman.

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Timeline (2544 : Subdivision Application Lakeside Ph 20 Preliminary

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2545)

DOC ID: 2545

Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 21) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 21) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Lakeside Phase 21 of the Rice Hope Subdivision. Lakeside Phase 21 includes forty-nine (49) single family lots on approximately 31.75 Acres.

Facts and Findings: The application appears to be complete. The Subdivision will be connected to City water and sewer utilities and will include new roads.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021.

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (PDF)
- LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Timeline (DOCX)

210410

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

RECEIVED
OCT 01 2021
BY: MBE

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: Rice Hope Lakeside Phase 21

Location: Lakeside Blvd., Port Wentworth, GA 31407

Number of Lots: 49

Number of Acres: 31.75

PIN #: 70906 04041, 70906 04054, 70906 04063

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

Purpose of Subdivision:

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

Variances: (List all variances being requested)

None

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2545 : Subdivision Application Lakeside Ph 21

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: Pittman Engineering Attn: Mr. Jason Bryant, P.E.

Address: 2591 U.S. Hwy 17 Suite 303 Zip Code: 31324

Phone #: (912) 445-0578 Fax #: n/a

Owner: Bald Eagle Partners Attn: Mr. Scott DeCain

Address: 4800 Hampden Lane, Suite 200, Bethesda, MD Zip Code: 20814

Phone #: (571) 426-4310 Fax #: n/a

Date of Submittal: 8/01/2021

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2545 : Subdivision Application Lakeside Ph 21

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. 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 Scott DeCain

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
7224 GA HIGHWAY 21
PORT WENTWORTH, GEORGIA 31407

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2545 : Subdivision Application Lakeside Ph 21

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329081 10/08/2021 10:54 AM
OPER: ME TERM: 011
REF#: CK 1191801

TRAN: 112.0000 BLDG PERMIT
210409 4,016.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 4,016.00CR
210410 2,866.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 2,866.00CR
210411 4,216.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 4,216.00CR
210412 2,416.00CR
BEP RICE HOPE LLC
7-0906-04-052, 063
I-SUBDIV 2,416.00CR
210413 52.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 52.00CR

TENDERED: 13,566.00 CHECK
APPLIED: 13,566.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329080 10/08/2021 10:53 AM
OPER: ME TERM: 011
REF#: CK 2208

TRAN: 112.0000 BLDG PERMIT
210409 50.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 50.00CR
210410 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210411 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210413 50.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 50.00CR

TENDERED: 200.00 CHECK
APPLIED: 200.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2545 : Subdivision Application Lakeside Ph 21

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2545 : Subdivision Application Lakeside Ph 21

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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

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PITTMAN ENGINEERING
www.PittmanEngineeringCo.com
DR HORTON, INC.
ADJACENT PROPERTY OWNERS
LAKESIDE PHASES 20,22 & 20A

Project
Drawn
Designed
Checked

REV. | DATE | BY | REVISIONS

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

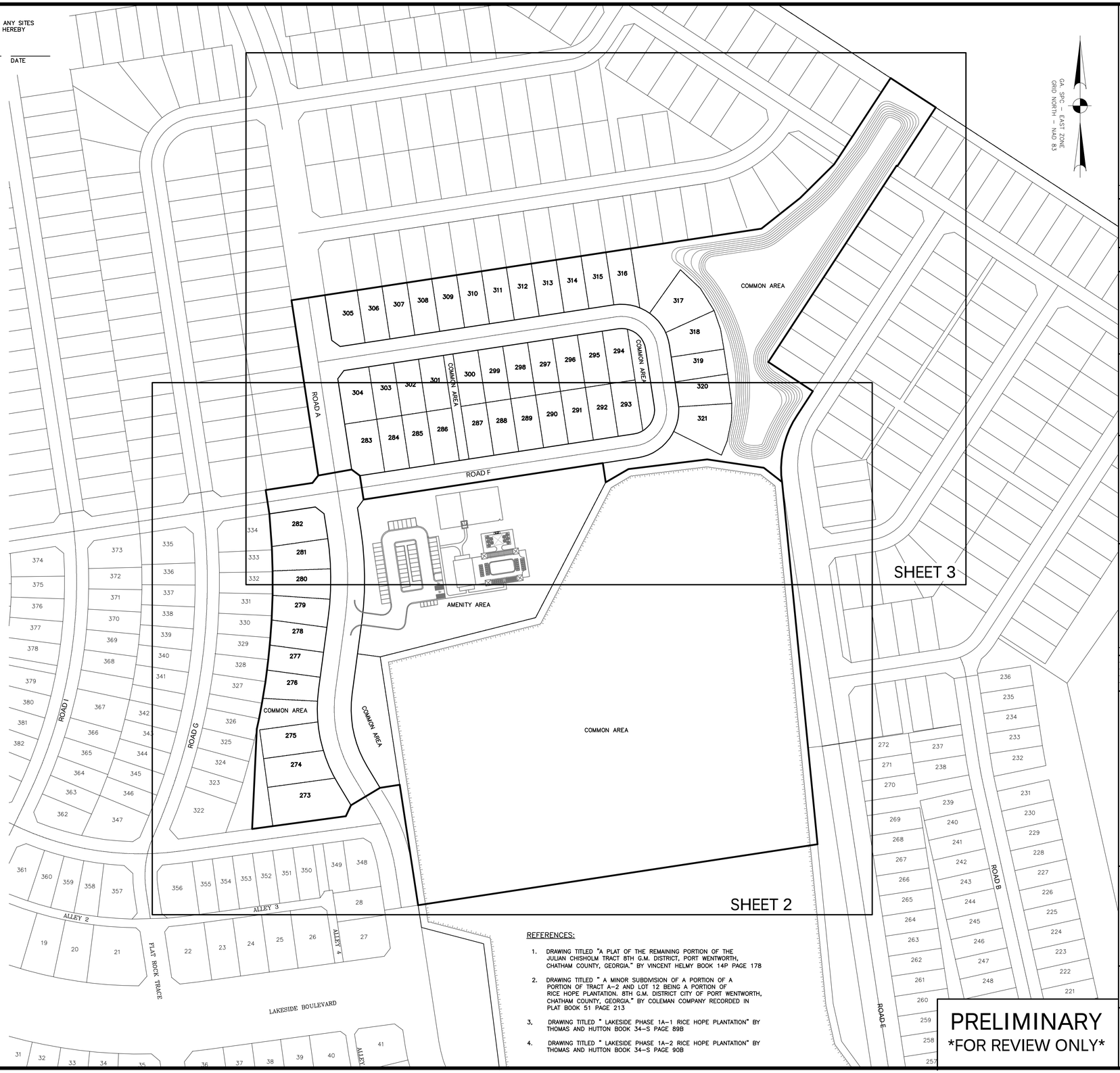
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

NOTES:

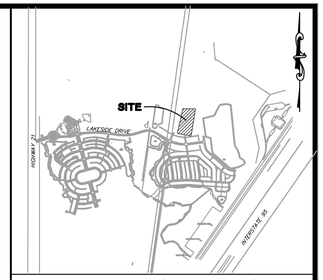
1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,881 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,222 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/09/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS BEP RH TRACT 2 L.L.C (DEED BOOK 794 PAGE 549).
7. ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C0035G, EFFECTIVE DATE 08/16/2021, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS/IS NOT A SPECIAL FLOOD HAZARD AREA

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. THE WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771 PAGE 138.
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
10. THIS PLAT CONTAINS 49 LOTS
11. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR PROSPECTIVE ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
12. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN THE PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
13. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 07/12/2004 AND RECORDED IN DEED BOOK 272W PAGE 434
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
15. WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY PORT WENTWORTH WATER AND SEWER SYSTEM THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
16. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
17. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
    FRONT 20'
    SIDE 5
    REAR 15'
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.



REFERENCES:

1. DRAWING TITLED "A PLAT OF THE REMAINING PORTION OF THE JULIAN CHISHOLM TRACT 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY VINCENT HELMY BOOK 14P PAGE 178
2. DRAWING TITLED " A MINOR SUBDIVISION OF A PORTION OF A PORTION OF TRACT A-2 AND LOT 12 BEING A PORTION OF RICE HOPE PLANTATION. 8TH G.M. DISTRICT CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY COLEMAN COMPANY RECORDED IN PLAT BOOK 51 PAGE 213
3. DRAWING TITLED " LAKESIDE PHASE 1A-1 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 89B
4. DRAWING TITLED " LAKESIDE PHASE 1A-2 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 90B



VICINITY MAP (NOT TO SCALE)

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

LEGEND:

○	CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
⊡	CMS CONCRETE MONUMENT SET
●	CIRF CAPPED IRON REBAR FOUND
◉	CIPF CAPPED IRON PIPE FOUND
415	LOT NUMBER
#15	ADDRESS
XX BSL	BUILDING SET BACK LINE

AREA CHART

AMENITY AREA	3.16 ACRES
COMMON AREA	17.61 ACRES
RIGHT OF WAY	3.88 ACRES
LOTS	7.10 ACRES
TOTAL	31.75 ACRES

SURVEYORS RECORDING 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 21 LOTS 273 THRU 321

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

PREPARED FOR:
D.R. HORTON

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

100 0 50 100 200

SCALE	1" = 100'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-21	CREW CHIEF	PM

SHEET 1 OF 1

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (2545 : Subdivision Application Lakeside Ph 21 Preliminary Plat NOV 2021)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	155.72'	152.76'	S 11°42'52" E	38°47'28"
C2	265.00'	179.41'	176.01'	S 11°42'52" E	38°47'28"
C3	300.00'	13.48'	13.48'	S 29°49'23" E	2°34'27"
C4	300.00'	62.17'	62.06'	S 22°35'58" E	11°52'23"
C5	300.00'	60.19'	60.09'	S 10°54'55" E	11°29'43"
C6	300.00'	42.84'	42.80'	S 01°04'38" E	8°10'52"
C7	300.00'	24.44'	24.43'	S 05°20'50" W	4°40'04"
C8	670.00'	191.14'	190.50'	N 00°29'31" W	16°20'45"
C9	635.00'	181.16'	180.55'	N 00°29'31" W	16°20'45"
C10	600.00'	39.48'	39.47'	N 05°47'46" E	3°46'11"
C11	600.00'	63.00'	62.97'	N 00°54'13" E	6°00'56"
C12	600.00'	62.77'	62.74'	N 05°06'05" W	5°59'39"
C13	600.00'	5.93'	5.93'	N 08°22'54" W	0°33'59"

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON — DATE

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER — DATE

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

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

PRINT OWNER / AGENT — SIGNATURE — DATE

LINE	BEARING	DISTANCE
L1	S 12°18'35" W	21.95'
L2	S 10°44'49" W	32.50'
L3	S 09°53'27" W	10.23'
L4	S 08°58'46" W	35.27'
L5	S 07°47'38" W	23.90'
L6	S 06°52'57" W	21.61'
L7	S 05°50'26" W	30.40'
L8	S 04°55'45" W	15.10'
L9	S 03°53'14" W	36.90'
L10	S 02°58'33" W	8.60'
L11	S 01°57'13" W	42.41'
L12	S 01°02'32" W	3.09'
L13	S 00°04'07" W	45.50'
L14	S 00°52'47" E	1.84'
L15	S 01°47'28" E	43.66'
L16	S 02°48'05" E	6.76'
L17	S 04°17'34" E	67.66'
L18	N 38°06'31" E	19.63'
L19	N 53°39'54" W	21.27'
L20	N 08°40'54" W	39.24'
L21	N 36°20'06" E	21.23'
L22	N 51°42'15" W	22.83'
L23	N 08°39'54" W	40.16'
L24	N 59°37'59" E	54.53'
L25	S 51°57'44" E	47.79'
L26	S 81°20'06" W	41.03'
L27	N 31°06'37" W	51.72'
L28	N 31°06'37" W	51.72'
L29	N 31°06'37" W	51.72'
L30	S 25°31'57" W	25.06'

SHEET 3

ROAD F 50' R/W

ROAD A 70' R/W

282 — 7,667 S.F. — 0.18 AC.
281 — 6,724 S.F. — 0.15 AC.
280 — 6,801 S.F. — 0.16 AC.
279 — 6,435 S.F. — 0.15 AC.
278 — 5,898 S.F. — 0.14 AC.
277 — 5,790 S.F. — 0.13 AC.
276 — 6,073 S.F. — 0.14 AC.
275 — 7,321 S.F. — 0.17 AC.
274 — 7,888 S.F. — 0.18 AC.
273 — 12,518 S.F. — 0.29 AC.

COMMON AREA — 11,402 S.F. — 0.26 AC.

COMMON AREA — 17,955 S.F. — 0.41 AC.

AMENITY AREA — 137,640 S.F. — 3.16 AC.

COMMON AREA — 579,412 S.F. — 13.30 AC.

LAGOON

FUTURE DEVELOPMENT

ALLEY 3

GA SPC – EAST ZONE
GRID NORTH – NAD 83

PRELIMINARY
FOR REVIEW ONLY

LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- *#15* ADDRESS
- *XX BSL* BUILDING SET BACK LINE

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

SURVEYORS RECORDING 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON — FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 21 LOTS 273 THRU 321

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-21	CREW CHIEF	PM

SHEET 2 OF 3

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (2545 : Subdivision Application Lakeside Ph 21 Preliminary Plat NOV 2021)

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

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 _____

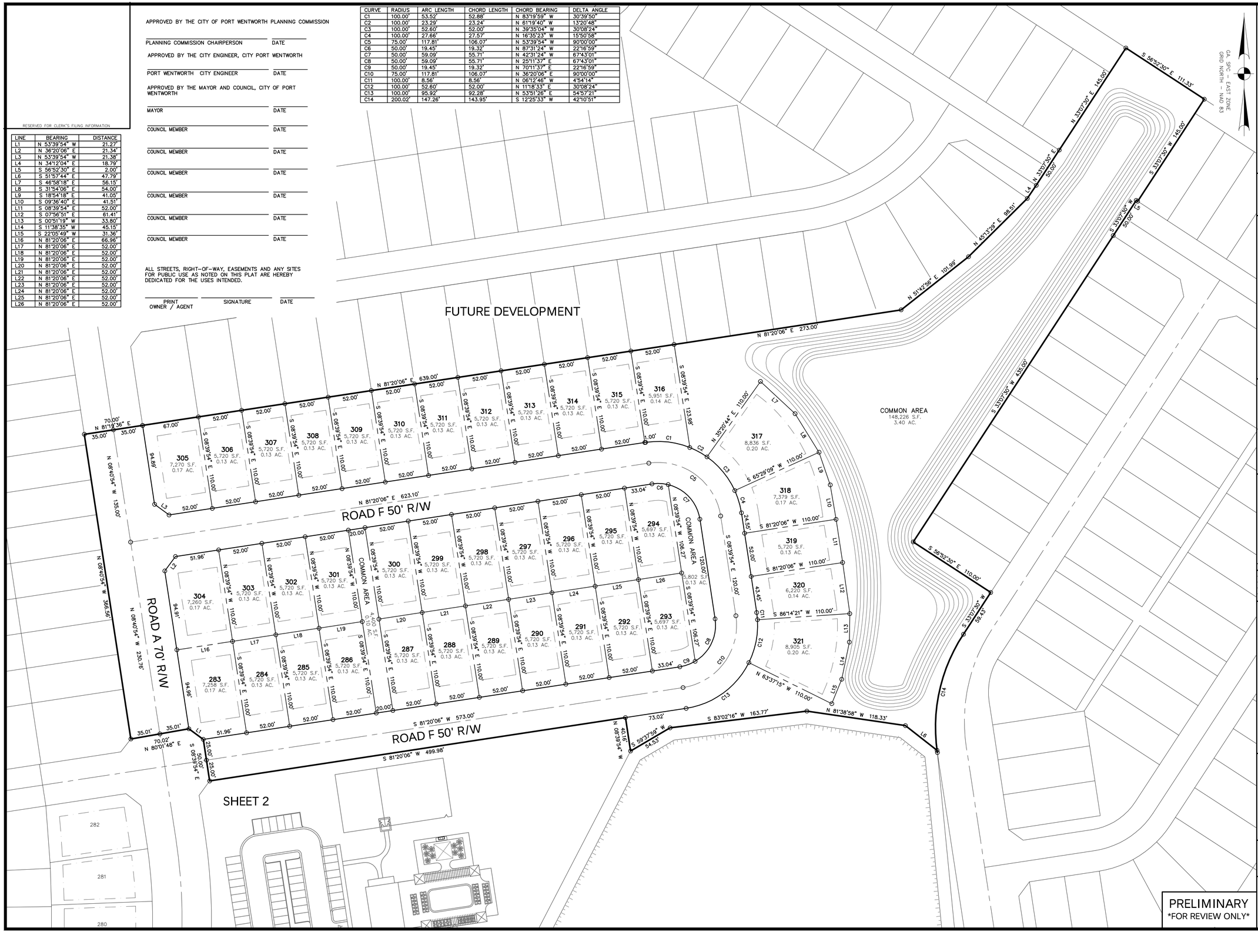
ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

LINE	BEARING	DISTANCE
L1	N 53°39'54" W	21.27'
L2	N 36°20'06" E	21.34'
L3	N 53°39'54" W	21.38'
L4	N 34°12'04" E	18.79'
L5	S 56°52'30" E	2.00'
L6	S 51°57'44" E	47.79'
L7	S 46°58'18" E	56.15'
L8	S 31°54'06" E	54.00'
L9	S 18°54'18" E	41.05'
L10	S 09°36'40" E	41.51'
L11	S 08°39'54" E	52.00'
L12	S 07°56'51" E	61.41'
L13	S 00°51'19" W	33.80'
L14	S 11°38'35" W	45.15'
L15	S 22°05'49" W	31.36'
L16	N 81°20'06" E	66.96'
L17	N 81°20'06" E	52.00'
L18	N 81°20'06" E	52.00'
L19	N 81°20'06" E	52.00'
L20	N 81°20'06" E	52.00'
L21	N 81°20'06" E	52.00'
L22	N 81°20'06" E	52.00'
L23	N 81°20'06" E	52.00'
L24	N 81°20'06" E	52.00'
L25	N 81°20'06" E	52.00'
L26	N 81°20'06" E	52.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	53.52'	52.88'	N 83°19'59" W	30°39'50"
C2	100.00'	23.29'	23.24'	N 61°19'40" W	13°20'48"
C3	100.00'	52.60'	52.00'	N 39°35'04" W	30°08'24"
C4	100.00'	27.66'	27.57'	N 16°35'23" W	15°50'58"
C5	75.00'	117.81'	106.07'	N 53°39'54" W	90°00'00"
C6	50.00'	19.45'	19.32'	N 87°31'24" W	22°16'59"
C7	50.00'	59.09'	55.71'	N 42°31'24" W	67°43'01"
C8	50.00'	59.09'	55.71'	N 25°11'37" E	67°43'01"
C9	50.00'	19.45'	19.32'	N 70°11'37" E	22°16'59"
C10	75.00'	117.81'	106.07'	N 36°20'06" E	90°00'00"
C11	100.00'	8.56'	8.56'	N 06°12'46" W	4°54'14"
C12	100.00'	52.60'	52.00'	N 11°18'33" E	30°08'24"
C13	100.00'	95.92'	92.28'	N 53°51'26" E	54°57'21"
C14	200.02'	147.26'	143.95'	S 12°25'33" W	42°10'51"



LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 21 LOTS 201 THRU 321

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-21	CREW CHIEF	PM

SHEET 3 OF 3

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (2545 : Subdivision Application Lakeside Ph 21 Preliminary Plat NOV 2021)

Project Timeline

7-0906-04-041, 054, 063 – Lakeside Phase 21 – Preliminary Plat

Project Number 210410

Applicant: Ray Pittman (Pittman Engineering)

Review: Development Services – Omar Senati

- 10/1/2021—application received- complete
- 10/29/2021 – Omar sent his review comments to Ray Pittman.

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Timeline (2545 : Subdivision Application Lakeside Ph 21 Preliminary

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2546)

DOC ID: 2546

Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 22) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 22) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Lakeside Phase 22 of the Rice Hope Subdivision. Lakeside Phase 22 includes seventy-six (76) single family lots on approximately 22.62 Acres.

Facts and Findings: The application appears to be complete. The Subdivision will be connected to City water and sewer utilities and will include new roads.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021.

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (PDF)
- LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Timeline (DOCX)

210411

RECEIVED
OCT 01 2021
BY: MBG

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: Rice Hope Lakeside Phase 22

Location: Lakeside Blvd., Port Wentworth, GA 31407

Number of Lots: 76 Number of Acres: 22.62

PIN #: 70906 04041, 70906 04054, 70906 04063 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.
- X Major Subdivision (4 or more lots or a new road)
- ____ Minor Subdivision (3 or less lots & no new road)

Purpose of Subdivision:

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

Variances: (List all variances being requested)

None

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

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: Pittman Engineering Attn: Mr. Jason Bryant, P.E.

Address: 2591 U.S. Hwy 17 Suite 303 Zip Code: 31324

Phone #: (912) 445-0578 Fax #: n/a

Owner: Bald Eagle Partners Attn: Mr. Scott DeCain

Address: 4800 Hampden Lane, Suite 200, Bethesda, MD Zip Code: 20814

Phone #: (571) 426-4310 Fax #: n/a

Date of Submittal: 8/01/2021

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

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. 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 Scott DeCain

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
7224 GA HIGHWAY 21
PORT WENTWORTH, GEORGIA 31407

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329081 10/08/2021 10:54 AM
OPER: ME TERM: 011
REF#: CK 1191801

TRAN: 112.0000 BLDG PERMIT
210409 4,016.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 4,016.00CR
210410 2,866.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 2,866.00CR
210411 4,216.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 4,216.00CR
210412 2,416.00CR
BEP RICE HOPE LLC
7-0906-04-052, 063
I-SUBDIV 2,416.00CR
210413 52.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 52.00CR

TENDERED: 13,566.00 CHECK
APPLIED: 13,566.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00329080 10/08/2021 10:53 AM
OPER: ME TERM: 011
REF#: CK 2208

TRAN: 112.0000 BLDG PERMIT
210409 50.00CR
BEP RICE HOPE LLC
7-0906-04-042
I-SUBDIV 50.00CR
210410 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210411 50.00CR
BEP RICE HOPE LLC
7-0906-04-041,54,63
I-SUBDIV 50.00CR
210413 50.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 50.00CR

TENDERED: 200.00 CHECK
APPLIED: 200.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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 AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision Application Lakeside Ph 22

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
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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
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Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
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Phillip & Amy Emsi	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
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John & Katheryn Bohannon	213 Clearwater Cir, Port Wentworth GA, 31407	70906A05011	51
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BEP RICE HOPE LLC	300 Lakeside Blvd, Port Wentworth GA, 31407	70906 04077	55
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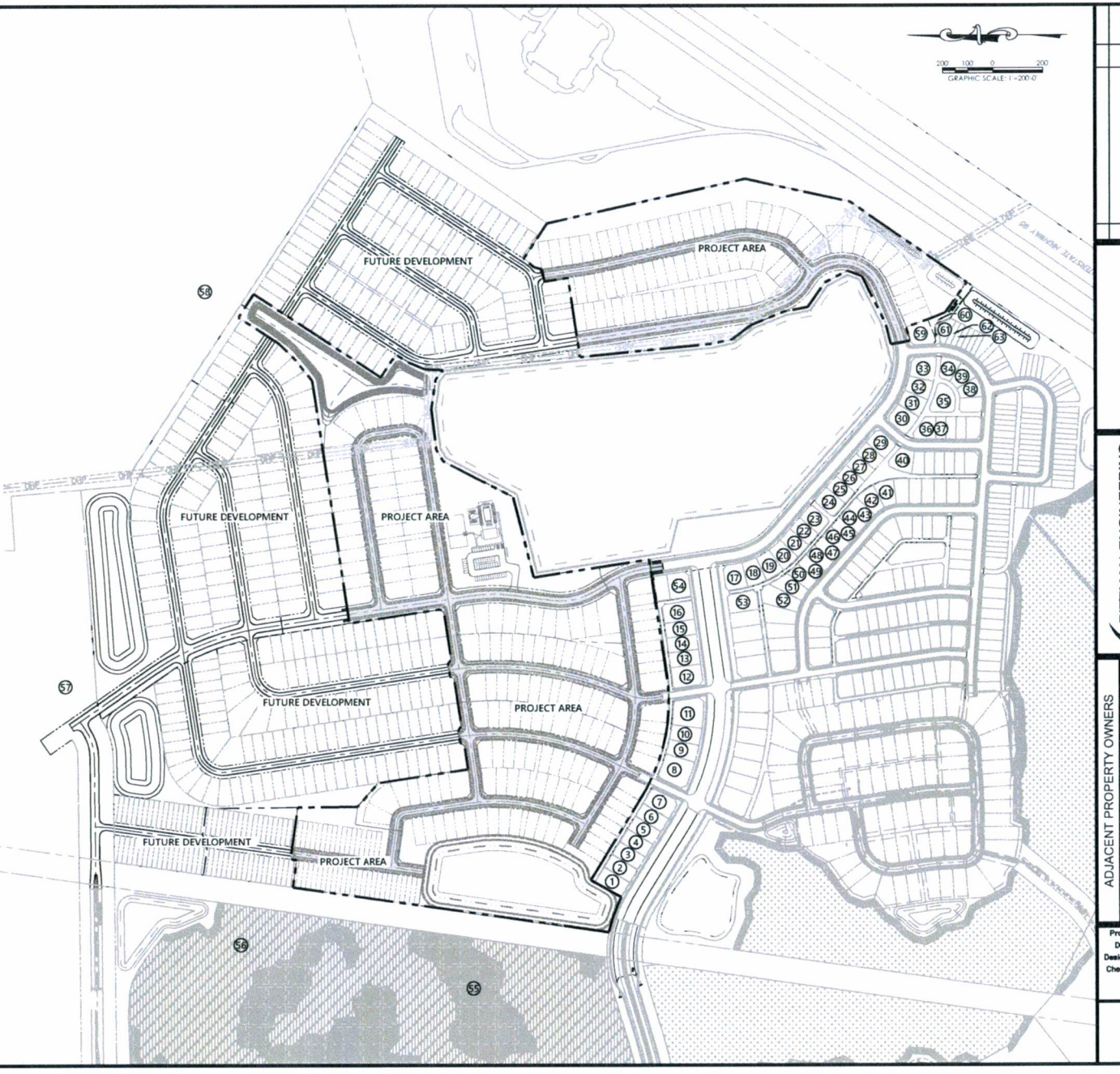


ADJACENT PROPERTY OWNERS

PITTMAN ENGINEERING
www.PittmanEngineeringCo.com

prepared for
DR HORTON, INC.

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2546 : Subdivision

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

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 _____

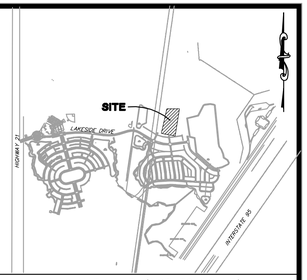
NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,881 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,222 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/09/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS BEP RH TRACT 2 L.L.C (DEED BOOK 794 PAGE 549).
7. ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C0035G, EFFECTIVE DATE 08/16/2021, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS/IS NOT A SPECIAL FLOOD HAZARD AREA

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. THE WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771 PAGE 138.
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
10. THIS PLAT CONTAINS 76 LOTS
11. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR PROSPECTIVE ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
12. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN THE PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
13. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 07/12/2004 AND RECORDED IN DEED BOOK 272W PAGE 434
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
15. WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY PORT WENTWORTH WATER AND SEWER SYSTEM THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
16. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
17. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
    FRONT 20'
    SIDE 5
    REAR 15'
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

REFERENCES:

1. DRAWING TITLED "A PLAT OF THE REMAINING PORTION OF THE JULIAN CHISHOLM TRACT 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY VINCENT HELMY BOOK 14P PAGE 178
2. DRAWING TITLED " A MINOR SUBDIVISION OF A PORTION OF A PORTION OF TRACT A-2 AND LOT 12 BEING A PORTION OF RICE HOPE PLANTATION. 8TH G.M. DISTRICT CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY COLEMAN COMPANY RECORDED IN PLAT BOOK 51 PAGE 213
3. DRAWING TITLED " LAKESIDE PHASE 1A-1 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 89B
4. DRAWING TITLED " LAKESIDE PHASE 1A-2 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 90B



VICINITY MAP (NOT TO SCALE)

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

LEGEND:

○	CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
⊡	CMS CONCRETE MONUMENT SET
●	CIRF CAPPED IRON REBAR FOUND
◉	CIPF CAPPED IRON PIPE FOUND
415	LOT NUMBER
#15	ADDRESS
XX BSL	BUILDING SET BACK LINE

AREA CHART

COMMON AREA	6.80 ACRES
RIGHT OF WAY	4.77 ACRES
LOTS	11.05 ACRES
TOTAL	22.62 ACRES

SURVEYORS RECORDING 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 22 LOTS 348 THRU 423

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

PREPARED FOR:
D.R. HORTON

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

100 0 50 100 200

SCALE	1" = 100'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-22	CREW CHIEF	PM

SHEET 1 OF 1

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2546 : Subdivision Application Lakeside Ph 22 Preliminary Plat NOV 2021)

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON — DATE

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER — DATE

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

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

PRINT OWNER / AGENT — SIGNATURE — DATE

LINE	BEARING	DISTANCE
L1	S 05°52'01" E	25.03'
L2	S 05°52'01" E	25.03'
L3	S 03°21'37" E	64.17'
L4	S 01°38'37" E	5.34'
L5	S 00°37'10" E	36.12'
L6	S 00°31'36" W	10.28'
L7	S 01°33'02" W	31.19'
L8	S 02°41'48" W	15.21'
L9	S 03°43'15" W	26.25'
L10	S 04°52'00" W	20.15'
L11	S 05°53'27" W	21.31'
L12	S 07°02'12" W	25.09'
L13	S 08°03'39" W	16.38'
L14	S 09°12'24" W	30.03'
L15	S 10°13'51" W	11.44'
L16	S 11°19'07" W	32.60'
L17	S 13°08'51" W	41.46'
L18	S 14°50'01" W	26.81'
L19	S 15°51'28" W	14.66'
L20	S 17°00'14" W	31.74'
L21	S 18°01'40" W	9.72'
L22	S 19°10'26" W	36.68'
L23	S 20°11'52" W	4.78'
L24	S 21°20'38" W	41.62'
L25	S 23°24'33" W	42.01'
L26	S 25°22'08" W	48.83'
L27	N 58°03'13" E	17.32'
L28	N 23°22'47" E	26.09'
L29	S 67°12'32" E	50.00'
L30	S 41°05'08" E	27.07'
L31	N 25°31'57" E	25.06'
L32	S 58°53'23" E	70.00'
L33	N 81°20'06" E	41.03'
L34	S 81°20'06" W	70.00'
L35	N 08°39'44" W	50.01'
L36	S 81°50'45" W	100.00'
L37	N 08°39'54" W	6.67'
LU	S 81°20'06" W	6.58'
L38	S 81°20'57" W	18.00'
L39	S 08°39'54" E	2.18'
L40	S 35°57'49" W	13.85'
L38	S 81°20'06" W	6.58'
L39	S 81°21'26" W	11.42'
L40	S 08°39'54" E	2.18'
L41	S 35°58'17" W	13.85'
L42	S 88°24'49" W	1.40'
L43	S 88°24'49" W	35.17'
L44	S 88°24'49" W	37.62'
L45	N 20°28'41" W	13.85'

LINE	BEARING	DISTANCE
L46	N 25°41'20" E	39.58'
L47	N 64°18'40" W	25.00'
L48	N 64°18'40" W	25.00'
L49	S 25°41'20" W	39.58'
L50	S 71°51'22" W	13.85'
L51	N 60°01'32" W	40.16'
L51	S 57°42'33" E	57.03'
L52	N 73°26'54" E	22.33'
L53	S 56°32'48" E	25.24'
L54	S 56°32'48" E	25.23'
L55	S 16°23'13" E	22.27'
L57	N 72°43'53" E	21.96'
L58	N 25°41'20" E	23.28'
L59	N 51°02'11" W	22.21'
L60	N 03°55'39" W	25.09'
L61	N 03°55'39" W	25.09'
L62	N 36°20'06" E	21.21'
L63	N 81°20'06" E	25.00'
L64	N 81°20'06" E	25.00'
L65	S 53°39'54" E	21.21'
L66	S 38°45'57" W	20.25'
L67	S 25°41'20" W	23.22'
L68	S 20°42'49" E	21.83'
L69	S 31°06'37" E	34.04'
L70	N 08°39'54" W	29.12'
L71	N 59°17'54" W	18.68'
L72	S 38°34'33" W	17.32'
L73	S 08°39'54" E	52.68'
L74	S 51°19'34" E	14.61'
L75	N 41°04'28" E	16.16'
L76	N 08°39'54" W	44.01'
L77	N 47°48'49" W	24.24'
L78	S 68°54'05" W	20.54'
L79	N 25°41'36" E	46.41'
L80	N 17°50'10" W	20.42'
L81	N 08°39'54" W	59.09'
L82	N 23°22'47" E	26.61'
L83	N 25°41'20" E	85.00'
L84	N 25°41'20" E	64.71'
L85	S 23°24'20" W	0.15'
L86	N 31°06'37" W	34.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.50'	106.77'	106.62'	S 83°09'34" E	10°36'41"
C2	736.50'	42.91'	42.90'	N 83°51'28" E	3°20'17"
C3	736.50'	71.72'	71.69'	S 85°54'36" E	5°34'47"
C4	736.50'	49.38'	49.37'	S 81°11'58" E	3°50'30"
C5	736.50'	49.38'	49.37'	S 77°21'27" E	3°50'30"
C6	736.50'	49.38'	49.37'	S 73°30'57" E	3°50'30"
C7	736.50'	58.62'	58.61'	S 69°18'53" E	4°33'38"
C8	736.50'	40.17'	40.16'	S 60°01'35" E	3°07'30"
C9	1000.60'	507.81'	502.37'	N 11°08'42" E	29°04'39"
C10	576.50'	95.42'	95.32'	S 73°06'43" E	9°29'02"
C11	1050.60'	18.79'	18.79'	N 25°10'18" E	1°01'28"
C12	1050.60'	42.00'	42.00'	N 23°30'50" E	2°17'26"
C13	1085.83'	42.00'	42.00'	N 21°13'24" E	2°15'29"
C14	1050.60'	42.00'	42.00'	N 18°55'58" E	2°17'26"
C15	1067.28'	42.00'	42.00'	N 16°39'04" E	2°15'18"
C16	1050.60'	61.80'	61.79'	N 13°48'42" E	3°22'13"
C17	1056.40'	39.86'	39.86'	N 11°02'33" E	2°09'43"
C18	1050.60'	42.00'	42.00'	N 08°48'26" E	2°17'26"
C19	1050.60'	42.00'	42.00'	N 06°30'59" E	2°17'26"
C20	1050.60'	42.00'	42.00'	N 04°13'33" E	2°17'26"
C21	1050.60'	42.00'	42.00'	N 01°56'06" E	2°17'27"
C22	1050.60'	42.00'	42.00'	N 00°21'20" W	2°17'27"
C23	1050.60'	42.04'	42.04'	N 02°38'50" W	2°17'34"
C24	626.50'	39.66'	39.66'	N 84°00'09" E	3°37'38"
C25	175.00'	34.82'	34.76'	S 02°57'52" E	11°24'03"
C26	225.00'	38.86'	38.81'	S 03°43'04" E	9°53'40"
C27	626.50'	42.01'	42.00'	S 85°02'28" E	3°50'30"
C28	626.50'	42.01'	42.00'	S 81°11'58" E	3°50'30"
C29	626.50'	42.01'	42.00'	S 77°21'27" E	3°50'30"
C30	626.50'	42.01'	42.00'	S 73°30'57" E	3°50'30"
C31	626.50'	40.56'	40.55'	S 69°44'28" E	3°42'32"
C32	626.50'	24.86'	24.85'	S 59°35'58" E	2°16'24"
C33	370.00'	144.95'	144.02'	N 19°53'15" W	22°26'43"
C34	300.00'	63.46'	63.34'	N 14°43'31" W	12°07'14"
C35	576.50'	17.74'	17.74'	S 59°20'40" E	1°45'47"
C36	601.50'	67.07'	67.04'	N 85°23'00" E	6°23'20"
C37	601.50'	284.62'	281.97'	S 77°52'00" E	27°06'41"
C38	601.50'	61.39'	61.37'	S 61°23'13" E	5°50'53"
C39	1025.60'	564.31'	557.22'	N 09°55'16" E	31°31'31"
C40	755.00'	40.89'	40.89'	N 27°10'53" E	3°06'12"
C41	200.00'	76.06'	75.60'	S 02°13'46" W	21°47'20"
C42	200.00'	37.85'	37.80'	S 18°32'46" W	10°50'39"
C43	335.00'	30.49'	30.48'	N 28°30'09" W	5°12'55"
C44	335.00'	100.74'	100.36'	N 17°16'48" W	17°13'48"

N 81°20'06" E 95.00'

S 81°20'06" W 175.85'

N 81°20'06" E 96.39'

373 — 6,776 S.F. 0.16 AC.

S 88°29'18" W 110.00'

372 — 4,858 S.F. 0.11 AC.

N 89°13'11" W 110.00'

371 — 4,859 S.F. 0.11 AC.

N 86°55'39" W 110.00'

370 — 4,860 S.F. 0.11 AC.

N 84°38'08" W 110.00'

369 — 4,860 S.F. 0.11 AC.

N 82°20'37" W 110.00'

368 — 4,833 S.F. 0.11 AC.

N 80°03'06" W 110.00'

COMMON AREA 4,612 S.F. 0.11 AC.

N 77°52'35" W 110.00'

367 — 7,148 S.F. 0.16 AC.

N 74°30'15" W 110.00'

366 — 4,860 S.F. 0.11 AC.

N 72°12'44" W 110.00'

365 — 4,859 S.F. 0.11 AC.

N 69°55'13" W 110.00'

364 — 4,830 S.F. 0.11 AC.

N 67°37'42" W 110.00'

363 — 4,615 S.F. 0.11 AC.

N 67°37'26" W 110.00'

362 — 5,941 S.F. 0.14 AC.

ROAD I

N: 807712.91
E: 959751.52
415

N 58°27'47" W 100.27'

S 58°27'47" E 311.15'

N 58°27'47" W 210.87'

S 58°27'47" E 172.23'

423 — 4,620 S.F. 0.11 AC.

422 — 4,620 S.F. 0.11 AC.

421 — 4,620 S.F. 0.11 AC.

420 — 4,620 S.F. 0.11 AC.

419 — 4,620 S.F. 0.11 AC.

418 — 4,620 S.F. 0.11 AC.

417 — 4,620 S.F. 0.11 AC.

416 — 6,638 S.F. 0.15 AC.

ALLEY 1

LAKESIDE BOULEVARD

361 — 6,630 S.F. 0.15 AC.

360 — 5,027 S.F. 0.12 AC.

359 — 5,027 S.F. 0.12 AC.

358 — 5,027 S.F. 0.12 AC.

357 — 7,513 S.F. 0.17 AC.

ALLEY 2

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

N: 807539.87
E: 960753.47

N 82°11'20" E 349.70'

S 82°11'20" W 419.86'

ROAD

N 82°11'20" E 379.13'

COMMON AREA 2,385 S.F. 0.05 AC.

S 08°39'54" E 251.85'

356 — 8,278 S.F. 0.19 AC.

355 — 4,620 S.F. 0.11 AC.

354 — 4,620 S.F. 0.11 AC.

353 — 4,620 S.F. 0.11 AC.

352 — 4,620 S.F. 0.11 AC.

351 — 4,620 S.F. 0.11 AC.

350 — 4,620 S.F. 0.11 AC.

349 — 4,330 S.F. 0.10 AC.

348 — 6,334 S.F. 0.15 AC.

ALLEY 3

ALLEY 4

FLAT ROCK TRACE

LAKESIDE BOULEVARD

GA SPC – EAST ZONE
GRID NORTH – NAD 83

PRELIMINARY
FOR REVIEW ONLY

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LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

SURVEYORS RECORDING 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON — FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 22 LOTS 348 THRU 423

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-22	CREW CHIEF	PM

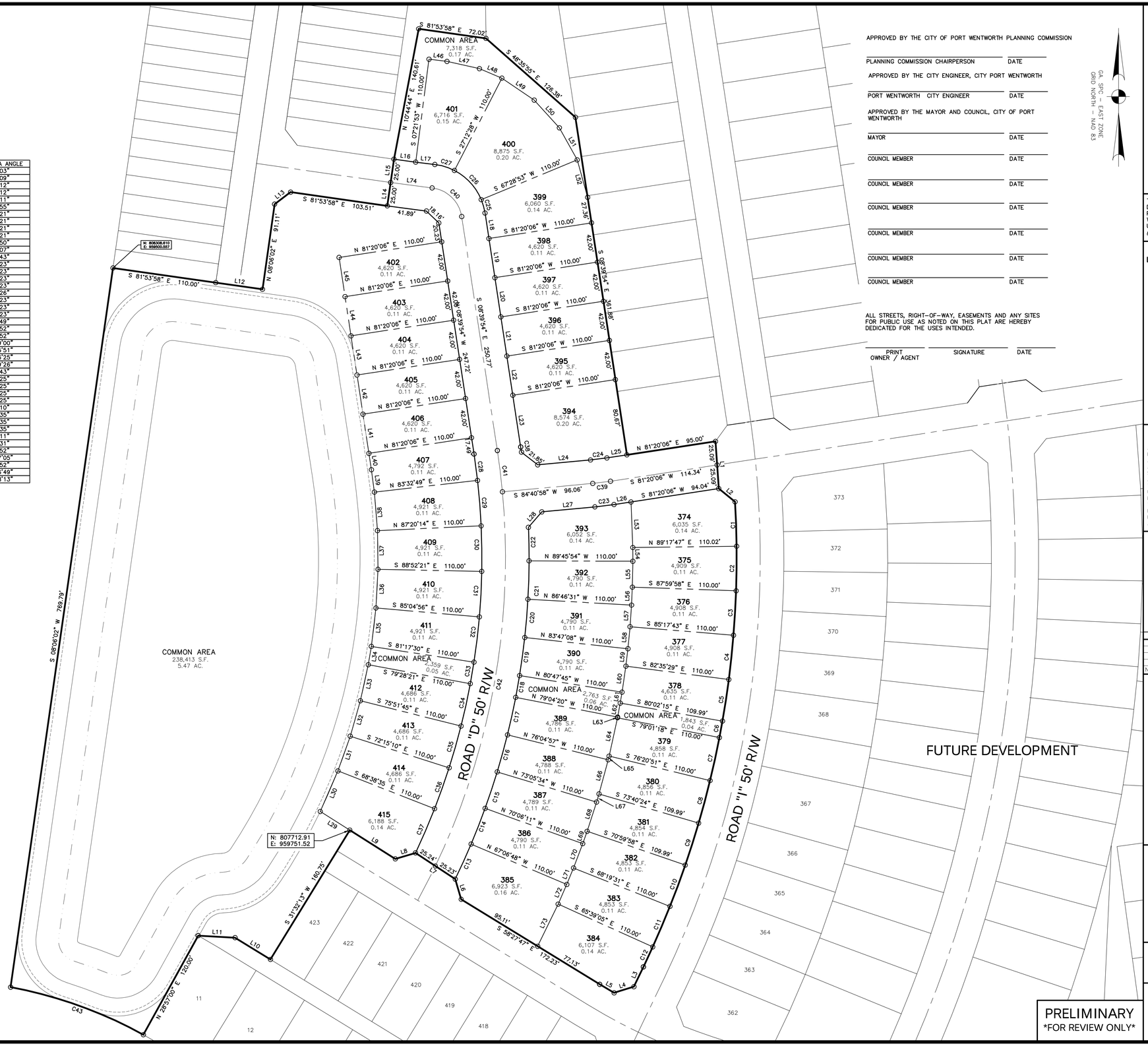
SHEET 2 OF 2

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2546 : Subdivision Application Lakeside Ph 22 Preliminary Plat NOV 2021)

RESERVED FOR CLERK'S FILING INFORMATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.60'	47.17'	47.16'	N 02°02'36" W	2°42'03"
C2	1000.60'	47.20'	47.19'	N 00°39'30" E	2°42'09"
C3	1000.27'	47.20'	47.19'	N 03°21'20" E	2°42'12"
C4	1000.27'	47.20'	47.19'	N 06°03'32" E	2°42'12"
C5	1000.27'	44.57'	44.57'	N 08°41'13" E	2°33'11"
C6	1000.55'	17.73'	17.73'	N 10°28'28" E	1°00'55"
C7	1000.55'	46.67'	46.67'	N 12°19'07" E	2°40'21"
C8	1000.55'	46.67'	46.67'	N 14°59'28" E	2°40'21"
C9	1000.55'	46.67'	46.67'	N 17°39'49" E	2°40'21"
C10	1000.55'	46.67'	46.67'	N 20°20'10" E	2°40'21"
C11	1003.78'	46.67'	46.67'	N 23°00'51" E	2°39'50"
C12	1003.78'	23.39'	23.39'	N 25°00'50" E	1°20'07"
C13	780.00'	40.78'	40.77'	N 24°23'03" E	2°59'43"
C14	780.00'	40.70'	40.70'	N 21°23'30" E	2°59'23"
C15	780.00'	40.70'	40.70'	N 18°24'07" E	2°59'23"
C16	780.00'	40.70'	40.70'	N 15°24'45" E	2°59'23"
C17	780.00'	40.70'	40.70'	N 12°25'22" E	2°59'23"
C18	780.00'	23.47'	23.47'	N 10°03'57" E	1°43'26"
C19	780.00'	40.70'	40.70'	N 07°42'33" E	2°59'23"
C20	780.00'	40.70'	40.70'	N 04°43'10" E	2°59'23"
C21	780.00'	40.70'	40.70'	N 01°43'48" E	2°59'23"
C22	780.00'	35.58'	35.58'	N 01°04'18" W	2°36'49"
C23	350.00'	20.45'	20.45'	N 83°00'32" E	3°20'52"
C24	300.00'	17.53'	17.53'	N 83°00'32" E	3°20'52"
C25	61.16'	14.75'	14.71'	N 15°35'30" W	13°49'00"
C26	61.00'	64.69'	61.70'	N 52°54'03" W	60°45'51"
C27	61.00'	42.88'	42.00'	N 42°39'20" W	40°16'25"
C28	61.00'	21.82'	21.70'	N 73°02'15" W	20°29'26"
C29	730.00'	28.18'	28.18'	N 07°33'33" W	2°12'43"
C30	730.00'	48.29'	48.28'	N 04°33'29" W	3°47'25"
C31	730.00'	48.29'	48.28'	N 00°46'03" W	3°47'25"
C32	730.00'	48.29'	48.28'	N 03°01'22" E	3°47'25"
C33	730.00'	23.18'	23.18'	N 06°48'47" E	1°49'10"
C34	730.00'	45.99'	45.98'	N 12°19'57" E	3°36'35"
C35	730.00'	45.99'	45.98'	N 15°56'32" E	3°36'35"
C36	730.00'	45.99'	45.98'	N 19°33'07" E	3°36'35"
C37	730.00'	51.00'	50.99'	N 23°21'30" E	4°00'11"
C38	780.00'	5.56'	5.56'	N 08°27'38" W	0°24'31"
C39	325.00'	18.99'	18.99'	N 83°00'32" E	3°20'52"
C40	36.00'	46.88'	43.64'	N 45°58'26" W	74°37'05"
C41	755.00'	44.11'	44.11'	N 06°59'28" W	3°20'52"
C42	755.00'	407.79'	402.85'	N 10°09'22" E	30°56'49"
C43	465.50'	150.06'	149.41'	N 70°17'07" W	18°28'13"

LINE	BEARING	DISTANCE
L1	S 03°55'39" E	50.17'
L2	S 51°02'11" E	22.21'
L3	S 25°41'20" W	23.28'
L4	S 72°43'53" W	21.96'
L5	N 59°20'40" W	17.74'
L6	N 16°23'13" W	22.27'
L7	N 56°32'48" W	50.47'
L8	S 73°26'54" W	22.33'
L9	N 57°42'33" W	57.03'
L10	N 58°27'51" W	44.02'
L11	N 86°49'08" W	39.15'
L12	S 81°53'58" E	50.00'
L13	N 53°06'02" E	21.21'
L14	N 08°06'02" E	25.00'
L15	N 08°06'02" E	25.00'
L16	S 82°16'02" E	23.25'
L17	S 82°57'33" E	20.46'
L18	S 08°39'54" E	27.36'
L19	S 08°39'54" E	42.00'
L20	S 08°39'54" E	42.00'
L21	S 08°39'54" E	42.00'
L22	S 08°39'54" E	42.00'
L23	S 08°39'54" E	55.41'
L24	N 84°40'58" E	56.19'
L25	N 81°20'06" E	21.41'
L26	S 81°20'06" W	18.22'
L27	S 84°40'58" W	56.46'
L28	S 40°52'36" W	21.65'
L29	N 57°42'33" W	37.05'
L30	N 23°31'23" E	46.87'
L31	N 19°33'07" E	39.06'
L32	N 15°56'32" E	39.06'
L33	N 12°19'57" E	39.06'
L34	N 09°37'04" E	19.69'
L35	N 06°48'47" E	41.01'
L36	N 03°01'22" E	41.01'
L37	N 00°46'03" W	41.01'
L38	N 04°33'29" W	41.01'
L39	N 07°33'32" W	23.93'
L40	N 08°39'54" W	17.49'
L41	N 08°39'54" W	42.00'
L42	N 08°39'54" W	42.00'
L43	N 08°39'54" W	42.00'
L44	N 08°39'54" W	42.00'
L45	N 08°39'54" W	42.00'
L46	S 82°57'33" E	19.22'
L47	S 77°22'10" E	35.24'
L48	S 67°07'27" E	25.83'
L49	S 55°50'27" E	41.39'
L50	S 42°14'01" E	39.64'
L51	S 29°02'53" E	38.89'
L52	S 15°35'30" E	41.25'
L53	S 02°15'33" E	48.32'
L54	S 00°14'03" E	14.58'
L55	S 01°07'04" W	27.42'
L56	S 02°36'45" W	19.02'
L57	S 03°57'53" W	22.99'
L58	S 05°27'34" W	23.45'
L59	S 06°48'42" W	18.55'
L60	S 08°18'23" W	27.89'
L61	S 09°35'00" W	11.78'
L62	S 10°26'43" W	14.99'
L63	S 10°57'11" W	0.79'
L64	S 12°18'56" W	41.53'
L65	S 13°47'06" W	4.12'
L66	S 15°07'19" W	37.42'
L67	S 16°37'01" W	9.02'
L68	S 17°57'14" W	32.52'
L69	S 19°26'55" W	13.92'
L70	S 20°47'09" W	27.61'
L71	S 22°16'50" W	18.83'
L72	S 23°37'03" W	22.71'
L73	S 25°56'52" W	49.67'
L74	S 82°35'28" E	44.31'



APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

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 _____

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

PRINT _____ SIGNATURE _____ DATE _____
OWNER / AGENT

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LEGEND:

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- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

SURVEYORS RECORDING CERTIFICATION

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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 22 LOTS 348 THRU 423

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

PREPARED FOR:
D.R. HORTON

SHUPE SURVEYING COMPANY, P.C.
130 CANAL STREET, SUITE 501
POOLER, GA 31322
912-285-0562
CERTIFICATE OF AUTHORIZATION: LSF317

50 0 25 50 100

SCALE	1" = 50'	DRAWING DATE	09/10/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436-22	CREW CHIEF	PM

SHEET 3 OF 3

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2546 : Subdivision Application Lakeside Ph 22 Preliminary Plat NOV 2021)

Project Timeline

7-0906-04-041, 054, 063 – Lakeside Phase 22 – Preliminary Plat

Project Number 210410

Applicant: Ray Pittman (Pittman Engineering)

Review: Development Services – Omar Senati

- 10/1/2021—application received- complete
- 10/29/2021 – Omar sent his review comments to Ray Pittman.

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Timeline (2546 : Subdivision Application Lakeside Ph 22 Preliminary

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2548)

DOC ID: 2548

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

Issue/Item: Site Plan Review Application submitted by Claret Communities, LLC., on behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Noble Vines) 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 April 22, 2021 City Council meeting.

Facts and Findings: This is specific site development plan for Phase 1 of the Noble Vines development. The site plan consist of 30 Townhome Buildings (102 units), pool, and amenity building. The main entrance for the development will be on GA Highway 30. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This application is currently under review by City Engineer's TR Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, November 8, 2021 at 6:30 PM.

ATTACHMENTS:

- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Plat (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Vicinity Map (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - CDM 3.4.3 Exhibit 1 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - CDM 3.5.3 Exhibit 1 & 3.5.4 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - 1st Comment Letter TR Long 11.4.21 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Timeline (DOCX)

210381

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

RECEIVED
SEP 15 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 ☑ Specific Development

Site Plan Address: Hwy 30, Port Wentworth, GA 31407

PIN #(s): 7-0976-02-027

Zoning: P-RIP Estimated Cost of Construction: $

Type of Construction: Residential - Townhomes

Applicant's Name: Claret Communities, LLC

Mailing Address: 5553 Peachtree Road, Suite 170

Chamblee, GA 30341

Phone #: 404-308-5507 Email: mruskin@claretcommunities.com

Owner's Name (If Different form Applicant): Simz Investment Company, LLC

Mailing Address: 554 Suncrest Blvd

Savannah, GA 31410-2215

Phone #: (912) 247-1130 Email: danielsham25@gmail.com

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

Applicant's Signature — Lee N. Terry, Managing Member — Date: 8-10-2021

Owner's Signature (If Different form Applicant) — Date: Aug 18, 2021

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature — Lee N. Terry, Managing Member — Date: 8-10-2021

Updated 4/28/2020

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327748 9/22/2021 11:14 AM
OPER: ME TERM: 011
REF#: CK 1032

TRAN: 112.0000 BLDG PERMIT
210381 886.00CR
SIMZ INVESTMENT COMPANY, LLC
7-0976-02-027
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

THOMAS & HUTTON

Port Wentworth – Claret Communities

Properties within 250' of 7-0976-02-027

1. PIN #: 7-0976C-01-004
   Owner(s) Name: R&R Property Ventures, LLC
   Mailing Address: 9710 Stirling Road, Unit 104, Hollywood, FL 33024-8018

2. PIN #: 7-0976-02-038
   Owner(s) Name: Varnedoe, Sam L
   Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

3. PIN #: 7-0976-02-045
   Owner(s) Name: Graham, Kevin and Graham, Bryan
   Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

4. PIN #: 7-0976-02-046
   Owner(s) Name: Graham, Rosetta Foreman
   Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

5. PIN #: 7-0976-02-005
   Owner(s) Name: Williams, Alvin
   Mailing Address: PO Box 786, Savannah, GA 31402-0786

6. PIN #: 7-0976-02-008
   Owner(s) Name: Mucha, Zachary D
   Mailing Address: 188 Jamestown Dr., Rincoln, GA 31326-5649

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

7. PIN #: 7-0976-02-035

   Owner(s) Name: Varnedoe, Sam L

   Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

8. PIN #: 7-0976A-01-001

   Owner(s) Name: Benton, Georgia W

   Mailing Address:120 E 31st Street, Savannah, GA 31401-7303

9. PIN #: 7-0976A-01-002

   Owner(s) Name: McCall, Flossie

   Mailing Address: 7412 GA Highway 21, Port Wentworth, GA 31407-9717

10. PIN #: 7-0976A-01-003

    Owner(s) Name: Rovolis, William

    Mailing Address: PO Box 15054, Savannah, GA 31416-1754

11. PIN #: 7-0976A-01-026

    Owner(s) Name: Eason, Freddie Allen

    Mailing Address: 665 Sam Smart Rd, Clyo, GA 31303-2827

12. PIN #: 7-0976A-01-027

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 304 S Coastal Highway, Port Wentworth, GA 31407-2010

13. PIN #: 7-0976A-01-006

    Owner(s) Name: Steele, Glenn A and Steele, Anthony

    Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

14. PIN #: 7-0976A-01-007

    Owner(s) Name: Steele, Glenn A and Steele, Anthony

    Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

15. PIN #: 7-0976-02-028

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

16. PIN #: 7-0976B-01-003

    Owner(s) Name: Steele, Elnora Sweet and Steele, Will

    Mailing Address: 52 Leon Village Dr, Savannah, GA 31408-2704

17. PIN #: 7-0976B-01-014

    Owner(s) Name: Price, Shirley

    Mailing Address: 522 W Victory Drive, Savannah GA 31405-1724

18. PIN #: 7-0976-02-034

    Owner(s) Name: Brady-Hohnerlein, Colleen Lynette

    Mailing Address: 13 Putters Pl, Savannah, GA 31419-6067

19. PIN #: 7-0976-02-033

    Owner(s) Name: Floyd, James Hugh

    Mailing Address: 744 Omaha Dr, Norcross, GA 30093-4922

20. PIN #: 7-0976-02-026

    Owner(s) Name: Paderewski, Jules B

    Mailing Address: PO Box 9087, Savannah, GA 31412-9087

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

21. PIN #: 7-0976-02-025

    Owner(s) Name: Coopers Hill, LLC

    Mailing Address: Port Wentworth, GA 31407

22. PIN #: 7-0976-02-024

    Owner(s) Name: City of Port Wentworth

    Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

23. PIN #: 7-0976-02-023

    Owner(s) Name: Paderewski, Jules B

    Mailing Address: PO Box 9087, Savannah, GA 31412-9087

24. PIN #: 7-0978-05-011

    Owner(s) Name: Stop N Store, LLC

    Mailing Address: 9100 White Bluff Road, Unit 502, Savannah, GA 31406-4672

25. PIN #: 7-0976C-01-003

    Owner(s) Name: Works Inez Keller

    Mailing Address: 390 N Orange Ave, Unit 1285, Orlando, FL 32801-1674

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

Noble Vines
City of Port Wentworth

Concept Plan Project Narrative
J – 28896.0001
July 31, 2021

Claret Communities, LLC (applicant) proposes the development of Noble Vines Phase 1, a ±21.3-acre townhome development in the City of Port Wentworth. The proposed site is located on Parcel A of the included plat, approximately half a mile southwest of GA Highway 21 on Piedmont Avenue. The Property PIN number is 7-0976-02-027.

Noble Vines Phase 1 consists of 102 townhomes. The project is zoned Residential-Institutional (P-RIP). On-site elevations range from approximately 17.3– 25.0, NAVD 88. The property lies in flood zone X as shown on the Chatham County Flood Insurance Rate Map (FIRM) panel 13051C0030G, effective date August 16, 2018. The site is wooded with a mixture of hardwoods and planted pines. Soils on site are predominately hydrologic soil group C/D, with minor area of B/D type soil as well. There is an isolated pocket of wetlands to the northeast as shown on the approved Jurisdictional Determination.

Access to the Noble Vines Phase 1 will be from one point along State Highway 30 directly across from Newport Boulevard. The anticipated site improvements include roadway, parking areas, townhomes, an access point along Piedmont Avenue, an amenity area, and associated infrastructure to accommodate the development.

Existing water and sewer service is available along Piedmont Avenue and Berrien Road and will be provided by the City of Port Wentworth. Connections to the existing water and sewer systems will be extended to service the proposed site. Gas service shall be provided by Atlanta Gas Light Company, with electric and communications services provided by Georgia Power Company and Hotwire Communications, respectively. Fire protection will be provided by the Port Wentworth Fire Department.

The majority of the existing stormwater runoff flow will be captured by inlets and is piped to the interconnected proposed ponds. One of the proposed ponds will outfall through the crossing pipes under Highway 30 into the Newport drainage system. Newport discharges to Black Creek and continues southeast approximately 21,500 feet and ultimately discharges to the Savannah River.

Sedimentation and Erosion Control measures will be installed prior to and concurrent with construction. Sedimentation and Erosion Control devices will conform to the latest Georgia manual for erosion and sediment control in Georgia. Permanent grassing will be established to provide final stabilization for the area.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

ESTD 1946
75H
THOMAS & HUTTON

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

RECEIVED
SEP 16 2021
BY: KS

September 15, 2021

Mrs. Melanie Ellis
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

Re: Noble Vines Phase 1
Specific Development Plan Submittal
J–28896.0001

Dear Mrs. Ellis:

On behalf of our client, Claret Communities, LLC, please accept the following documents in support of the Specific Development Plan Submittal.

1. Site Plan Application
2. One (1) copy of the Project Narrative
3. One (1) copy of Nearby Property Information
4. One (1) copy of Recorded Plat
5. One (1) copy of Army Corp of Engineers Wetland JD
6. Three (3) full sized copies of site plan civil drawings
7. Fifteen (15) half–sized (11"x17") copies of site plan civil drawings
8. One (1) 8.5" x 11" copy of overall site plan
9. Two (2) copies of stormwater report
10. One (1) copy of the water report
11. One (1) copy of the pump station design considerations
12. One (1) copy of the 3.4.3 Exhibit 1
13. One (1) copy of 3.5.3 Exhibit 1 and 3.5.4 Exhibit 2
14. $886.00 check for site plan review fee

An electronic copy of the above documents has been e–mailed to your office.

We appreciate your time in reviewing this project. Please feel free to contact our office with any questions.

Sincerely,

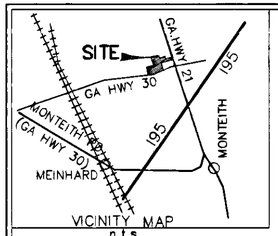
THOMAS & HUTTON

Rusty Windsor, PE

JRW/kts
Enclosures

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2548 : Site Plan Review Application (Specific) 7-0976-02-027

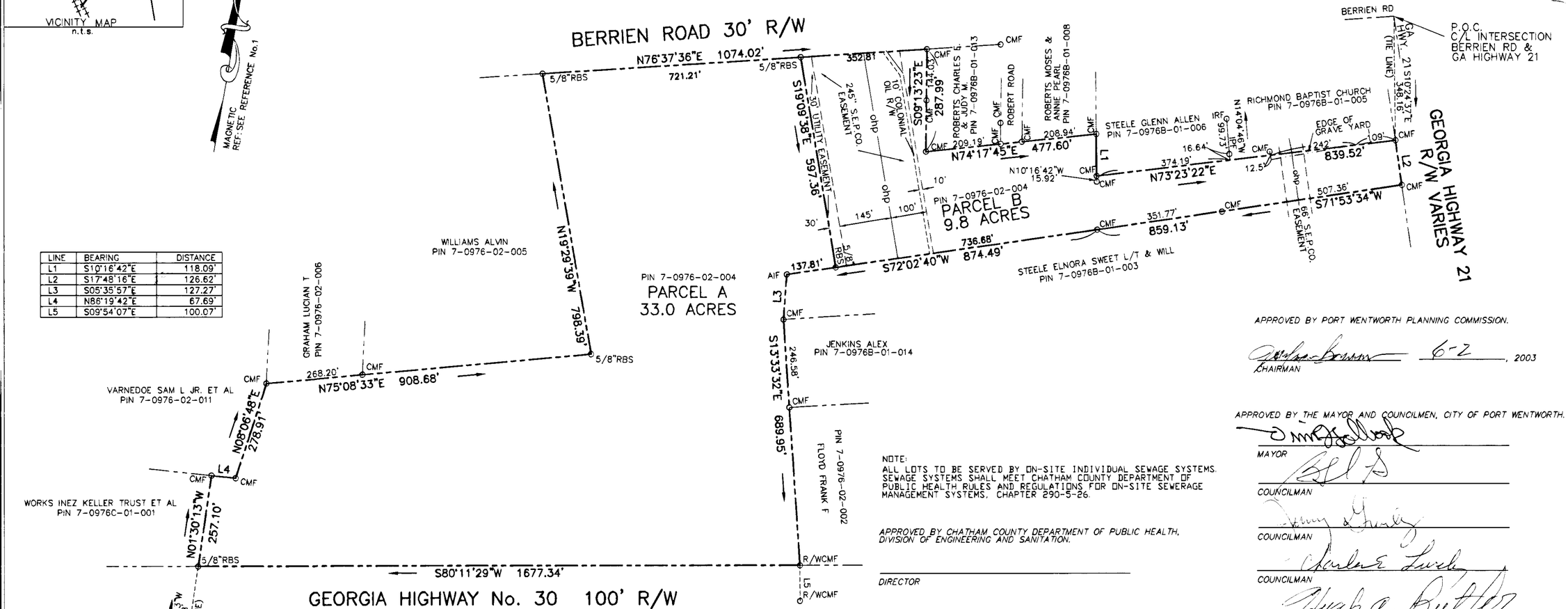
THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF GARDNER, WILLIAMS AND ASSOCIATES, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF GARDNER, WILLIAMS AND ASSOCIATES, INC. IS NOT PERMITTED.



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

_____ _____, 2002
OWNER

MAGNETIC REF: SEE REFERENCE No.1



LINE	BEARING	DISTANCE
L1	S10°16'42"E	118.09'
L2	S17°48'16"E	126.62'
L3	S05°35'57"E	127.27'
L4	N86°19'42"E	67.69'
L5	S09°54'07"E	100.07'

NOTE:
ALL LOTS TO BE SERVED BY ON-SITE INDIVIDUAL SEWAGE SYSTEMS. SEWAGE SYSTEMS SHALL MEET CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH RULES AND REGULATIONS FOR ON-SITE SEWERAGE MANAGEMENT SYSTEMS, CHAPTER 290-5-26.

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

_____
DIRECTOR

_____
DATE

APPROVED BY PORT WENTWORTH PLANNING COMMISSION.

_____ 6-2, 2003
CHAIRMAN

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF PORT WENTWORTH.

_____
MAYOR

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

_____
COUNCILMAN

6/12/03
DATE

REFERENCES:
1. PB Y, PAGE 212
2. PB P, PAGE 111
3. PB T, PAGE 273
4. HMB 5, PAGE 66
5. PB U, PAGE 32
6. DB 192Y, PAGE 244
7. RECORD DRAWINGS OF THE GEORGIA HWY 21 NORTHWEST WATER AND SEWER EXTENSION, DATED APRIL, 2003, BY HUSSEY, GAY, BELL & DEYOUNG, INC

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

_____
MICHAEL S. WILLIAMS
GA REG. L.S. NO. 2712

GEORGIA REGISTERED No. 2712 LAND SURVEYOR MICHAEL S. WILLIAMS

NOTES:
1. BASED ON GRAPHIC DETERMINATION, THIS PROPERTY IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 130030-0030-C, DATED MAY 19, 1987
2. THE TOTAL PLAT AREA IS 42.8 ACRES.
3. EQUIPMENT: SOKKIA SET4-B TOTAL STATION
FIELD ERROR OF CLOSURE: 1/231,330 1" PER ANG. PT.
PLAT CLOSURE: 1/587,650
ADJUSTED BY COMPASS METHOD
FIELD WORK COMPLETED MAY, 2003.
4. THIS IS A BOUNDARY SURVEY ONLY IMPROVEMENTS MAY EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.
5. THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND LOCAL BUILDING RESTRICTIONS.

LEGEND:

RBS	REBAR SET
RBF	REBAR FOUND
RRIF	RAILROAD IRON FOUND
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
R/W	RIGHT OF WAY
AIF	ANGLE IRON FOUND
ohp	OVERHEAD POWER LINE

0' 200' 400'
SCALE: 1"=200'

MINOR SUBDIVISION
DIVISION OF THE GREGG HOWZE TRACT CONTAINING 42.8 ACRES, LOCATED ON GEORGIA HIGHWAY No.21, 8th G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: CRESTWOOD PARTNERS, LLC

285-21

DATE: MAY 6, 2003 JOB No. 03-067

GARDNER, WILLIAMS & ASSOC., INC.
LAND SURVEYORS
527 HIGHWAY 80 - SUITE E
GARDEN CITY, GEORGIA 31408
PH (912) 964-8484

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Plat (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\28896.0001\Engineering\Drawings\Construction Plans\28896.0001-CO.dwg, Sep 15, 2021 - 10:53:33 AM

SITE DEVELOPMENT PLANS

OF

NOBLE VINES

PHASE 1

PORT WENTWORTH, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES, LLC

5553 PEACHTREE ROAD, SUITE 170

CHAMBLEE, GA 30341

TM# 7-0976-02-027

SEPTEMBER 16, 2021

J-28896.0001

PREPARED BY:

THOMAS & HUTTON

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

PERMIT SET - FOR REVIEW PURPOSES ONLY

Sheet List Table

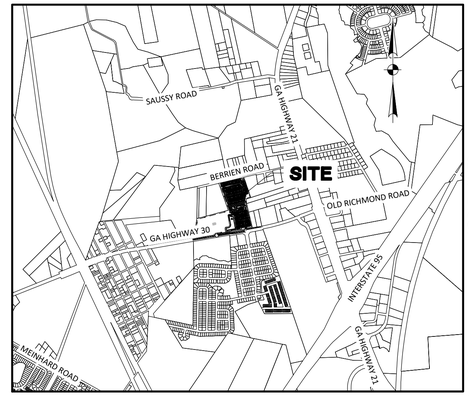
Sheet Number	Sheet Title
CO	COVER
G1.1	GENERAL NOTES
AR1.1	ACCESSIBLE ROUTE PLAN
G3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
G3.2	EXISTING CONDITIONS AND DEMOLITION PLAN
G3.3	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	STRIPING, SIGNAGE, AND LAYOUT PLAN
C1.2	STRIPING, SIGNAGE, AND LAYOUT PLAN
C1.3	STRIPING, SIGNAGE, AND LAYOUT PLAN
C2.1	WATER AND SEWER PLAN
C2.2	WATER AND SEWER PLAN
C2.3	WATER AND SEWER PLAN
C2.4	SEWER PROFILES
C2.5	SEWER PROFILES
C2.6	SEWER PROFILES
C2.7	WATER AND SEWER DETAILS
C2.8	WATER AND SEWER DETAILS
C2.9	WATER AND SEWER DETAILS
C2.10	WATER AND SEWER DETAILS
C3.1	DRAINAGE AND CONDUIT PLAN
C3.2	DRAINAGE AND CONDUIT PLAN
C3.3	DRAINAGE AND CONDUIT PLAN
C4.1	PAVING AND GRADING PLAN
C4.2	PAVING AND GRADING PLAN
C4.3	PAVING AND GRADING PLAN
C5.1	ROAD PROFILES
C5.2	ROAD PROFILES
C5.3	ROAD PROFILES
C6.1	DRAINAGE PROFILES
C6.2	DRAINAGE PROFILES
C6.3	DRAINAGE PROFILE
C6.4	DRAINAGE PROFILES
C7.1	PAVING, GRADING, AND DRAINAGE DETAILS
C7.2	PAVING, GRADING, AND DRAINAGE DETAILS
C7.3	PAVING, GRADING, AND DRAINAGE DETAILS
C7.4	PAVING, GRADING, AND DRAINAGE DETAILS
EC1.1	ES & PC NOTES
EC1.2	ES & PC NOTES
EC1.3	ES & PC NOTES
EC2.1	ES & PC PLAN - INITIAL PHASE
EC2.2	ES & PC PLAN - INITIAL PHASE
EC2.3	ES & PC PLAN - INITIAL PHASE
EC3.1	ES & PC PLAN - INTERMEDIATE PHASE
EC3.2	ES & PC PLAN- INTERMEDIATE PHASE
EC3.3	ES & PC PLAN - INTERMEDIATE PHASE
EC4.1	ES & PC- PLAN - FINAL PHASE
EC4.2	ES & PC- PLAN - FINAL PHASE
EC4.3	ES & PC- PLAN - FINAL PHASE
EC5.1	EROSION CONTROL DETAILS
EC5.2	EROSION CONTROL DETAILS
EC5.3	EROSION CONTROL DETAILS
EC5.4	EROSION CONTROL DETAILS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE



VICINITY MAP
SCALE: 1" = 2000'

NOBLE VINES
PHASE 1

J-28896.0001
09/16/21

SITE DATA TABLE

ZONING	P-RIP
PROPOSED SITE USE	TOWNHOMES
SITE AREA	33.0 AC
DISTURBED AREA	21.3 AC
ALLOWED DENSITY	12 UNITS/AC
PROPOSED DENSITY	5.23 UNITS / AC
PROPOSED IMPERVIOUS COVER	34.0%(11.24 AC)
REQUIRED PARKING SPACES	204 SPACES (TOWNHOMES) NUMBER OF REQUIRED SPACES FOR AMENITY BUILDING WITH POOL TO BE DETERMINED BY THE BUILDING INSPECTOR
PROPOSED PARKING SPACES	134 SURFACE PARKING SPACES 102 DRIVEWAY PARKING SPACES 102 GARAGE PARKING SPACES 338 TOTAL PARKING SPACES
IMPERVIOUS SURFACES (TOTAL)	11.24 AC
POND	2.65 AC
BUILDINGS	4.59 AC
STREETS/PARKING	3.12 AC
SIDEWALKS	0.87 AC
PERVIOUS SURFACE	19.9 AC

NOTE: AREAS LISTED ABOVE ARE APPROXIMATE AND WILL NOT BE FINALIZED UNTIL A PLAT IS RECORDED.

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

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

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM	10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG \ CAP		

OTHER UTILITIES LEGEND

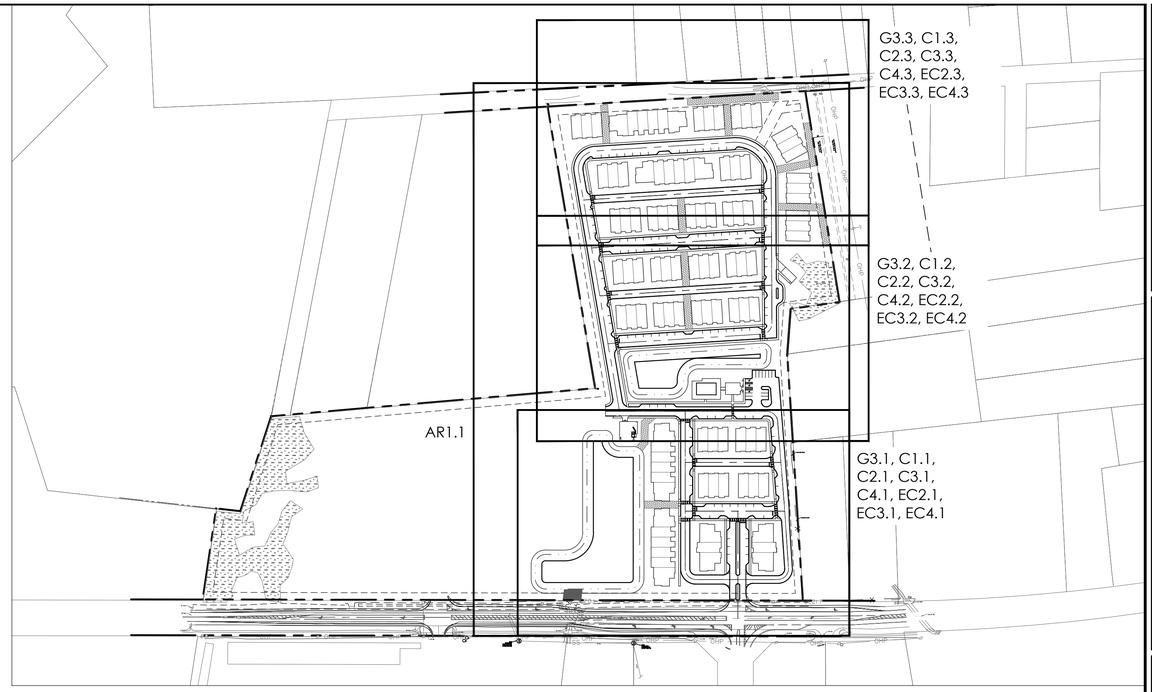
DESCRIPTION	EXISTING
NATURAL GAS	UGG
TELEPHONE	OHT
UNDERGROUND TELEPHONE	UTL
ELECTRICITY	OHP
UNDERGROUND ELECTRICITY	UGP

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			



GENERAL NOTES

1. ALL TOPOGRAPHIC INFORMATION IS BASED ON SURVEY FIELD DATA PROVIDED BY THOMAS AND HUTTON. ELEVATIONS ARE BASED UPON NAVD 88 VERTICAL DATUM. ELEVATIONS WERE ESTABLISHED USING 5" TOTAL STATION. THE HORIZONTAL DATUM USED IS GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83. SEE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION. CONTACT ENGINEER IMMEDIATELY IF FIELD ELEVATIONS VARY FROM EXISTING GROUND ELEVATIONS DISPLAYED. VERIFY CHANGES IN ELEVATIONS RESULTING FROM CONTRACTOR CLEARING AND STRIPPING.
2. HORIZONTAL AND VERTICAL CONTROL SHOWN IN THESE PLANS ARE TO BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND CONTACT THOMAS AND HUTTON BEFORE PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
3. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
4. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES, IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION , THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
5. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
6. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
7. CONTRACTOR SHALL MAINTAIN MIN. COVER OVER THE WATER PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.
8. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
9. ALL UTILITY POLES ADJACENT TO PROPOSED CONSTRUCTION MUST BE SECURED PRIOR TO ANY ADJACENT DISTURBANCE AND THE CONSTRUCTION PROCEDURE MUST BE ACCEPTABLE TO THE UTILITY COMPANY.
10. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES BEFORE WORK COMMENCES, EVEN IF UTILITY IS NOT SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY UTILITY WITHIN THE PROJECT LIMITS AND NOTIFY THE ENGINEER OF CONFLICTS OR VARIANCES TO THE PLANS PRIOR TO BEGINNING WORK OR PURCHASE OF MATERIALS.
11. ALL WATER AND SEWER MATERIAL, PROCEDURE AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF PORT WENTWORTH DEVELOPMENT POLICY AND PROCEDURE MANUAL,TECHNICAL SPECIFICATION AND DETAILS, LATEST VERSIONS, CITY OF PORT WENTWORTH DOCUMENTS SHALL TAKE PRECEDENCE OVER THOMAS AND HUTTON DOCUMENTS FOR ANY DISCREPANCIES FOUND.
12. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO THE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
13. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
14. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT AT NO ADDITIONAL COST TO THE OWNER.
15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
16. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
17. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
18. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL COMMUNICATE WITH OWNER PRIOR TO DISPOSAL OF DEMOLITION MATERIALS AND STORE ITEMS IN LOCATION SPECIFIED BY THE OWNER OR REMOVE ITEMS FROM SITE REQUESTED BY OWNER.
20. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORT WENTWORTH PRIOR WATER AND SEWER MAIN CONNECTIONS.
21. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS.
22. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
23. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF CITY OF PORT WENTWORTH AND THE PROJECT ENGINEER.
24. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
26. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND EVALUATION, DATED JULY 30, 2021 PREPARED BY TERRACON CONSULTANTS, INC FOR GUIDANCE THROUGHOUT CONSTRUCTION. CONTACT ENGINEER TO OBTAIN A COPY OF THIS EVALUATION PRIOR TO PROVIDING A BID OR BEGINNING WORK.
27. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE THEIR OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED, WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
28. CONTRACTOR WILL BE REQUIRED TO ADJUST ALL MANHOLE FRAMES AND UTILITY APPURTENANCES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
29. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
30. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
31. CONTROL OF THE WATER FLOWING THROUGH THE EXISTING DRAINAGE PATTERNS DURING THE CONSTRUCTION PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING DRAINAGE CONVEYANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PENALTIES, CLAIMS AND FEES IMPOSED ON OWNER AS A RESULT OF DAMAGES CAUSED BY ACTIONS OF THE CONTRACTOR, IT'S EMPLOYEES OR SUBCONTRACTORS SHALL BE BORNE IN FULL BY THE CONTRACTOR.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF CONSTRUCTION AND THE COORDINATION,SEQUENCING AND SUPERVISION OF CONSTRUCTION ACTIVITIES. ANY AND ALL COST ASSOCIATED WITH PROJECT PHASING WILL BE BORNE IN FULL BY THE CONTRACTOR.
33. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION.
34. ACCESS TO THE PROJECT IS LIMITED TO THOSE LOCATIONS WHERE STABILIZED CONSTRUCTION ENTRANCES HAVE BEEN INDICATED IN THE PLANS.
35. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
36. EXISTING ROADWAYS WILL BE CLEANED UP AND RESTORED DAILY. COMPLETE ROAD CLOSURE IS NOT PERMITTED AT ANY TIME DURING THE CONSTRUCTION PERIOD. TRAFFIC SHALL BE REROUTED TO MAINTAIN FLOW DURING CONSTRUCTION OPERATIONS. COORDINATE WITH THE OWNER, ENGINEER AND GDOT IF ROADWAY ACCESS CANNOT BE MAINTAINED PRIOR TO PROCEEDING WITH BLOCKAGE.
37. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
38. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
40. CONTRACTOR SHALL CLEAN CLEAN STORM SEWER SYSTEM OF ALL DEBRIS AND REMOVE ALL EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL PAYMENT.
41. ANY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY OF PORT WENTWORTH AND GDOT FOR THE THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION OF HIGHWAY 30.
42. CONTRACTOR WILL BE REQUIRED TO DEWATER POND AS NECESSARY TO INSTALL DRAINAGE UTILITIES.
43. 4" - 8" WATER PIPE SHALL BE PVC C900 DRIB AND WATER SERVICE LINES SHALL BE SDR 9 HDPE PIPE.

GENERAL INFORMATION

COUNTY CHATHAM
TOWN PORT WENTWORTH
ZONING P-RIP

CLIENT:
CLARET COMMUNITIES, LLC
CONTACT: MR. LEE TERRY
5553 PEACHTREE ROAD, SUITE 170
CHAMBLEE, GA 30341
(404) 795-8301

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

GEOTECHNICAL CONSULTANT:
TERRACON CONSULTANTS, INC
2201 ROWLAND AVE,
SAVANNAH GA 31404

SURVEYOR:
THOMAS AND HUTTON
50 PARK OF COMMERCE
PO BOX 2727, SAVANNAH GA 31405

ELECTRIC:
GEORGIA POWER
3100 KILOWATT DRIVE
SAVANNAH, GA 31402
(912) 944-3572

WATER/SEWER:
CITY OF PORT WENTWORTH
CONTACT: BRIAN HARVEY
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA. 31407
(912) 210-2643

TELEPHONE & CABLE:
HOTWIRE COMMUNICATIONS
CONTACT: CRAIG CHASON
4600 HIGHLANDS PARKWAY
SMYRNA, GA 30082
(770) 401-9205

CABLE (ALTERNATIVE)
COMCAST
CONTACT: KEITH CONNER
145 PARK OF COMMERCE DR.
SAVANNAH, GA 31405
(912) 253-7117

GAS COMPANY:
ATLANTA GAS LIGHT COMPANY
CONTACT: JOSEPH WHITE
1668 CHATHAM PARKWAY
SAVANNAH, GA. 31405
(912) 239-6508

PREPARED FOR:
CLARET COMMUNITIES, LLC
5553 PEACHTREE ROAD, SUITE 170
CHAMBLEE, GA 30341

GEORGIA — GEORGIA REGISTERED PROFESSIONAL ENGINEER — NATHAN B. CRANE

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA
NOBLE VINES
GENERAL NOTES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

G1.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:

MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.

2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:

A. 0 TO 1/4" : NO REQUIREMENTS
B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP

3. RAMPS:

- MAX RAMP SLOPE 8.33% (1:12).
- RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
- MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30').
- MAX CROSS SLOPE OF RAMP 2% (1:50)

A. LANDINGS:

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

B. HANDRAILS:

- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB AND SIDEWALK RAMPS:

- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
- DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:

AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES

- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
- MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
- MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES

- MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2017.

LEGEND

ACCESSIBLE ROUTE

*NOTE: SEE ARCHITECTURAL PLANS FOR ACCESSIBLE ROUTES WITHIN BUILDINGS

GEORGIA STATE ROUTE 30 – 100' R/W

MAIN ENTRANCE

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD 7
ROAD 8

20' DRAINAGE EASEMENT
20' UTILITY EASEMENT
20' SETBACK
25' SETBACK

POOL
AMENITY
DUMPSTER

BERRIEN'S ROAD – 30' R/W

N/F ALVIN WILLIAMS PIN: 7-0976-02-005

N/F COLLEEN LYNETTE BERRY-HONNERKEN PIN: 7-0976-02-004

N/F SHIRLEY PRICE PIN: 7-0976-01-014

N/F ELVERSA SHERRELL STEELE PIN: 7-0976-01-003

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

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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www.thomasandhutton.com

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ACCESSIBLE ROUTE PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

AR1.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\1-28896.000\ENGR\CAD\PLANS\CONSTRUCTION PLANS\1-28896.000-EX-PL.DWG - Thu, Nov 18, 2021 - 7:21 AM

MATCH LINE - SEE SHEET NO. G3.2

TREE REMOVAL (TYP.)

TREE PROTECTION (TYP.)

EXISTING DRAINAGE DITCH

EXISTING DRAINAGE DITCH

OLD WIRE FENCE

N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

PROPOSED CLEARING LIMITS

TREE REMOVAL (TYP.)

PROPOSED CLEARING LIMITS

OLD WIRE FENCE

REMOVE EXISTING FENCE

CLEAR & GRUB

OLD WIRE FENCE

RIGHT OF WAY MONUMENT

MATCH LINE - SEE SHEET NO. HWY 30 GDOT ROAD IMPROVEMENT PLANS

Underground Telephone Lines In This Area

(4) 36" RCP

GEORGIA STATE ROUTE 30 - 100' R/W

36" RCP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JONATHAN B. THOMAS

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G3.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896_28896.0001\ENGINEERING\GRADING\CONSTRUCTION PLANS\28896.0001 EX PL.DWG - Tue, Nov 30, 2021 - 7:41 AM

MATCH LINE - SEE SHEET NO. G3.3

MATCH LINE - SEE SHEET NO. G3.1

TREE REMOVAL (TYP.)

TREE PROTECTION (TYP.)

TREE REMOVAL (TYP.)

PROPOSED CLEARING LIMITS

CLEAR & GRUB

EXISTING DRAINAGE DITCH

TREE REMOVAL (TYP.)

PROPOSED CLEARING LIMITS

WETLAND

WATER LINE MARKER

GAS LINE MARKER

1/2" REBAR FOUND

4"X4" CMF

ANGLE IRON

3"X3" CMF

3"X3" CMF

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GEORGIA
CERTIFICATE OF AUTHORIZATION
NATHAN B. DUNN
REGISTERED PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G3.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\1-28896-SITE\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\1-28896-SITE-EX-PL.DWG - Thu, Nov 18, 2021 - 7:16 AM

BERRIEN ROAD – 30' R/W
(This Section Not Open)

PROPOSED CLEARING LIMITS

EARTH DRIVE

ASPHALT DRIVE

CHAIN LINK FENCE

Sanitary Manhole
RIM: 25.57
IE: 13.20

APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES

GAS LINE MARKER

1/2" REBAR

20' NATURAL GAS AND UTILITY EASEMENT

30' UTILITY EASEMENT

30' Utility Easement SMB 28 S. Pg 21

245' SEFCO Easement SMB 28-S Pg 21

245' POWER EASEMENT

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

TREE REMOVAL (TYP.)

TREE PROTECTION (TYP.)

TREE REMOVAL (TYP.)

CLEAR & GRUB

MATCH LINE – SEE SHEET NO. G3.2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

WATER LINE MARKER

NO.	REVISIONS	BY	DATE

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NOBLE VINES

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28896.0001
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G3.3

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 9°48'31" W	299.82'
L2	N 80°11'29" E	111.67'
L3	N 13°33'32" W	152.59'
L4	N 14°21'23" W	244.96'
L5	S 80°11'29" W	450.98'
L6	S 80°11'29" W	117.00'
L7	N 9°48'31" W	439.92'
L8	N 80°11'29" E	278.15'
L9	N 80°11'29" E	267.35'
L10	N 19°29'39" W	679.35'
L11	N 76°37'36" E	386.59'
L12	S 10°05'53" E	407.11'
L13	S 76°37'36" W	431.41'
L14	N 76°37'36" E	481.60'
L15	N 76°37'36" E	503.76'
L16	N 76°37'36" E	525.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	30.00'	49.09'	43.79'	N 33°18'58" E	93°45'01"
C2	1000.00'	13.92'	13.92'	N 13°57'27" W	0°47'51"
C3	30.00'	44.74'	40.71'	N 57°04'57" W	85°27'08"
C4	30.00'	47.12'	42.43'	N 54°48'31" W	90°00'00"
C5	49.99'	83.86'	74.36'	N 28°33'59" E	96°07'15"
C6	100.00'	162.80'	145.41'	S 56°44'09" E	93°16'31"
C7	29.53'	44.70'	40.55'	S 33°15'51" W	86°43'29"

MATCH LINE – SEE SHEET NO. C1.2

ROAD 1 | ROAD 2 | ROAD 3 | ROAD 4 | MAIN ENTRANCE

N: 800,884.51
E: 953,513.38
N: 800,877.85
E: 954,027.84
14' DOUBLE GATE
FENCE
PRIVATE PUMP STATION
20' DRAINAGE EASEMENT
POND 1
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.60
100-YR: 20.15
N: 800,915.78
E: 953,694.27
TYPE A RAMP
TYPE B RAMP
STOP
R1-1 (30)30
24" THERMOPLASTIC WHITE STOP BAR(TYP.)
5' SIDEWALK (TYP.)
39.62'
TOWNHOME 7 3 UNITS
TOWNHOME 6 6 UNITS
TOWNHOME 5 3 UNITS
TOWNHOME 4 3 UNITS
TOWNHOME 3 6 UNITS
TOWNHOME 2 3 UNITS
TOWNHOME 1 3 UNITS
SEE SHEET C7.3 FOR DRIVEWAY DETAIL
N: 800,820.79
E: 953,982.00
N: 800,775.24
E: 953,718.56
THERMOPLASTIC PEDESTRIAN CROSSWALK (TYP.)
N: 800,641.11
E: 953,741.75
N: 800,666.15
E: 953,886.61
4" SOLID WHITE STRIPE (TYP.)
18" CURB & GUTTER
CONCRETE VALLEY GUTTER
N: 800,477.78
E: 953,919.17
24" THERMOPLASTIC WHITE STOP BAR
18" ROLL-OVER CURB & GUTTER (TYP.)
N: 800,419.98
E: 953,929.16
N: 800,688.49
E: 954,015.84
TRANSITION TO 24' ROAD SECTION
N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034
20' SETBACK
OLD WIRE FENCE
RIGHT OF WAY MONUMENT
Underground Telephone Lines In This Area

MATCH LINE – SEE SHEET NO. HWY 30 GDOT ROAD IMPROVEMENT PLANS

GEORGIA STATE ROUTE 30 – 100' R/W

LEGEND
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. WHITE

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\13839\13839-0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\13839-0001-SITE.DWG - Feb 16, 2021 - 7:49 AM

MATCH LINE - SEE SHEET NO. C1.3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 9°48'31" W	299.82'
L2	N 80°11'29" E	111.67'
L3	N 13°33'32" W	152.59'
L4	N 14°21'23" W	244.96'
L5	S 80°11'29" W	450.98'
L6	S 80°11'29" W	117.00'
L7	N 9°48'31" W	439.92'
L8	N 80°11'29" E	278.15'
L9	N 80°11'29" E	267.35'
L10	N 19°29'39" W	679.35'
L11	N 76°37'36" E	386.59'
L12	S 10°05'53" E	407.11'
L13	S 76°37'36" W	431.41'
L14	N 76°37'36" E	481.60'
L15	N 76°37'36" E	503.76'
L16	N 76°37'36" E	525.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	30.00'	49.09'	43.79'	N 33°18'58" E	93°45'01"
C2	1000.00'	13.92'	13.92'	N 13°57'27" W	0°47'51"
C3	30.00'	44.74'	40.71'	N 57°04'57" W	85°27'08"
C4	30.00'	47.12'	42.43'	N 54°48'31" W	90°00'00"
C5	49.99'	83.86'	74.36'	N 28°33'59" E	96°07'15"
C6	100.00'	162.80'	145.41'	S 56°44'09" E	93°16'31"
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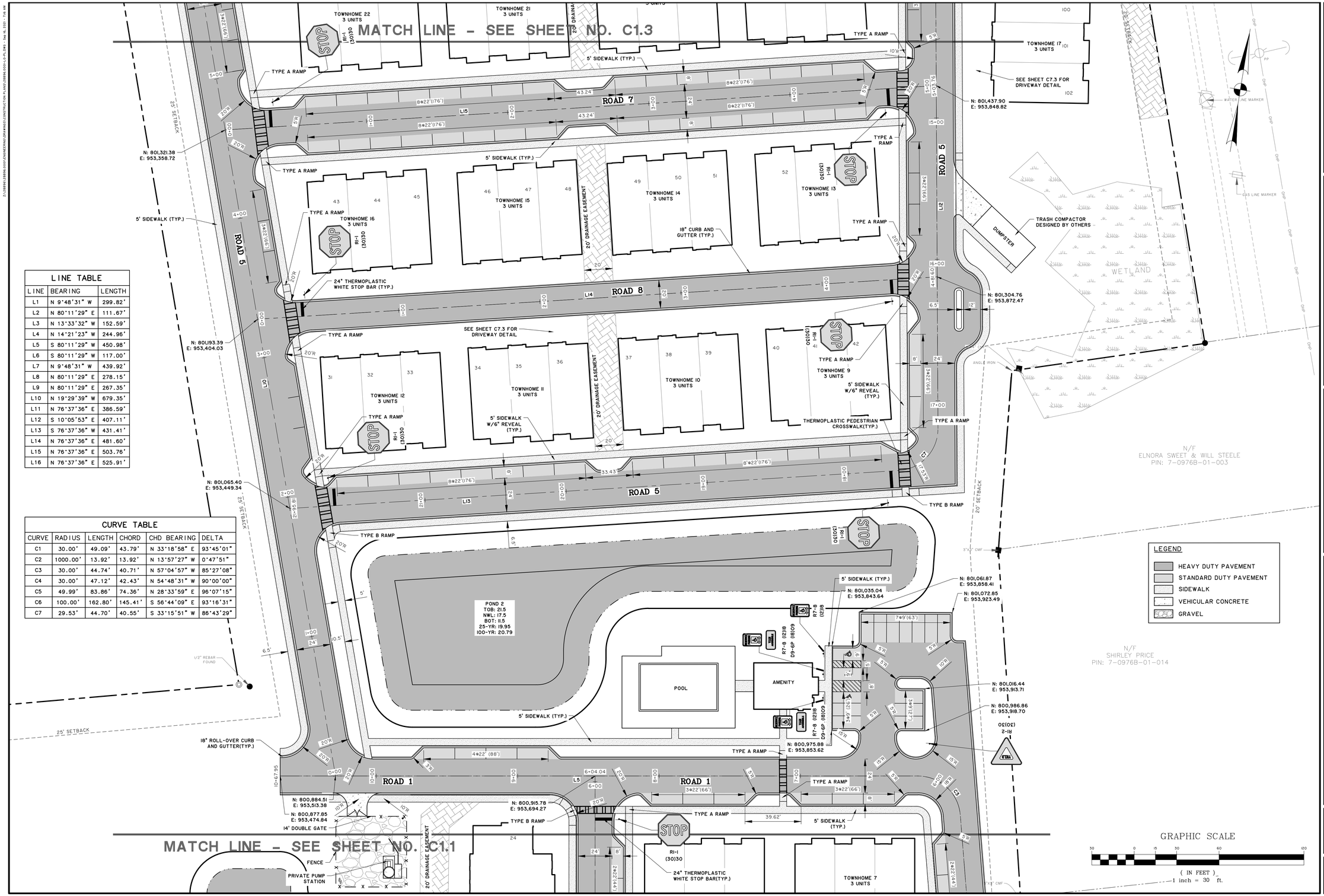

MATCH LINE - SEE SHEET NO. C1.1

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN B. JONES

THOMAS & HUTTON
50 Park of Commerce Way
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.2

Attachment: NOBLE VINES PH I HWY 30 SI-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 9°48'31" W	299.82'
L2	N 80°11'29" E	111.67'
L3	N 13°33'32" W	152.59'
L4	N 14°21'23" W	244.96'
L5	S 80°11'29" W	450.98'
L6	S 80°11'29" W	117.00'
L7	N 9°48'31" W	439.92'
L8	N 80°11'29" E	278.15'
L9	N 80°11'29" E	267.35'
L10	N 19°29'39" W	679.35'
L11	N 76°37'36" E	386.59'
L12	S 10°05'53" E	407.11'
L13	S 76°37'36" W	431.41'
L14	N 76°37'36" E	481.60'
L15	N 76°37'36" E	503.76'
L16	N 76°37'36" E	525.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	30.00'	49.09'	43.79'	N 33°18'58" E	93°45'01"
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C3	30.00'	44.74'	40.71'	N 57°04'57" W	85°27'08"
C4	30.00'	47.12'	42.43'	N 54°48'31" W	90°00'00"
C5	49.99'	83.86'	74.36'	N 28°33'59" E	96°07'15"
C6	100.00'	162.80'	145.41'	S 56°44'09" E	93°16'31"
C7	29.53'	44.70'	40.55'	S 33°15'51" W	86°43'29"

LEGEND
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

BERRIEN ROAD – 30' R/W
(This Section Not Open)

EARTH DRIVE

CHAIN LINK FENCE

ASPHALT DRIVE

1/2" REBAR

25' SETBACK

20' DRAINAGE EASEMENT

30' UTILITY EASEMENT

TOWNHOME 30
3 UNITS

TOWNHOME 29
6 UNITS

TOWNHOME 28
3 UNITS

TOWNHOME 27
3 UNITS

TOWNHOME 23
3 UNITS

30' Utility Easement
SMB 28-S-Pg 21

24S' SEFCO Easement
SMB 28-S-Pg 21

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

SEE SHEET C7.3 FOR DRIVEWAY DETAIL

ROAD 5 L11

ROAD 6 L16

ROAD 7 L15

5' SIDEWALK (TYP.)

TOWNHOME 26
3 UNITS

TOWNHOME 25
6 UNITS

TOWNHOME 24
3 UNITS

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 20
3 UNITS

TOWNHOME 19
3 UNITS

TOWNHOME 18
3 UNITS

TOWNHOME 17
3 UNITS

STOP R1-1 (30)30

TYPE A RAMP

THERMOPLASTIC PEDESTRIAN CROSSWALK(TYP.)

18" CURB AND GUTTER (TYP.)

24" THERMOPLASTIC WHITE STOP BAR (TYP.)

N: 801,449.37
E: 953,313.41

N: 801,571.01
E: 953,825.06

N: 801,437.90
E: 953,848.82

EXISTING FIRE HYDRANT ASSEMBLY

MATCH LINE – SEE SHEET NO. C1.2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET) WATER LINE MARKER
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. ARRINGTON

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE – SEE SHEET NO. C2.2

ROAD 1

ROAD 2

ROAD 3

ROAD 4

130 LF 8" PVC – SDR 26 @ 0.42%

151 LF 8" PVC – SDR 26 @ 0.40%

123 LF 8" PVC – SDR 26 @ 0.40%

189 LF 8" PVC – SDR 26 @ 0.40%

179 LF 8" PVC – SDR 26 @ 0.40%

153 LF 8" PVC – SDR 26 @ 0.40%

146 LF 8" PVC – SDR 26 @ 0.40%

92 LF 8" PVC – SDR 26 @ 0.40%

52 LF 8" PVC – SDR 26 @ 0.40%

20 LF 8" PVC – SDR 26 @ 1.00%

8" PVC – C900 – DR 18

MH #1
FR: 22.50
INV. IN: 8.36 (N)
INV. OUT: 8.26 (E)

MH #2
FR: 21.53
INV. IN: 8.67 (NW)
INV. IN: 10.54 (E)
INV. OUT: 8.57 (S)

MH #20
DROP MH
FR: 21.69
INV. IN: 15.99 (NE)
INV. IN: 11.79 (SE)
INV. OUT: 11.09 (W)

MH #21
DROP MH
FR: 22.01
INV. IN: 16.24 (E)
INV. IN: 12.38 (S)
INV. OUT: 12.28 (NW)

MH #22
DROP MH
FR: 22.26
INV. IN: 13.20 (E)
INV. IN: 16.28 (S)
INV. OUT: 13.10 (N)

MH #23
DROP MH
FR: 21.72
INV. IN: 16.37 (S)
INV. OUT: 13.81 (W)

MH #24
FR: 21.74
INV. OUT: 16.74 (N)

MH #25
FR: 21.86
INV. OUT: 16.86 (N)

MH #26
FR: 22.03
INV. OUT: 17.00 (W)

MH #PS XXX
FR: 22.50
INV. IN: 8.06 (W)

AUXILIARY PUMP AND ASSOCIATED PIPING. SEE DETAIL ON SHEET C2.10

POND 1
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.60
100-YR: 20.15

TOWNHOME 1 – 3 UNITS
TOWNHOME 2 – 3 UNITS
TOWNHOME 3 – 6 UNITS
TOWNHOME 4 – 3 UNITS
TOWNHOME 5 – 3 UNITS
TOWNHOME 6 – 6 UNITS
TOWNHOME 7 – 3 UNITS
TOWNHOME 8 – 3 UNITS

4" DUAL SEWER SERVICE LATERAL (TYP.)
4" SINGLE SEWER SERVICE LATERAL (TYP.)

18 LF 8" DIP CENTERED ON STORM
18 LF 8" DIP CENTERED ON SEWER
18 LF DIP CENTERED ON SEWER

8" X 2" TEE W/ 2" GV
8" X 6" TEE W/ (2) 8" GV
8" X 6" TEE W/ (3) 8" GV
8" CAP
FH ASSEMBLY

TOWNHOME WATER METER BANK. SEE DETAIL W16

20' DRAINAGE EASEMENT

MAIN ENTRANCE

20' SETBACK

OLD WIRE FENCE

N/F
COLLEEN LYNETTE BRADY–HOHNERLEIN
PIN: 7–0976–02–034

MATCH LINE – SEE SHEET NO. HWY 30 GDOT ROAD IMPROVEMENT PLANS

GEORGIA STATE ROUTE 30 – 100' R/W

(4) 36" RCP

Underground Telephone Lines In This Area

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NOTES:
1. VALVES 8" AND LARGER SHALL BE IN MANHOLES.
2. ALL IRRIGATION SHALL BE PURPLE PIPE FOR REUSE FOR IRRIGATION.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NATHAN B. DUNN

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

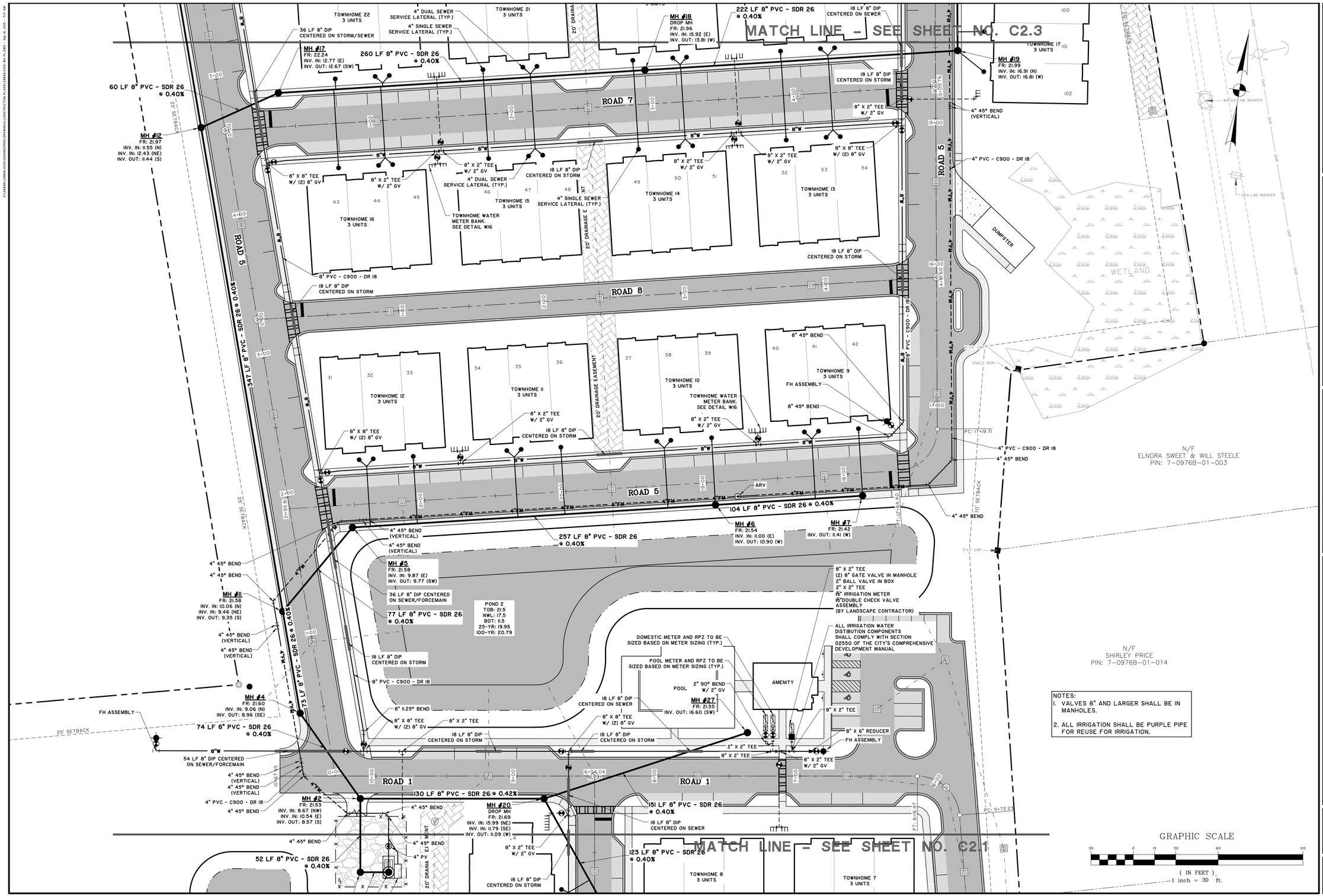
NOBLE VINES

WATER AND SEWER PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C2.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan 8 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

WATER AND SEWER PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C2.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896.000\ENGR\CIVIL\SITE\PLANS\CONSTRUCTION PLANS\28896.000-WATER.DWG, Dec 16, 2020 - 7:17 AM

NOTES:
1. VALVES 8" AND LARGER SHALL BE IN MANHOLES.
2. ALL IRRIGATION SHALL BE PURPLE PIPE FOR REUSE FOR IRRIGATION.

BERRIEN ROAD – 30' R/W
(This Section Not Open)

25' SETBACK

20' DRAINAGE EASEMENT

30' UTILITY EASEMENT

TOWNHOME 30
3 UNITS

TOWNHOME 29
6 UNITS

TOWNHOME 28
3 UNITS

TOWNHOME 27
3 UNITS

TOWNHOME 26
3 UNITS

TOWNHOME 25
6 UNITS

TOWNHOME 24
3 UNITS

TOWNHOME 23
3 UNITS

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 20
3 UNITS

TOWNHOME 19
3 UNITS

TOWNHOME 18
3 UNITS

TOWNHOME 17
3 UNITS

MH #13
FR: 22.16
INV. IN: 12.60 (NE)
INV. OUT: 12.50 (S)

MH #14
FR: 22.47
INV. IN: 12.97 (E)
INV. OUT: 12.87 (SW)

MH #15
FR: 22.28
INV. IN: 14.23 (E)
INV. OUT: 14.13 (W)

MH #16
FR: 22.90
INV. OUT: 14.92 (W)

MH #17
FR: 22.24
INV. IN: 12.77 (E)
INV. OUT: 12.67 (SW)

MH #18
DROP MH
FR: 21.96
INV. IN: 15.92 (E)
INV. OUT: 13.81 (W)

MH #19
FR: 21.99
INV. IN: 16.91 (N)
INV. OUT: 16.81 (W)

MH #9
FR: 22.32
INV. IN: 17.73 (NW)
INV. OUT: 17.63 (S)

MH #10
FR: 22.98
INV. OUT: 17.98 (SE)

MH #28
FR: 25.49
INV. OUT: 13.40 (E)

MH #29
FR: 25.55
INV. IN: 13.30 (W)

66 LF 8" PVC - SDR 26 @ 0.40%

290 LF 8" PVC - SDR 26 @ 0.40%

174 LF 8" PVC - SDR 26 @ 0.40%

239 LF 8" PVC - SDR 26 @ 0.40%

260 LF 8" PVC - SDR 26 @ 0.40%

222 LF 8" PVC - SDR 26 @ 0.40%

60 LF 8" PVC - SDR 26 @ 0.40%

63 LF 8" PVC - SDR 26 @ 0.40%

179 LF 8" PVC - SDR 26 @ 0.40%

14 LF 8" PVC - SDR 26 @ 0.70%

4" PVC - C900 - DR 18

4" 45° BEND

4" 45° BEND (VERTICAL)

CONTRACTOR SHALL CONNECT TO EXISTING 24" WATER MAIN

24" X 8" TAPPING SADDLE W/ 8" GV

8" 11.25° BEND

18 LF 8" DIP CENTERED ON FORCEMAIN

8" 45° BEND

ARV

FH ASSEMBLY

8" PVC - C900 - DR 18

8" X 2" TEE W/ 2" GV

4" DUAL SEWER SERVICE LATERAL (TYP.)

4" SINGLE SEWER SERVICE LATERAL (TYP.)

4" 22.5° BEND

8" X 8" TEE W/ (3) 8" GV

TOWNHOME WATER METER BANK. SEE DETAIL W16

18 LF 8" DIP CENTERED ON STORM

18 LF 8" DIP CENTERED ON SEWER

36 LF 8" DIP CENTERED ON STORM/SEWER

PC: 6+79.35

PT: 13+12.60

ROAD 5

ROAD 6

ROAD 7

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

245' SEPCO Easement
SMB 28-S, Pg 61

30' Utility Easement
SMB 28-S, Pg 21

MATCH LINE – SEE SHEET NO. C2.2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET) — WATER LINE MARKER
1 inch = 30 ft.

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

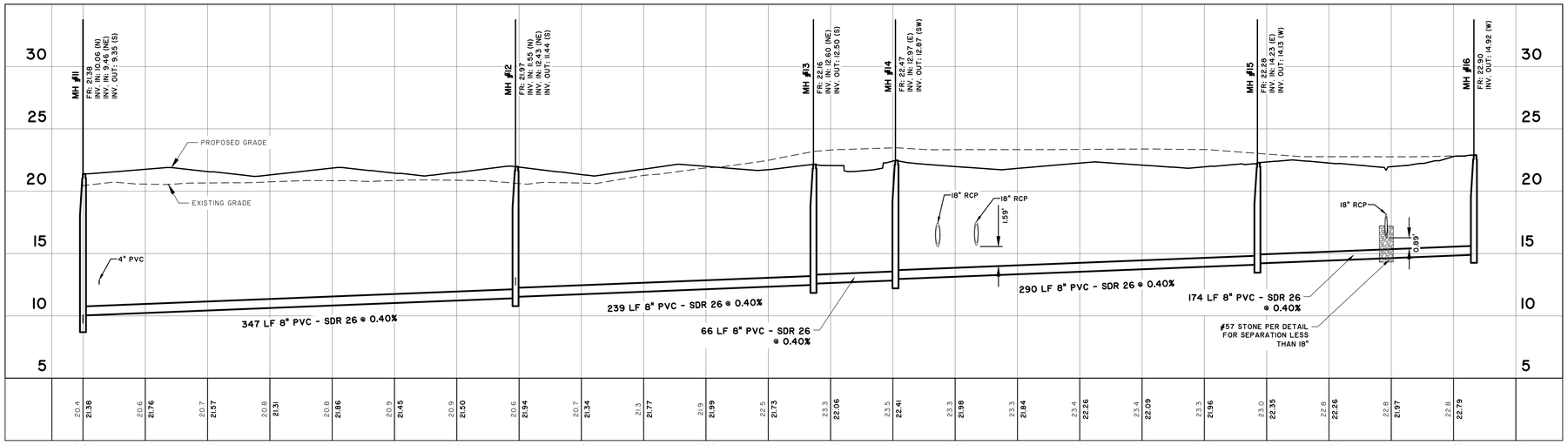
NOBLE VINES

WATER AND SEWER PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

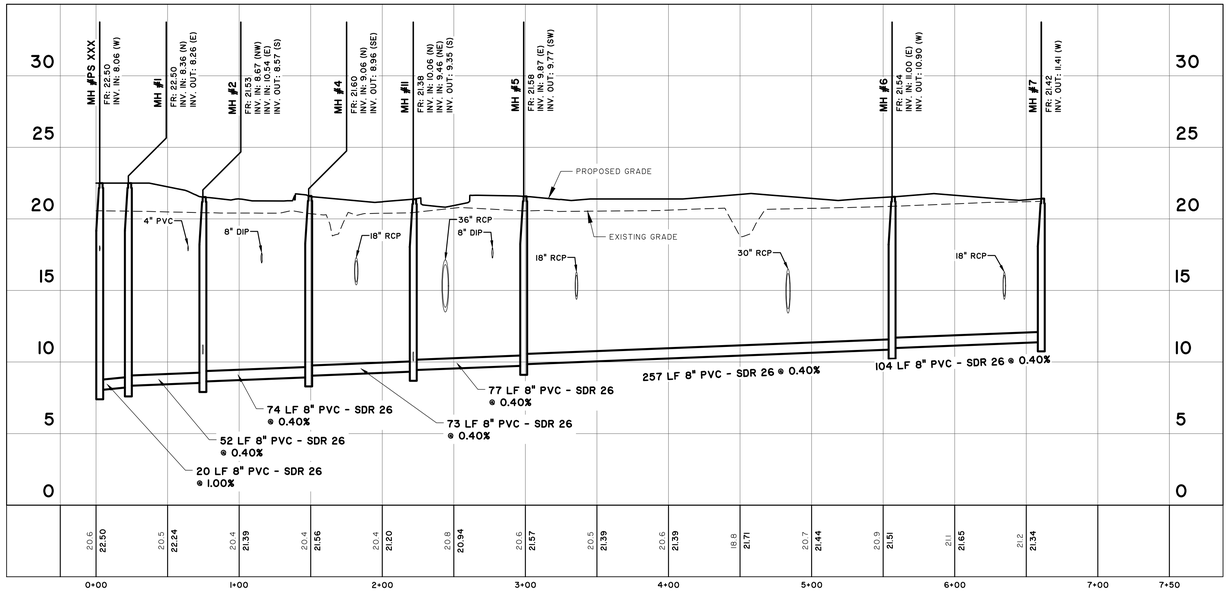
C2.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



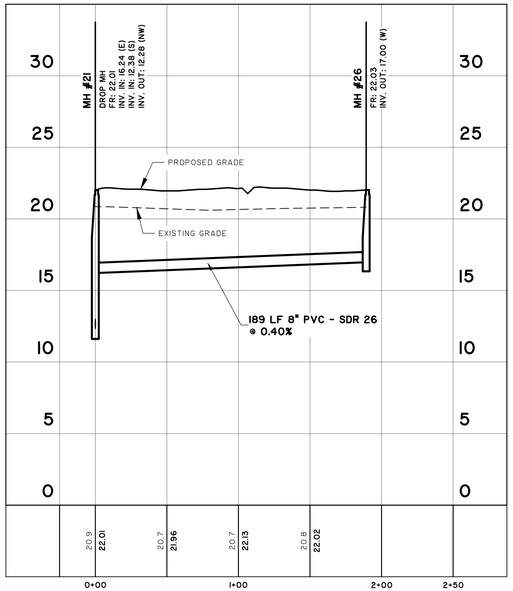
28896.0001 – SEWER DESIGN – ROAD 5 (WEST)

STATIONS: –0+25 – 11+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – SEWER DESIGN – ROAD 5 (EAST)

STATIONS: –0+25 – 7+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – SEWER DESIGN – ROAD 3

STATIONS: –0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. WOOD

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

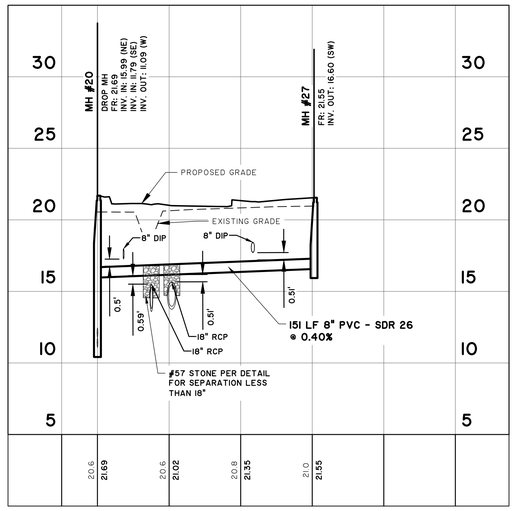
NOBLE VINES

SEWER PROFILES

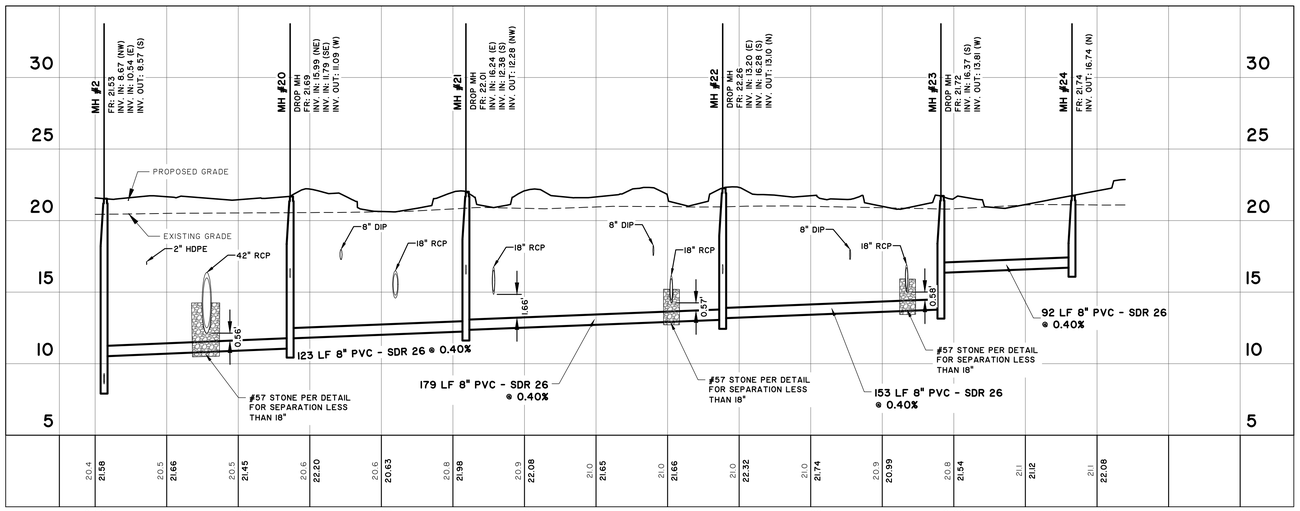
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.4

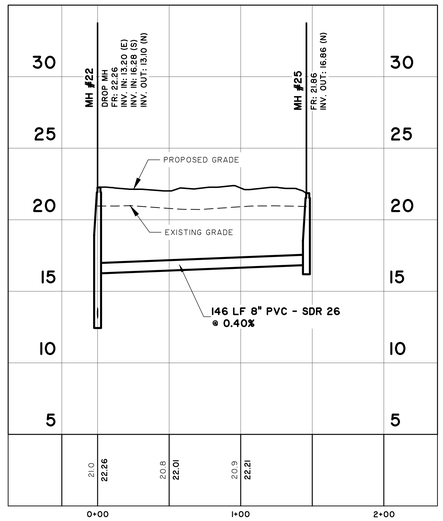
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



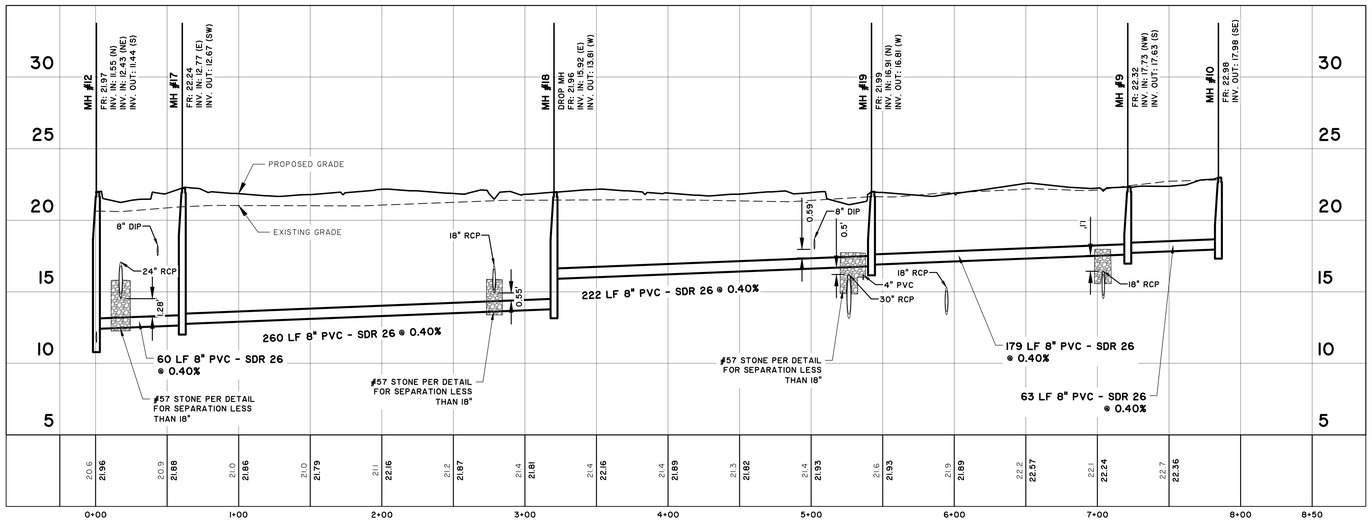
28896.0001 – SEWER DESIGN – AMENITY
STATIONS: –0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – SEWER DESIGN – ROAD 2 AND ROAD 4
STATIONS: –0+25 – 8+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – SEWER DESIGN – ROAD 2
STATIONS: –0+25 – 2+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – SEWER DESIGN – ROAD 7
STATIONS: –0+25 – 8+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN B. WRENN 030

NO.	REVISIONS	BY	DATE

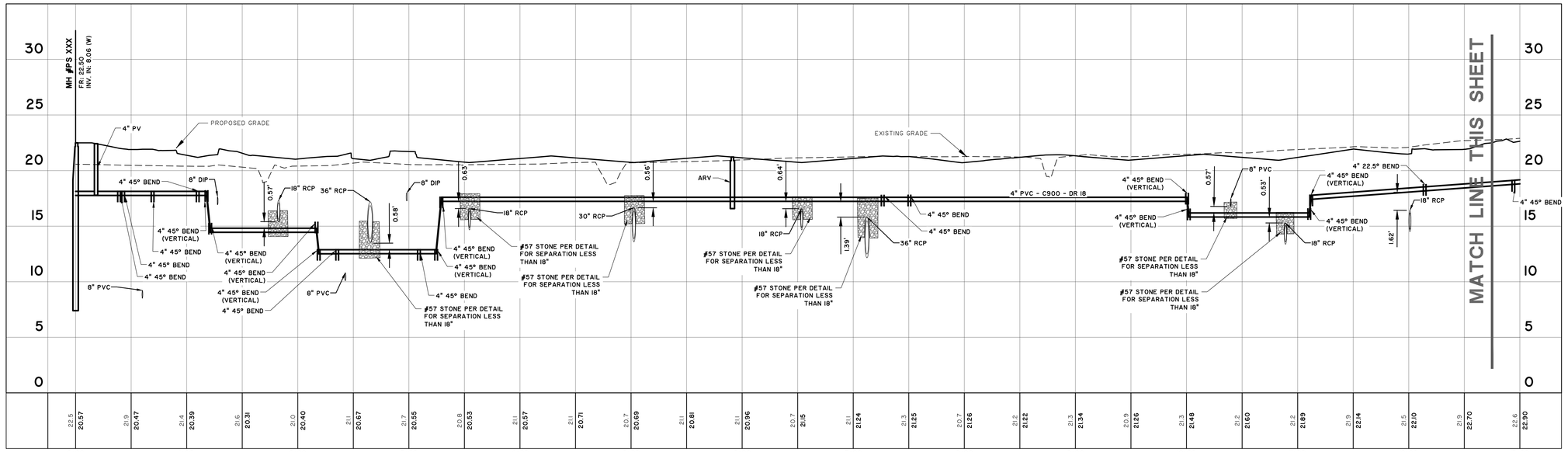
THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA
NOBLE VINES
SEWER PROFILES

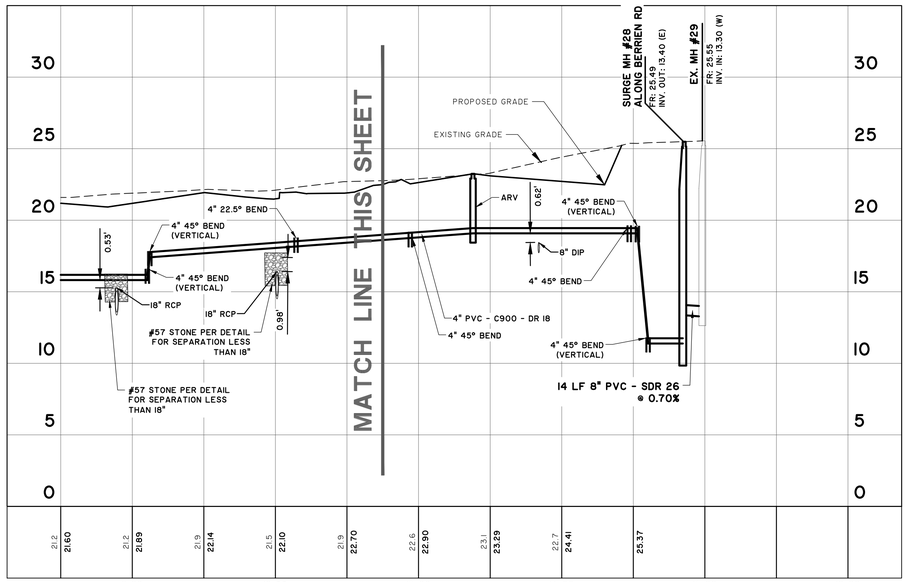
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.5

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



28896.0001 – FORCEMAIN DESIGN – RUN 10
STATIONS: -0+25 – 13+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – FORCEMAIN DESIGN – RUN 10
STATIONS: 10+50 – 16+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. WHITE

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

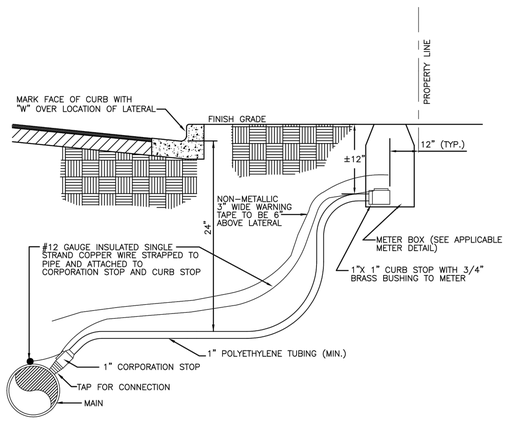
NOBLE VINES

SEWER PROFILES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.6

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

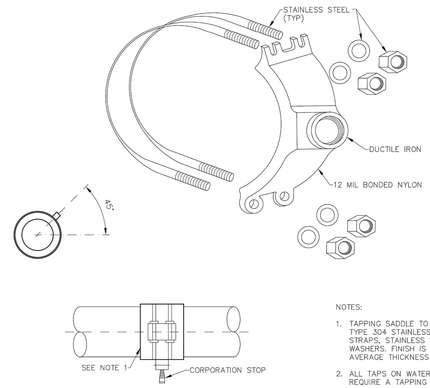
WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS

W-1

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

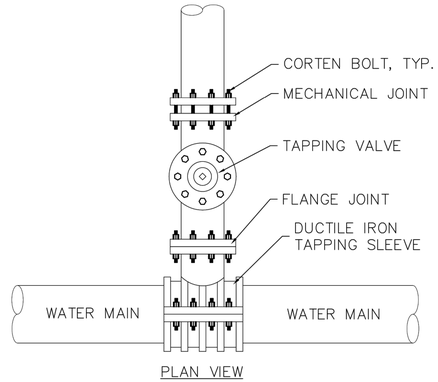
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

W-2

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PLAN VIEW

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

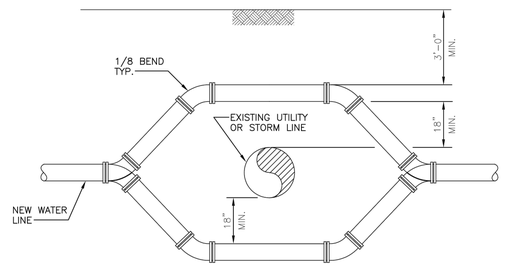
STANDARD TAPPING SLEEVE

City of Port Wentworth
TECHNICAL DETAILS

W-5

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

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

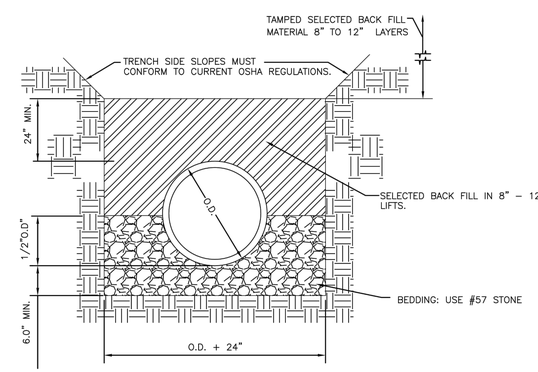
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



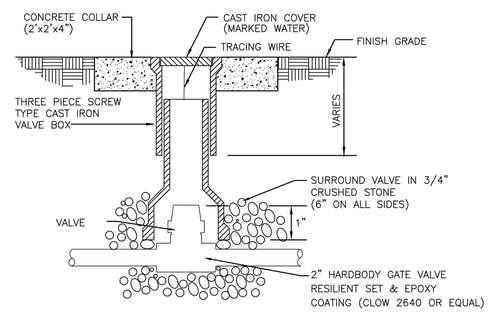
PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

W-8

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-18

PREPARED BY SAUSSY ENGINEERING, LLC.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. SAUSSY

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
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www.thomasandhutton.com

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

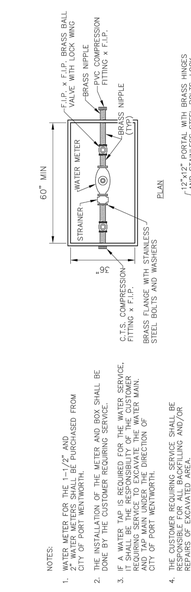
WATER AND SEWER DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.7

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896.0001\ENGINEERING\SHEETS\SAVANNAH\CONSTRUCTION PLANS\28896.0001 W-ST DWG - Dec 16, 2021 - 7:19 AM



NOTES:

1. WATER METER FOR THE 1-1/2" AND 2" WATER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE PERFORMED BY A LICENSED PLUMBER.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO INSTALL THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
5. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE.

WATER METER INSTALLATION 2" SERVICE PIPE

1-1/2" METER & 2" METER

WATER METER INSTALLATION 2" SERVICE PIPE

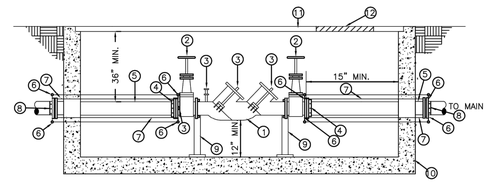
City of Port Wentworth

TECHNICAL DETAILS

W-19

PREPARED BY SAUSSY ENGINEERING, LLC.

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



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	2	NON-RISING RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUM. FLOOR PLATE / HATCH COVER W/FLUSH HANDLE
12		2' X 2' MIN. HATCH

NOTE:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

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

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (B)

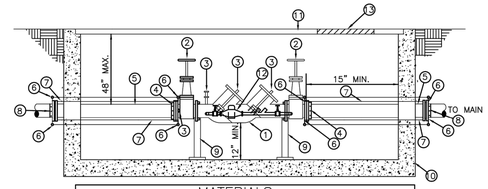
City of Port Wentworth

TECHNICAL DETAILS

W-21

PREPARED BY SAUSSY ENGINEERING, LLC.

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



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
2	2	OS&Y RESILIENT SEAT GATE VALVES
3	4	TEST COCKS
4	2	COMPANION FLANGE (UNION SHALL BE USED FOR 2")
5		DUCTILE IRON PIPE, CUT TO FIT
6	8	CARBON STEEL EYE BOLTS
7		3/4 GALV. ALL THREAD ROD
8		MEGA LUG OR EQUIVALENT FOR DUCTILE PIPE
9	2	2" SCH. 40 GALV. PIPE STAND & BASE BOLTED TO FLANGE
10		PIT-CEMENT BLOCK, POURED CONCRETE, OR PREFABRICATED BOX PER CITY SPECS.
11		3/8 ALUMINUM FLOOR PLATE / HATCH COVER
12	1	3/4 CUBIC FT. BYPASS METER
13		2' X 2' MIN. HATCH

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR THE SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER; UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.
3. IF ADDITIONAL SIAMESE CONNECTION IS REQUIRED FOR FIRE SERVICE, SEE DETAIL SHEET STD. FIRE SERVICE SYSTEM FOR BUILDINGS.

TYPICAL BELOW GRADE INSTALLATION
(2", 3", 4", 6", 8", & 10" SIZES)

FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

City of Port Wentworth

TECHNICAL DETAILS

W-22

PREPARED BY SAUSSY ENGINEERING, LLC.

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

WATER VALVE 4" OR 6"

City of Port Wentworth

TECHNICAL DETAILS

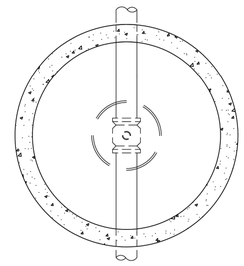
W-36

PREPARED BY SAUSSY ENGINEERING, LLC.

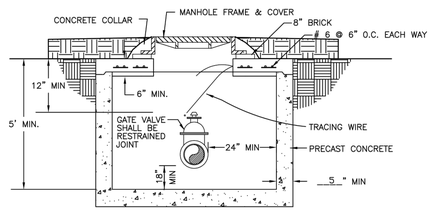
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO, CATALOG NO. R-1668, TYPE C, LABELED "WATER".
2. THE BOTTOM OF THE MANHOLE FRAME SHALL NOT BE MORE THAN 12" ABOVE THE TOP OF THE MANHOLE STRUCTURE.
3. PRECAST CONCENTRIC CONE RISERS MAY BE USED WHERE REQUIRED FOR DEPTH.
4. THE MANHOLE FRAME AND COVER MUST BE CENTERED OVER THE VALVE.



PLAN



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth

TECHNICAL DETAILS

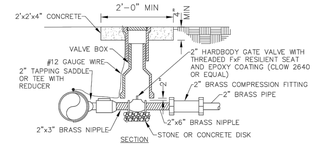
W-14

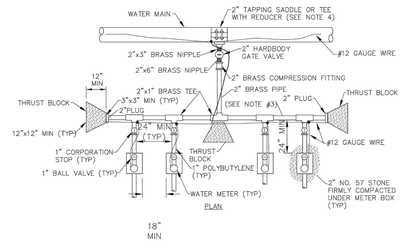
PREPARED BY SAUSSY ENGINEERING, LLC.

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

NOTES:

1. ALL METERS SHALL BE INSULATED WITHIN CITY OF PORT WENTWORTH RIGHT OF WAY OR EASEMENT.
2. CONCRETE COLLAR IS NOT REQUIRED ON VALVE BOXES INSTALLED IN PAVED AREAS.
3. A 2" DOMESTIC BRASS PIPE MAY BE USED FOR UP TO SIX (6) UNITS WITH A MAXIMUM OF 1-INCH METER ONLY.
4. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL DOUBLE STRAPS, BOLTS, NUTS AND WASHERS. FINISH IS FUSION BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.





MULTIPLE WATER METER INSTALLATION

City of Port Wentworth

TECHNICAL DETAILS

W-16

PREPARED BY SAUSSY ENGINEERING, LLC.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER — NATHAN B. SAUSSY

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

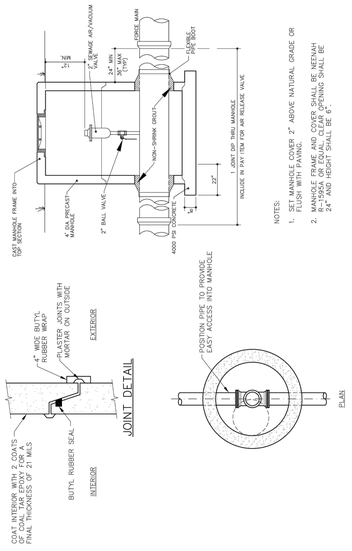
NOBLE VINES

WATER AND SEWER DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.8

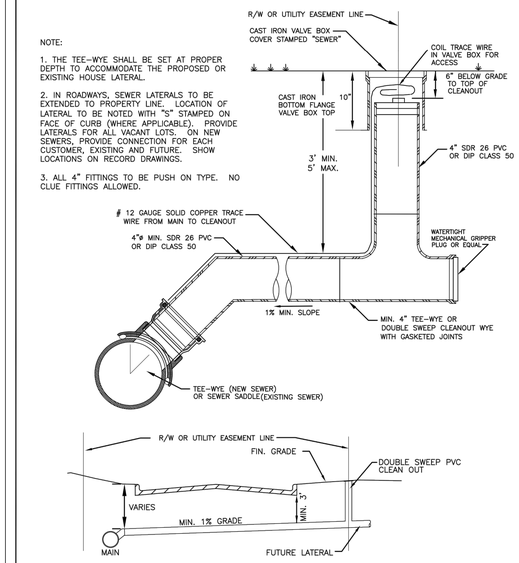
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

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



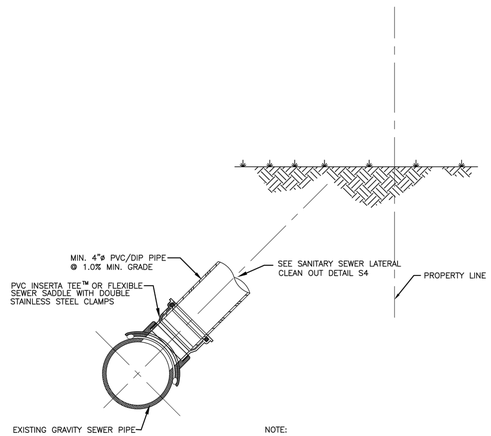
NOTE:

1. THE TEE-WYE SHALL BE SET AT PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATION OF LATERAL TO BE NOTED WITH "S" STAMPED ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON NEW SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.
3. ALL 4" FITTINGS TO BE PUSH ON TYPE. NO CLUE FITTINGS ALLOWED.

SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

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



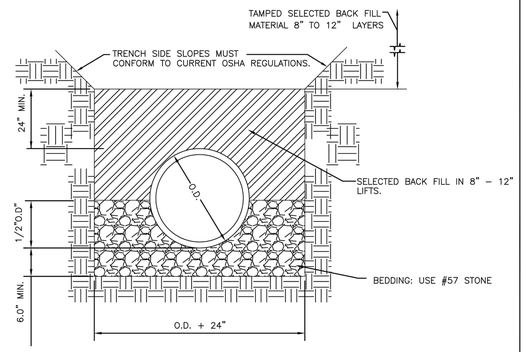
NOTE:

CONTRACTOR SHALL NOTIFY CITY OF PORT WENTWORTH WASTEWATER CONVEYANCE DEPARTMENT 24 HOURS PRIOR TO CONNECTION TO EXISTING GRAVITY SEWER PIPE. ALL CONNECTIONS TO THE EXISTING GRAVITY SEWER PIPE MUST BE INSPECTED BY THE CONVEYANCE DEPARTMENT PRIOR TO BACK FILLING.

SEWER SERVICE CONNECT TO EXT. PIPE

City of Port Wentworth
TECHNICAL DETAILS
S-5

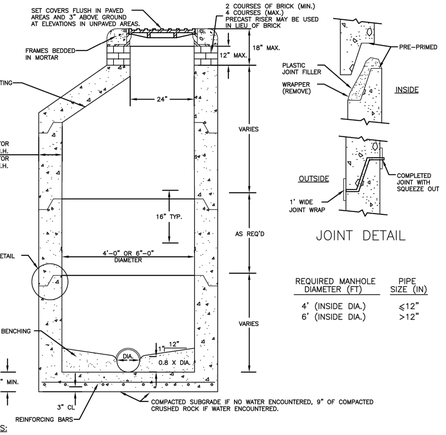
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

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



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

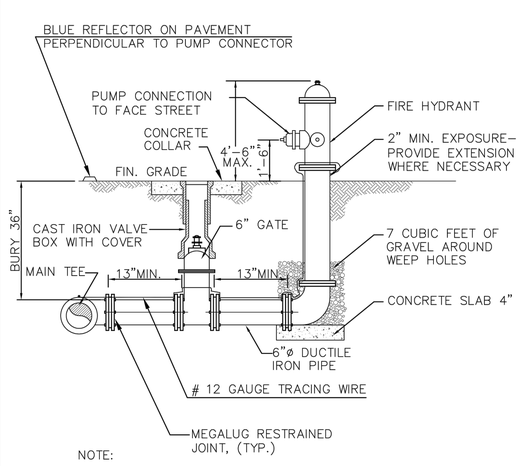
NOTES:

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



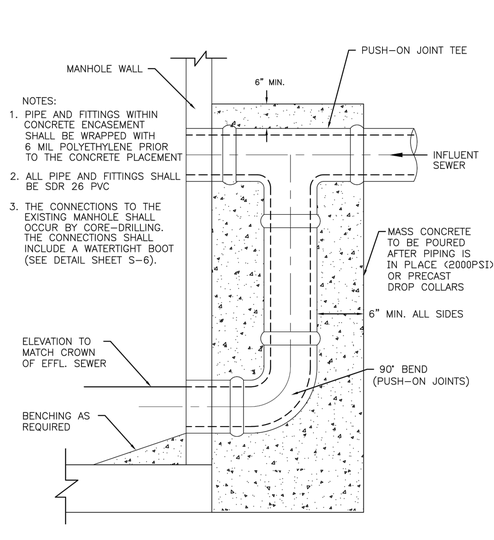
NOTE:

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

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-9

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



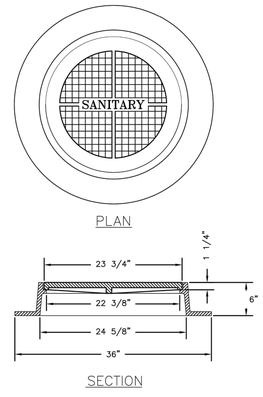
NOTES:

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



NOTE:

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

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
S-2

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. SAUSSY

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

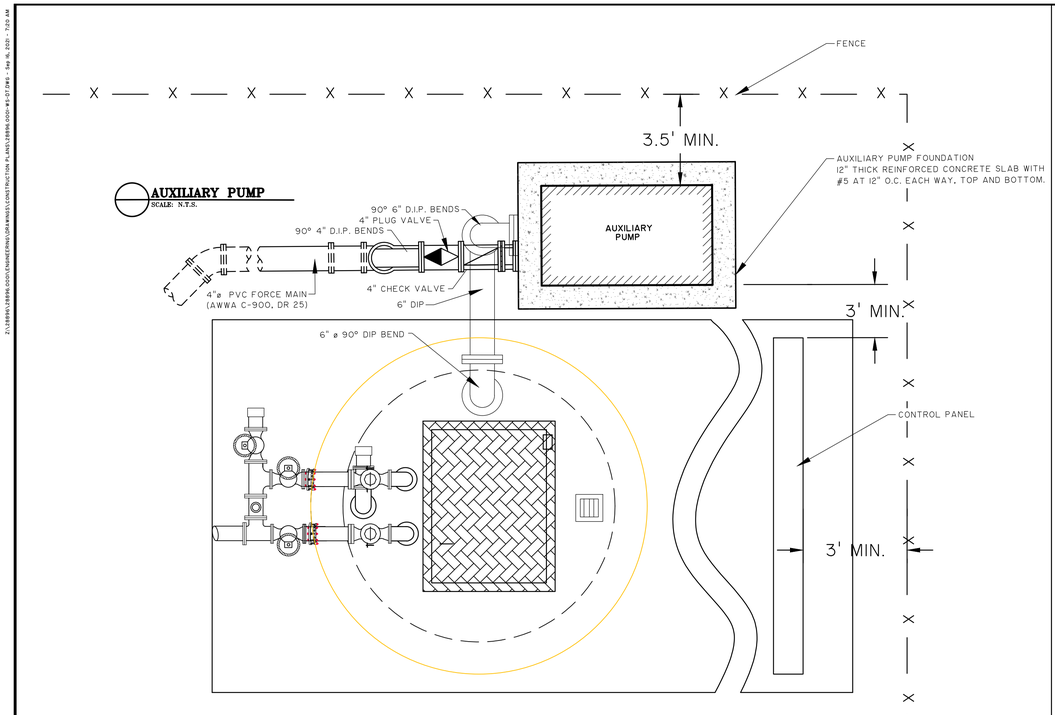
NOBLE VINES

WATER AND SEWER DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.9

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



WET WELL DESIGN SCHEDULE

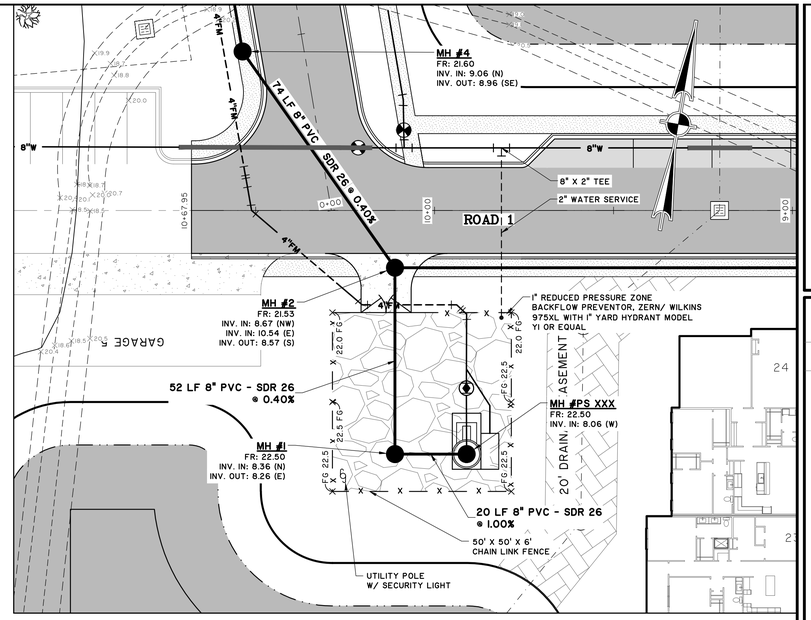
DESCRIPTION	ELEV.
(A) FIN. GRADE ELEV.	22.50
(B) INFLUENT ELEV.	8.06
(C) ALARM ELEV.	7.06
(D) START LAG PUMP	6.06
(E) START LEAD PUMP	5.06
(F) STOP PUMPS	3.06
(G) LOW WATER ALARM	2.06
(H) BOTTOM ELEV.	0.06
(J) WET WELL DIA.	6'
(I) DISCHARGE PIPE	4"

PUMP DESIGN SCHEDULE

DESCRIPTION	PUMP
NO. OF PUMPS	2
T-D-H	39.77
MIN. PUMP CAP.(GPM)	135
RPM	1740
PHASE	3
VOLTAGE	240
MIN. HP	5

NOTE:

PUMPS SHALL BE EQUIVALENT TO FLYGT NP3102 MT 3~ ADAPTIVE 463 60 Hz. IMPELLER SHALL BE 172 MM. PUMPS SHALL BE PROVIDED WITH THE 5 HP. NO OTHER PUMPS SHALL BE USED UNLESS ACCEPTED BY ENGINEER AND CITY OF PORT WENTWORTH. A SPARE PUMP MUST BE PROVIDED TO PORT WENTWORTH.



PUMP STATION PLAN

1" = 20'

NOTES:

1. THE PRECAST MANUFACTURER IS TO PREPARE AND SUBMIT TO THE ENGINEER DESIGN DETAILS AND CALCULATIONS FOR THE STRUCTURE BASED ON THE DESIGN CRITERIA AND SITE CONDITIONS SPECIFIED. THE DESIGN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF EXPERIENCED IN THE DESIGN OF PRECAST CONCRETE. THE DESIGN SHALL INCLUDE PROVISIONS FOR HANDLING STRESSES AND CONSTRUCTION LOADS. REFERRING ONLY TO OR REPRODUCED COPIES OF ASTM C478 "STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR DESIGN.

2. PRIOR TO FABRICATION AND INSTALLATION, THE CONTRACTOR/PRE-CAST MANUFACTURER SHALL PROVIDE TO THE ENGINEER FOR REVIEW HIS PROPOSED CONSTRUCTION METHOD INCLUDING BASE SLAB INSTALLATION.

3. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT

4. WET WELL AND VALVE VAULT SHALL HAVE FIBERGLASS LINER, AS MANUFACTURED BY ASSOC. FIBERGLASS ENTERPRISES, OR HDPE LINER AS INSTALLED BY THE PRECAST MANUFACTURER.

5. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.

6. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.

7. VALVE VAULT SHALL HAVE SEALED FLOOR W/ DRAIN TO WETWELL

8. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.

9. WET WELL AND VALVE VAULTS COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE ENGINEER.

10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.

11. PUMPS SHALL BE MANUFACTURED BY FLYGT, UNLESS OTHERWISE APPROVED BY CITY OF PORT WENTWORTH.

12. OPERATING CONDITIONS SHALL BE REVIEWED AND APPROVED BY CITY OF PORT WENTWORTH.

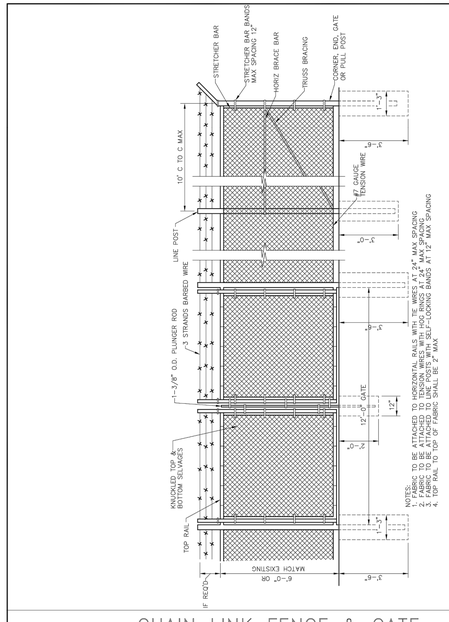
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.

14. ALL DIMENSIONS SHALL BE APPROVED BY PUMP MANUFACTURER AND CITY OF PORT WENTWORTH.

15. SHOP DRAWINGS FOR ELECTRICAL CONTROL WIRING AND PANEL LAYOUT SHALL BE PROVIDED BY THE EQUIPMENT SUPPLIER TO THE ENGINEER AND THE CITY FOR REVIEW AND APPROVAL.

16. SHOP DRAWINGS FOR FENCING AND GATES WALL SHALL BE PROVIDED BY THE EQUIPMENT SUPPLIER TO THE CITY FOR REVIEW AND APPROVAL.

17. SHOP DRAWINGS FOR MANUAL TRANSFER SWITCH, GENERATOR PLUG, AND AUTODIALER SHALL BE PROVIDED BY THE EQUIPMENT SUPPLIER TO THE CITY FOR REVIEW AND APPROVAL.



CHAIN LINK FENCE & GATE

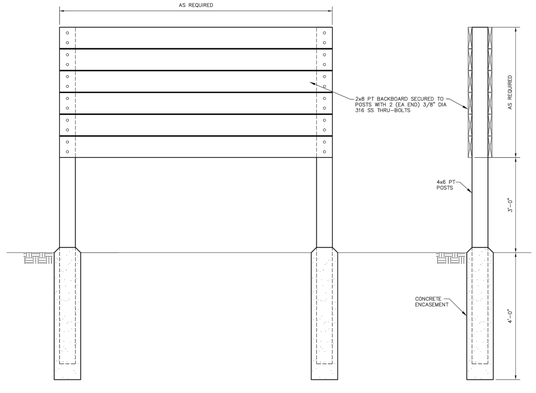
City of Port Wentworth

TECHNICAL DETAILS

S-13

PREPARED BY SAUSSY ENGINEERING, LLC.

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



CONTROL PANEL BACKBOARD

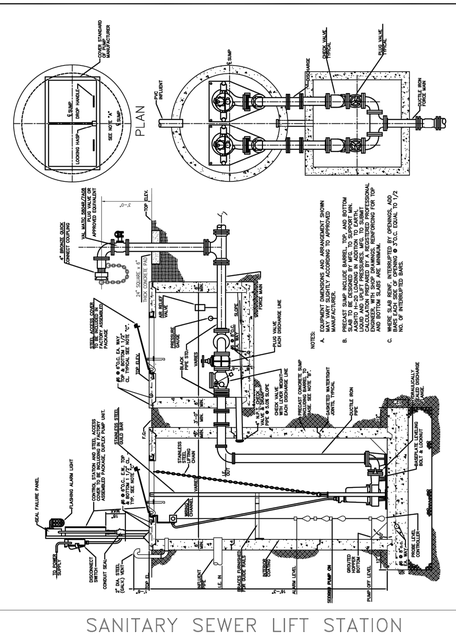
City of Port Wentworth

TECHNICAL DETAILS

S-11

PREPARED BY SAUSSY ENGINEERING, LLC.

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



SANITARY SEWER LIFT STATION

City of Port Wentworth

TECHNICAL DETAILS

S-10

PREPARED BY SAUSSY ENGINEERING, LLC.

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

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

WATER AND SEWER DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	" = "

C2.10

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO.

MATCH LINE - SEE SHEET NO. HWY 30 GDOT ROAD IMPROVEMENT PLANS

ROAD 1

ROAD 1 105 LF 18" RCP @ 0.30%

ROAD 2

ROAD 3

ROAD 4

ROAD 1

ROAD 2

ROAD 1

MAIN ENTRANCE

GI #27
FR: 20.50
INV. IN: 12.50 (N)
INV. OUT: 12.50 (SW)

SMH #69
FR: 21.83
INV. IN: 12.50 (NE)
INV. OUT: 12.50 (S)

50 LF 42" RCP @ 0.00%

55 LF 42" RCP @ 0.00%

67 LF 18" RCP @ 0.30%

GI #21
FR: 20.50
INV. IN: 14.75 (S)
INV. OUT: 13.99 (N)

SMH #70
FR: 22.02
INV. IN: 12.50 (N)
INV. OUT: 12.50 (SW)

75 LF 18" RCP @ 0.30%

49 LF 42" RCP @ 0.00%

20' DRAINAGE EASEMENT

INV.: 12.50

TOWNHOME 6
6 UNITS

SMH #20
FR: 21.10
INV. IN: 14.97 (E)
INV. OUT: 14.97 (N)

POND 1
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.60
100-YR: 20.15

GI #11
FR: 20.50
INV. OUT: 15.50 (S)

SMH #10
FR: 21.08
INV. IN: 14.10 (S)
INV. IN: 15.33 (N)
INV. IN: 14.37 (E)
INV. OUT: 14.10 (W)

INV.: 12.50

20' DRAINAGE EASEMENT

142 LF 24" RCP @ 1.12%

GI #9
FR: 20.50
INV. IN: 14.44 (S)
INV. OUT: 14.44 (N)

TOWNHOME 1
6 UNITS

66 LF 18" RCP @ 0.30%

SMH #16
FR: 20.94
INV. IN: 14.64 (SE)
INV. OUT: 14.64 (N)

PT: 1+54.12

37 LF 18" RCP @ 0.30%

GI #2
FR: 20.50
INV. IN: 14.75 (E)
INV. OUT: 14.75 (NW)

PC: 1+17

20' SETBACK

20' SETBACK

113 LF 18" RCP @ 0.30%

HI #7
HD: 20.88
INV. OUT: 15.38 (E)

9 LF 18" RCP @ 0.30%

TOWNHOME 2
3 UNITS

TOWNHOME 8
3 UNITS

TOWNHOME 7
3 UNITS

GI #24
FR: 20.50
INV. IN: 15.15 (E)
INV. OUT: 15.15 (W)

74 LF 18" RCP @ 0.30%

118 LF 18" RCP @ 0.30%

GI #19
FR: 20.51
INV. IN: 15.20 (E)
INV. OUT: 15.20 (W)

GI #18
FR: 20.55
INV. OUT: 15.55 (W)

TOWNHOME 5
3 UNITS

TOWNHOME 4
3 UNITS

57 LF 18" RCP @ 0.30%

74 LF 18" RCP @ 0.30%

GI #4
FR: 20.48
INV. IN: 14.60 (E)
INV. OUT: 14.60 (W)

82 LF 18" RCP @ 0.30%

69 LF 18" RCP @ 0.30%

69 LF 18" RCP @ 0.30%

SMH #15
FR: 21.05
INV. IN: 14.84 (E)
INV. IN: 15.15 (S)
INV. OUT: 14.84 (W)

HI #8
HD: 20.88
INV. IN: 15.35 (W)
INV. OUT: 15.35 (N)

TOWNHOME 1
3 UNITS

GI #1
FR: 20.50
INV. OUT: 15.50 (W)

PC: 1+16.67

250 LF 18" RCP @ 0.30%

DI #86
FR: 20.73
INV. OUT: 15.73 (NE)

81 LF 18" RCP @ 0.30%

SMH #23
FR: 21.06
INV. IN: 15.37 (S)
INV. OUT: 15.37 (W)

61 LF 18" RCP @ 0.30%

DI #90
FR: 20.39
INV. IN: 14.22 (S)
INV. OUT: 14.22 (NW)

GI #22
FR: 20.55
INV. OUT: 15.55 (N)

159 LF 18" RCP @ 0.30%

PC: 5+72.22

PT: 6+46.57

GI #17
FR: 20.50
INV. OUT: 15.50 (S)

DI #89
FR: 20.50
INV. IN: 14.70 (S)
INV. OUT: 14.70 (N)

N/F
EN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

GI #3
FR: 20.50
INV. IN: 15.05 (E)
INV. OUT: 15.05 (W)

56 LF 18" RCP @ 0.30%

SMH #14
FR: 21.26
INV. IN: 15.22 (S)
INV. IN: 15.22 (N)
INV. OUT: 15.22 (W)

95 LF 18" RCP @ 0.30%

184 LF 18" RCP @ 0.30%

GI #13
FR: 20.50
INV. OUT: 15.50 (N)

DI #88
FR: 20.00
INV. IN: 15.25 (S)
INV. OUT: 15.25 (N)

78 LF 18" RCP @ 0.30%

PT: 2+27.26

PC: 3+13.35

81 LF 18" RCP @ 0.30%

SMH #87
FR: 20.75
INV. IN: 15.49 (SW)
INV. OUT: 15.49 (N)

OLD WIRE FENCE

RIGHT OF WAY MONUMENT

75 LF 18" RCP @ 0.37%

20' SETBACK

20' SETBACK

Underground Telephone Lines In This Area

GEORGIA STATE ROUTE 30 - 100' R/W

0' R/W

(4) 36" RCP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

DRAINAGE AND CONDUIT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C3.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE – SEE SHEET NO. C3.3

MATCH LINE – SEE SHEET NO. C3.1

GI #35
FR: 20.50
INV. IN: 15.01 (N)
INV. OUT: 15.01 (S)

68 LF 24" RCP @ 0.30%

SMH #59
FR: 21.35
INV. IN: 14.80 (N)
INV. IN: 15.17 (E)
INV. OUT: 14.80 (S)

68 LF 30" RCP @ 0.30%

GI #36
FR: 20.50
INV. IN: 14.60 (N)
INV. OUT: 14.60 (S)

68 LF 30" RCP @ 0.30%

SMH #63
FR: 21.25
INV. IN: 14.39 (N)
INV. IN: 15.22 (E)
INV. OUT: 14.39 (S)

68 LF 30" RCP @ 0.30%

GI #37
FR: 20.50
INV. IN: 14.19 (N)
INV. OUT: 14.19 (S)

164 LF 36" RCP @ 0.30%

GI #38
FR: 20.50
INV. IN: 13.70 (N)
INV. OUT: 13.69 (E)

57 LF 18" RCP @ 0.30%

DI #95
FR: 20.69
INV. OUT: 15.69 (NE)

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

135 LF 18" RCP @ 0.30%

GI #58
FR: 20.50
INV. OUT: 15.50 (W)

GI #31
FR: 20.50
INV. IN: 15.05 (N)
INV. OUT: 15.05 (S)

GI #56
FR: 20.50
INV. OUT: 15.50 (E)

97 LF 18" RCP @ 0.30%

107 LF 18" RCP @ 0.30%

ROAD 7

TOWNHOME 16
3 UNITS

TOWNHOME 15
3 UNITS

TOWNHOME 14
3 UNITS

TOWNHOME 13
3 UNITS

20' DRAINAGE EASEMENT

135 LF 24" RCP @ 0.30%

GI #62
FR: 20.50
INV. OUT: 15.50 (W)

ROAD 5

ROAD 8

94 LF 18" RCP @ 0.30%

89 LF 18" RCP @ 0.30%

GI #60
FR: 20.50
INV. OUT: 15.50 (E)

GI #32
FR: 20.50
INV. IN: 14.64 (N)
INV. OUT: 14.64 (S)

TOWNHOME 12
3 UNITS

TOWNHOME 11
3 UNITS

TOWNHOME 10
3 UNITS

TOWNHOME 9
3 UNITS

135 LF 24" RCP @ 0.30%

ROAD 5

53 LF 18" RCP @ 5.70%

GI #52
FR: 20.50
INV. OUT: 15.50 (S)

GI #33
FR: 20.50
INV. IN: 14.24 (N)
INV. OUT: 14.24 (S)

GI #54
FR: 20.50
INV. OUT: 15.50 (S)

52 LF 18" RCP @ 5.72%

52 LF 30" RCP @ 3.31%

INV.: 12.50

INV.: 12.35

INV.: 12.50

POND 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

73 LF 18" RCP @ 1.73%

73 LF 18" RCP @ 0.30%

GI #73
FR: 20.50
INV. IN: 15.32 (SW)
INV. IN: 13.81 (SE)
INV. OUT: 13.81 (NW)

60 LF 18" RCP @ 0.30%

GI #72
FR: 20.50
INV. OUT: 15.50 (NE)

GI #25
FR: 20.50
INV. IN: 14.83 (E)
INV. OUT: 14.13 (W)

POOL

62 LF 36" RCP @ 1.94%

71 LF 24" RCP @ 1.81%

62 LF 42" RCP @ 0.00%

SMH #26
FR: 21.10
INV. IN: 13.92 (E)
INV. IN: 13.78 (S)
INV. OUT: 13.78 (NW)

140 LF 18" RCP @ 0.30%

71 LF 18" RCP @ 0.30%

ROAD 1

105 LF 18" RCP @ 0.30%

GI #27
FR: 20.50
INV. IN: 12.50 (N)
INV. OUT: 12.50 (SW)

SMH #69
FR: 21.83
INV. IN: 12.50 (NE)
INV. OUT: 12.50 (S)

50 LF 42" RCP @ 0.00%

55 LF 42" RCP @ 0.00%

67 LF 18" RCP @ 0.30%

GI #21
FR: 20.50
INV. IN: 14.75 (S)
INV. OUT: 13.99 (N)

30' DRAINAGE EASEMENT

TOWNHOME 8
3 UNITS

TOWNHOME 7
3 UNITS

GI #24
FR: 20.50
INV. IN: 15.15 (E)
INV. OUT: 15.15 (W)

SMH #23
FR: 21.06
INV. IN: 15.37 (S)
INV. OUT: 15.37 (W)

61 LF 18" RCP @ 0.30%

DI #90
FR: 20.39
INV. IN: 14.22 (S)
INV. OUT: 14.22 (NW)

GI #22
FR: 20.55
INV. OUT: 15.55 (N)

68 LF 30" RCP @ 0.30%

SMH #57
FR: 21.27
INV. IN: 13.34 (N)
INV. IN: 15.21 (W)
INV. OUT: 13.34 (S)

TOWNHOME 17
3 UNITS

100 LF 18" RCP @ 0.30%

DI #80
FR: 21.65
INV. OUT: 16.65 (N)

68 LF 30" RCP @ 0.30%

GI #49
FR: 20.73
INV. IN: 13.14 (N)
INV. OUT: 13.14 (S)

68 LF 30" RCP @ 0.30%

SMH #61
FR: 21.27
INV. IN: 12.94 (N)
INV. IN: 15.23 (W)
INV. OUT: 12.94 (S)

WETLAND

82 LF 36" RCP @ 0.30%

GI #50
FR: 20.50
INV. IN: 12.69 (N)
INV. OUT: 12.69 (S)

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

25' SETBACK

20' SETBACK

8'W

4'SW

4'FM

SS

OHP

WATER LINE MARKER

GAS LINE MARKER

1/2" REBAR FOUND

ANGLE IRON

3"x3" CMP

PC: 17+19.71

PC: 5+72.23

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. DUNN

NO.	REVISIONS	BY	DATE

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PORT WENTWORTH, GEORGIA

NOBLE VINES

DRAINAGE AND CONDUIT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
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SCALE:	1" = 30'

C3.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\28896.0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896.0001-SHT PL.DWG - Thu, Sep 16, 2021 - 7:21 AM

BERRIEN ROAD – 30' R/W
(This Section Not Open)

EARTH DRIVE

CHAIN LINK FENCE

ASPHALT DRIVE

25' SETBACK

DI #74
FR: 22.03
INV. OUT: 17.03 (S)

DI #78
FR: 22.60
INV. OUT: 17.09 (E)

DI #76
FR: 21.81
INV. IN: 16.78 (W)
INV. IN: 16.78 (E)
INV. OUT: 16.78 (S)

DI #79
FR: 22.20
INV. OUT: 17.20 (W)

105 LF 18" RCP @ 0.30%

140 LF 18" RCP @ 0.30%

98 LF 18" RCP @ 0.30%

20' DRAINAGE EASEMENT

SMH #75
FR: 22.13
INV. IN: 16.73 (N)
INV. IN: 15.81 (E)
INV. OUT: 15.81 (SW)

41 LF 18" RCP @ 0.30%

GI #44
FR: 20.93
INV. OUT: 15.93 (W)

GI #40
FR: 20.93
INV. OUT: 15.93 (E)

GI #66
FR: 20.87
INV. IN: 15.45 (W)
INV. IN: 16.41 (N)
INV. OUT: 15.45 (E)

121 LF 18" RCP @ 0.30%

30' UTILITY EASEMENT

DI #83
FR: 21.67
INV. OUT: 16.67 (S)

TOWNHOME 30
3 UNITS

TOWNHOME 29
6 UNITS

TOWNHOME 28
3 UNITS

TOWNHOME 27
3 UNITS

TOWNHOME 23
3 UNITS

ROAD 5

159 LF 18" RCP @ 0.30%

108 LF 24" RCP @ 0.30%

GI #41
FR: 20.74
INV. IN: 15.14 (W)
INV. OUT: 15.14 (SE)

44 LF 24" RCP @ 0.30%

DI #84
FR: 21.96
INV. IN: 16.35 (N)
INV. OUT: 15.04 (W)

127 LF 18" RCP @ 0.30%

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

SMH #67
FR: 21.40
INV. IN: 15.58 (NE)
INV. OUT: 15.58 (S)

77 LF 18" RCP @ 0.30%

56 LF 18" RCP @ 0.30%

GI #45
FR: 20.93
INV. IN: 15.41 (N)
INV. OUT: 15.41 (S)

SMH #85
FR: 21.30
INV. IN: 14.66 (E)
INV. IN: 15.01 (NW)
INV. OUT: 14.51 (S)

TOWNHOME 26
3 UNITS

TOWNHOME 25
6 UNITS

TOWNHOME 24
3 UNITS

TOWNHOME 18
3 UNITS

115 LF 24" RCP @ 0.30%

SMH #46
FR: 21.47
INV. IN: 15.21 (N)
INV. IN: 15.14 (E)
INV. OUT: 15.21 (S)

ROAD 6

150 LF 18" RCP @ 0.30%

122 LF 18" RCP @ 0.30%

68 LF 18" RCP @ 0.30%

GI #43
FR: 20.90
INV. OUT: 15.90 (W)

GI #30
FR: 20.50
INV. IN: 15.45 (E)
INV. OUT: 15.45 (S)

GI #47
FR: 20.50
INV. OUT: 15.50 (W)

GI #48
FR: 20.73
INV. IN: 13.54 (NE)
INV. IN: 14.16 (N)
INV. OUT: 13.54 (S)

SMH #82
FR: 21.96
INV. IN: 16.01 (E)
INV. OUT: 13.63 (SW)

112 LF 18" RCP @ 0.30%

DI #81
FR: 21.66
INV. IN: 16.35 (S)
INV. OUT: 16.35 (W)

68 LF 24" RCP @ 0.30%

GI #35
FR: 20.50
INV. IN: 15.01 (N)
INV. OUT: 15.01 (S)

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 20
3 UNITS

TOWNHOME 19
3 UNITS

135 LF 18" RCP @ 0.30%

30 LF 18" RCP @ 0.30%

68 LF 30" RCP @ 0.30%

TOWNHOME 17
3 UNITS

68 LF 24" RCP @ 0.30%

GI #56
FR: 20.50
INV. OUT: 15.50 (E)

GI #58
FR: 20.50
INV. OUT: 15.50 (W)

GI #3
FR: 20.50
INV. IN: 15.05 (N)
INV. OUT: 15.05 (S)

SMH #57
FR: 21.27
INV. IN: 13.34 (N)
INV. IN: 15.21 (W)
INV. OUT: 13.34 (S)

SMH #59
FR: 21.35
INV. IN: 14.80 (N)
INV. IN: 15.17 (E)
INV. OUT: 14.80 (S)

ROAD 7

97 LF 18" RCP @ 0.30%

DI #80
FR: 21.65

MATCH LINE – SEE SHEET NO. C3.2

1/2" REBAR

8"W

4"TM

245' SEFCO Easement
SMB 28-S-Pg 21

30' Utility Easement
SMB 28-S-Pg 21

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

WATER LINE MARKER

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. RAINES
No. 035

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

DRAINAGE AND CONDUIT PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C3.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE – SEE SHEET NO. C4.2

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD

MAIN ENTRANCE

TOWNHOME 8
3 UNITS
FFE: 23.0

TOWNHOME 7
3 UNITS
FFE: 23.0

TOWNHOME 6
6 UNITS
FFE: 22.8

TOWNHOME 5
3 UNITS
FFE: 23.0

TOWNHOME 4
3 UNITS
FFE: 23.0

TOWNHOME 3
6 UNITS
FFE: 22.8

TOWNHOME 2
3 UNITS
FFE: 23.0

TOWNHOME 1
3 UNITS
FFE: 22.9

POND 1
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.60
100-YR: 20.15

20' DRAINAGE EASEMENT

OVERFLOW WEIR
(SEE DETAIL)

20' SETBACK

N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

OLD WIRE FENCE

RIGHT OF WAY MONUMENT

MATCH LINE – SEE HWY 30 ROAD IMPROVEMENTS PLAN

GEORGIA STATE ROUTE 30 – 100' R/W

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NATHAN B. CRANE

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

PAVING AND GRADING PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO. C4.3

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 17
3 UNITS
FFE: 23.9

TOWNHOME 16
3 UNITS
FFE: 23.1

TOWNHOME 15
3 UNITS
FFE: 23.1

TOWNHOME 14
3 UNITS
FFE: 23.1

TOWNHOME 13
3 UNITS
FFE: 23.0

TOWNHOME 12
3 UNITS
FFE: 23.0

TOWNHOME 11
3 UNITS
FFE: 23.0

TOWNHOME 10
3 UNITS
FFE: 23.0

TOWNHOME 9
3 UNITS
FFE: 22.8

TOWNHOME 8
3 UNITS
FFE: 23.0

TOWNHOME 7
3 UNITS

ROAD 5

ROAD 7

ROAD 8

ROAD 1

20' DRAINAGE EASEMENT

25' SETBACK

20' SETBACK

POND 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

POOL

AMENITY

DUMPSTER

WETLAND

WATER LINE MARKER

GAS LINE MARKER

ANGLE IRON

1/2" REBAR FOUND

3"x3" CMF

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

MATCH LINE - SEE SHEET NO. C4.1

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CRAWFORD

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

PAVING AND GRADING PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\28896.0001\ENGR\CIVIL\PAVING\CONSTRUCTION PLANS\28896.0001-PP-01.DWG - Sep 16, 2021 - 7:22 AM

BERRIEN ROAD – 30' R/W
(This Section Not Open)

LEGEND
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE
- GRAVEL

ROAD 5
ROAD 6
ROAD 7

TOWNHOME 30 – 3 UNITS – FFE: 23.8
TOWNHOME 29 – 6 UNITS – FFE: 23.8
TOWNHOME 28 – 3 UNITS – FFE: 23.8
TOWNHOME 27 – 3 UNITS – FFE: 23.9
TOWNHOME 26 – 3 UNITS – FFE: 23.1
TOWNHOME 25 – 6 UNITS – FFE: 23.0
TOWNHOME 24 – 3 UNITS – FFE: 23.4
TOWNHOME 23 – 3 UNITS – FFE: 23.9
TOWNHOME 22 – 3 UNITS – FFE: 23.0
TOWNHOME 21 – 3 UNITS – FFE: 23.1
TOWNHOME 20 – 3 UNITS – FFE: 23.1
TOWNHOME 19 – 3 UNITS – FFE: 23.2
TOWNHOME 18 – 3 UNITS – FFE: 23.9
TOWNHOME 17 – 3 UNITS – FFE: 23.9

20' DRAINAGE EASEMENT
25' SETBACK
30' UTILITY EASEMENT
30' Utility Easement SMB 28-S, Pg 21
245' SEFCO Easement SMB 28-S, Pg 9
CHAIN LINK FENCE
ASPHALT DRIVE
EARTH DRIVE
1/2" REBAR
N/F CITY OF PORT WENTWORTH PIN: 7-0976-02-028

MATCH LINE – SEE SHEET NO. C4.2

GRAPHIC SCALE
(IN FEET) — WATER LINE MARKER
1 inch = 30 ft.

GEORGIA — GEORGIA REGISTERED PROFESSIONAL ENGINEER — NATHAN B. WILSON

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CLARET COMMUNITIES, LLC
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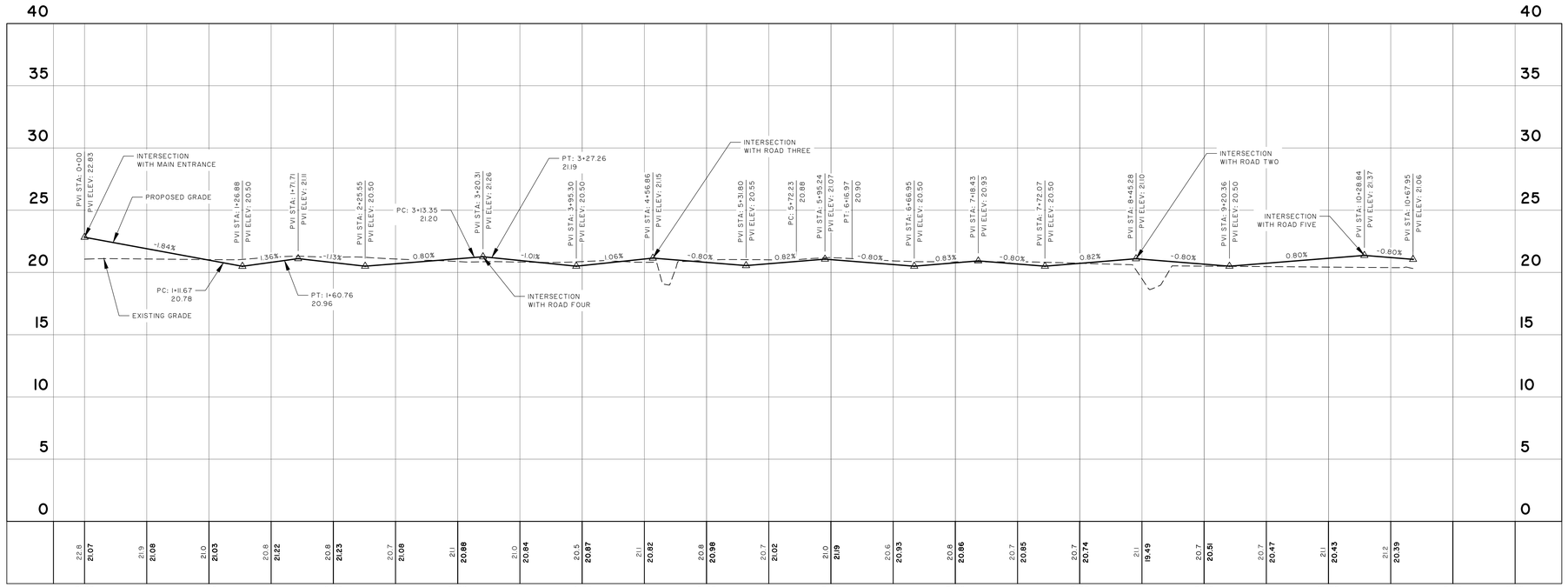
NOBLE VINES

PAVING AND GRADING PLAN

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

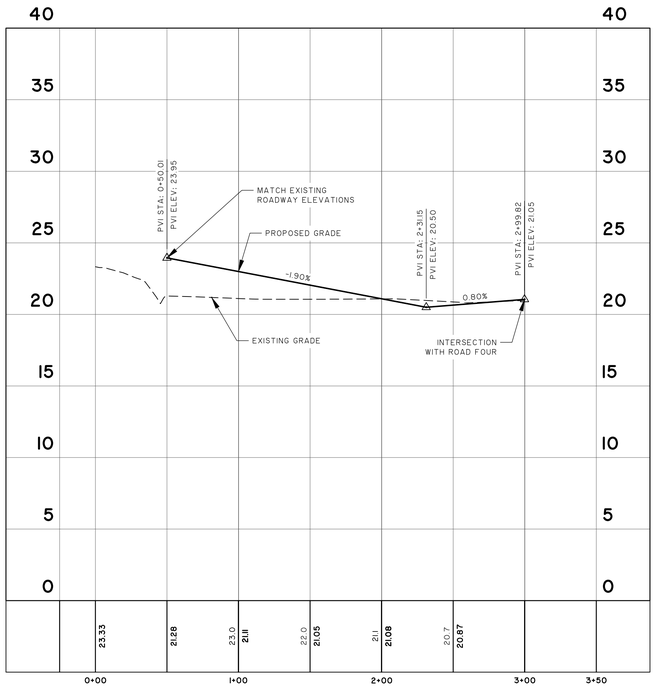
C4.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



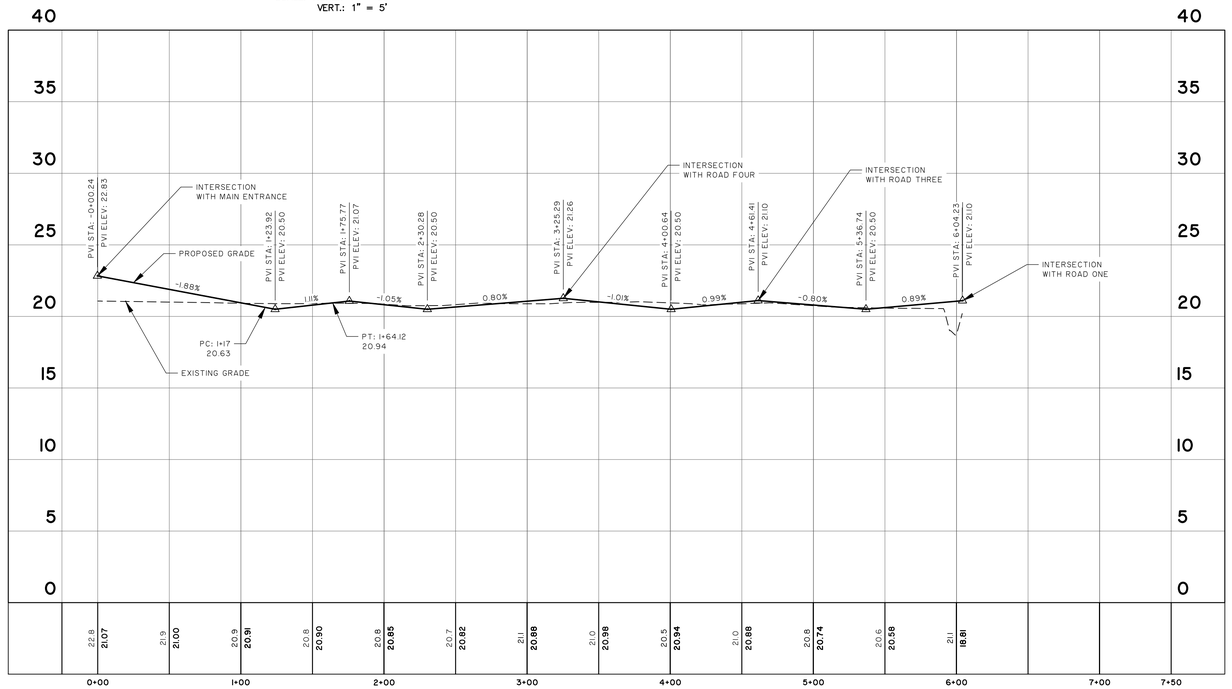
ROAD 1

STATIONS: -0+25 - 11+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



MAIN ENTRANCE

STATIONS: -0+25 - 3+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 2

STATIONS: -0+25 - 7+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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PORT WENTWORTH, GEORGIA

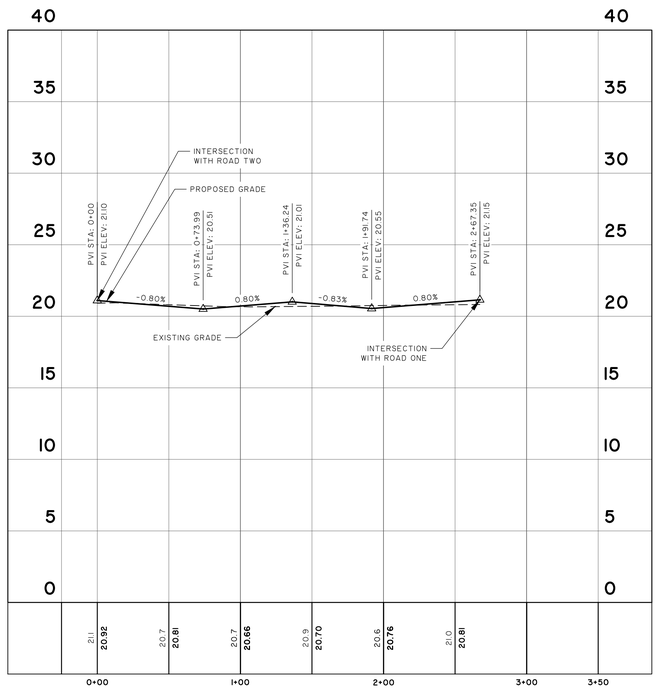
NOBLE VINES

ROAD PROFILES

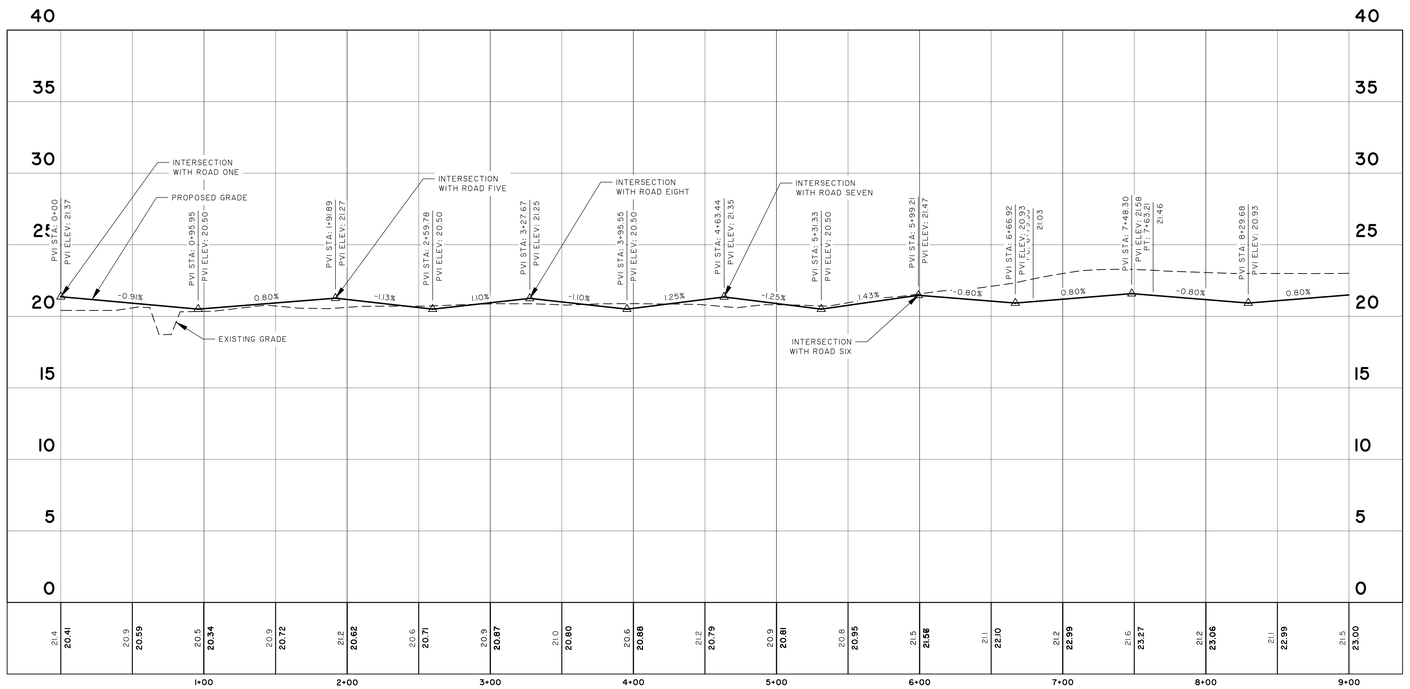
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C5.1

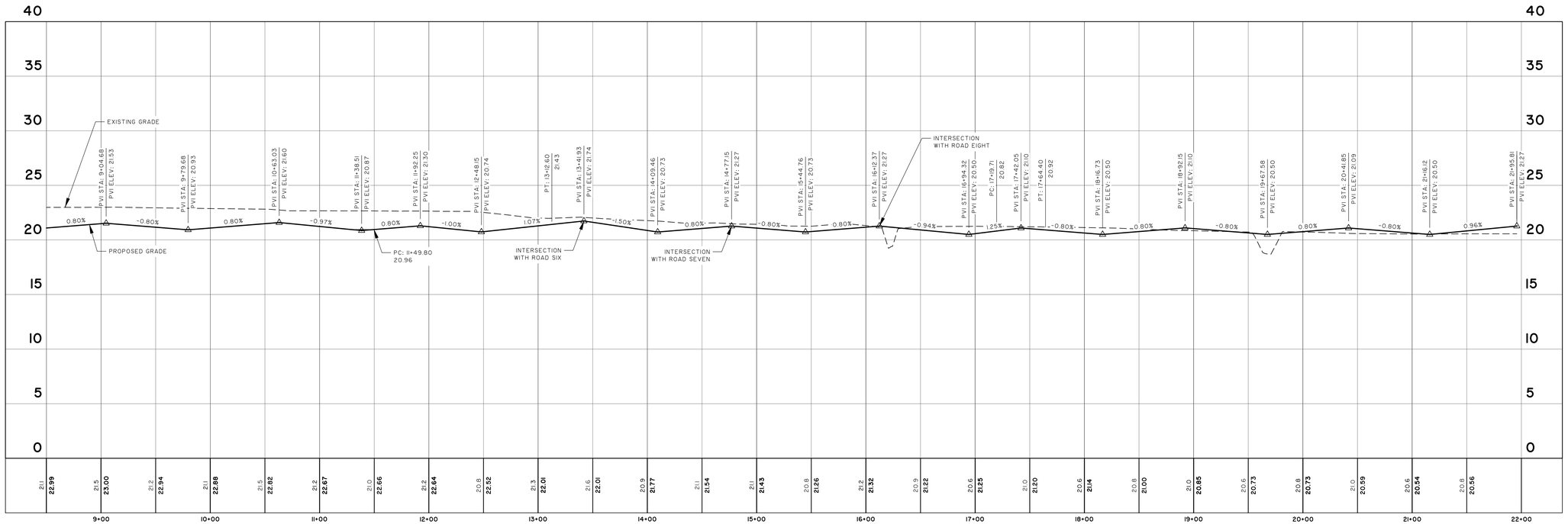
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



ROAD 3
STATIONS: −0+25 – 3+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 5
STATIONS: 0+00 – 9+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 5
STATIONS: 8+50 – 22+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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PORT WENTWORTH, GEORGIA

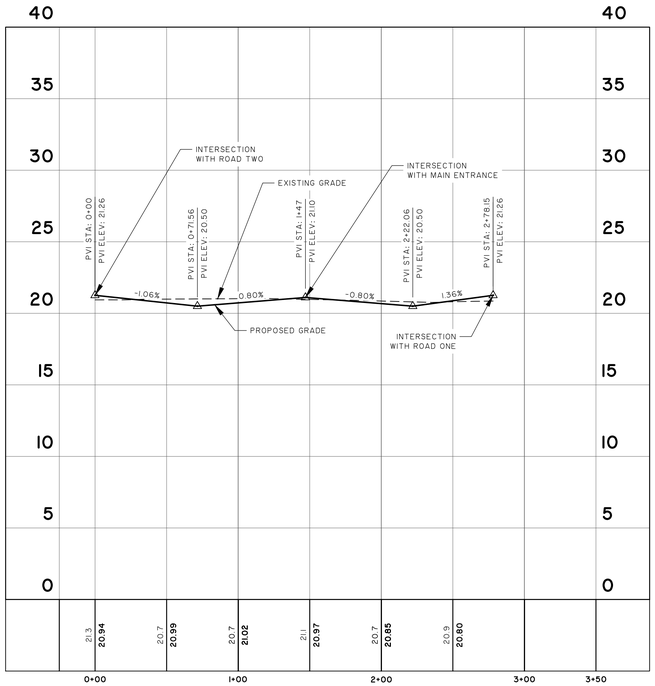
NOBLE VINES

ROAD PROFILES

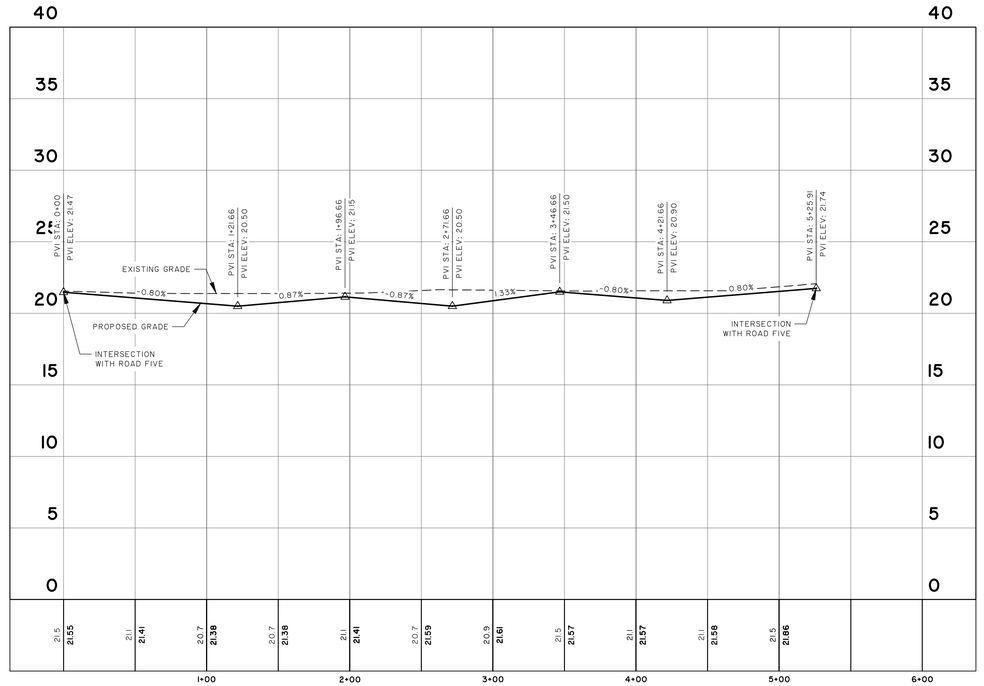
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C5.2

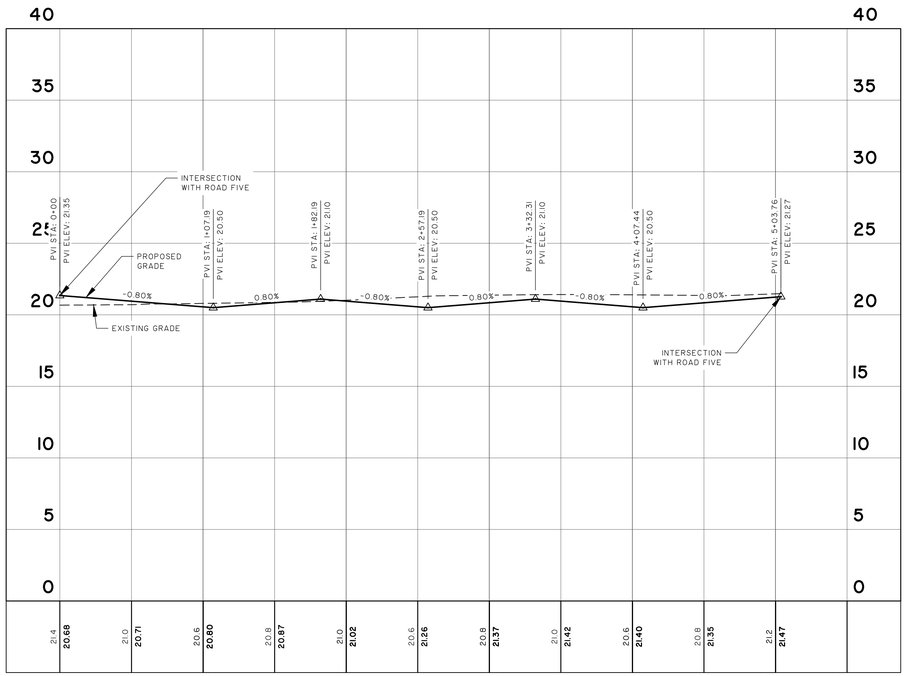
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



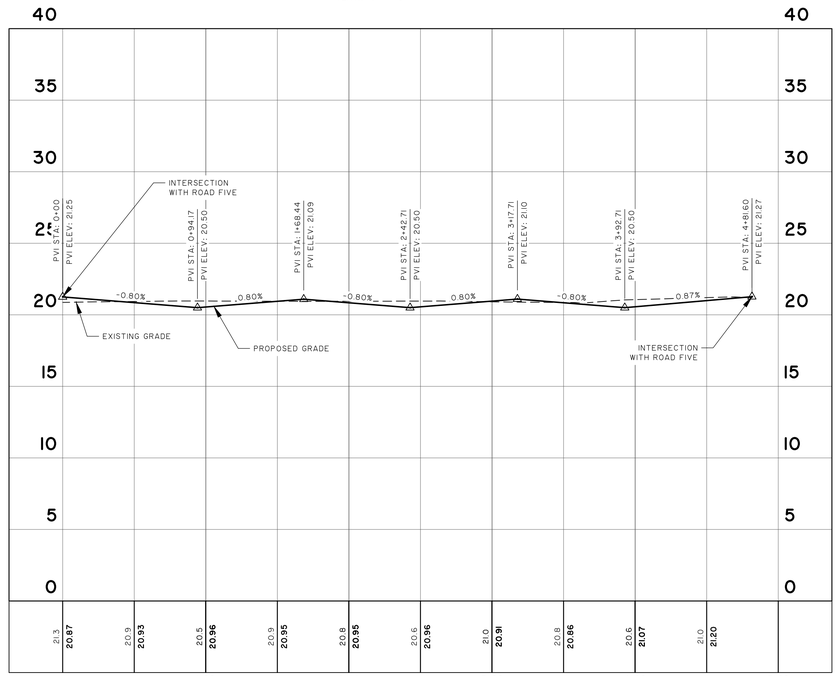
ROAD 4
STATIONS: −0+25 – 3+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 6
STATIONS: 0+00 – 6+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 7
STATIONS: 0+00 – 5+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



ROAD 8
STATIONS: 0+00 – 5+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

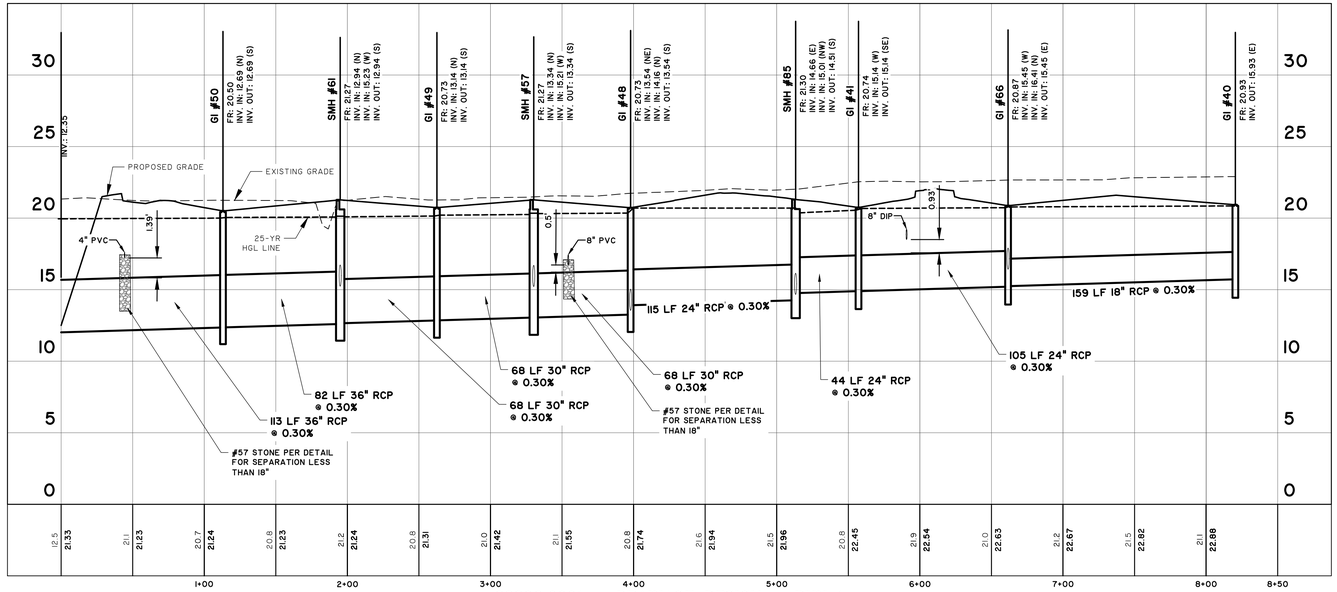
NOBLE VINES

ROAD PROFILES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

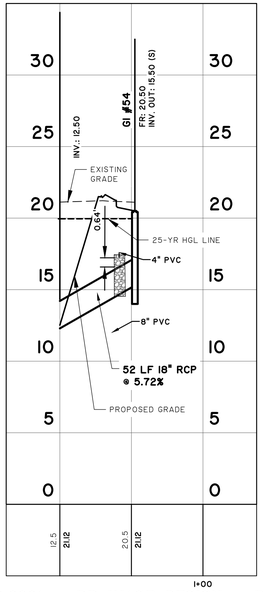
C5.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



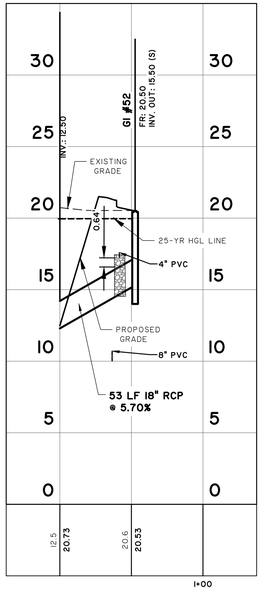
28896.0001 – DRAINAGE DESIGN – RUN 1

STATIONS: 0+00 – 8+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



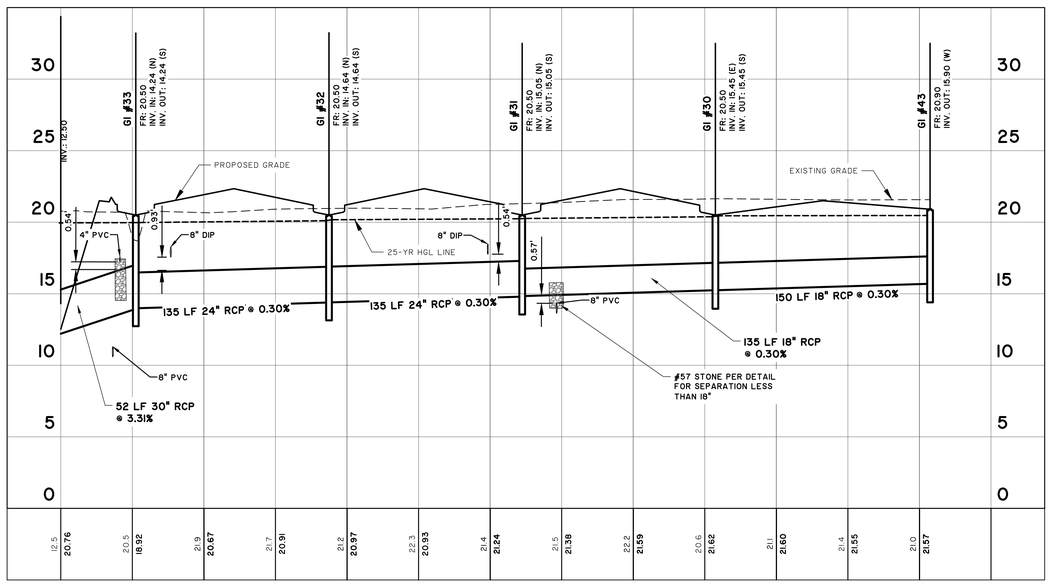
28896.0001 – DRAINAGE DESIGN – RUN 4

STATIONS: 0+00 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



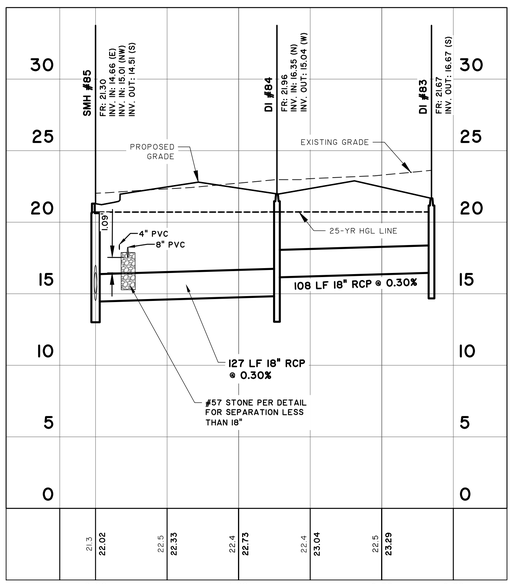
28896.0001 – DRAINAGE DESIGN – RUN 5

STATIONS: 0+00 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



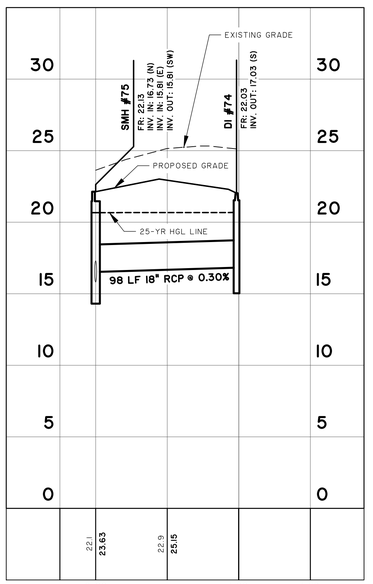
28896.0001 – DRAINAGE DESIGN – RUN 2

STATIONS: 0+00 – 6+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 6

STATIONS: −0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 8

STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

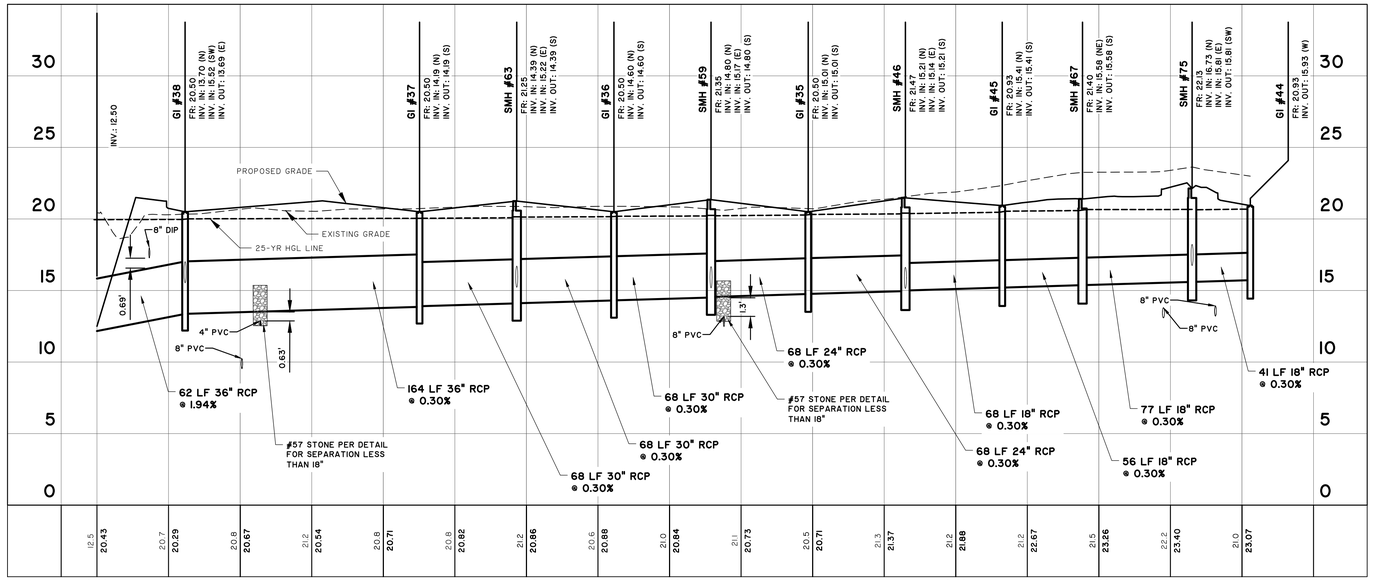
NOBLE VINES

DRAINAGE PROFILES

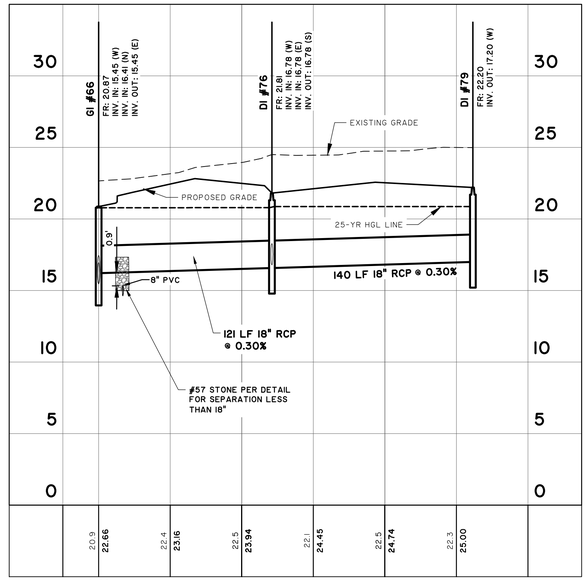
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C6.1

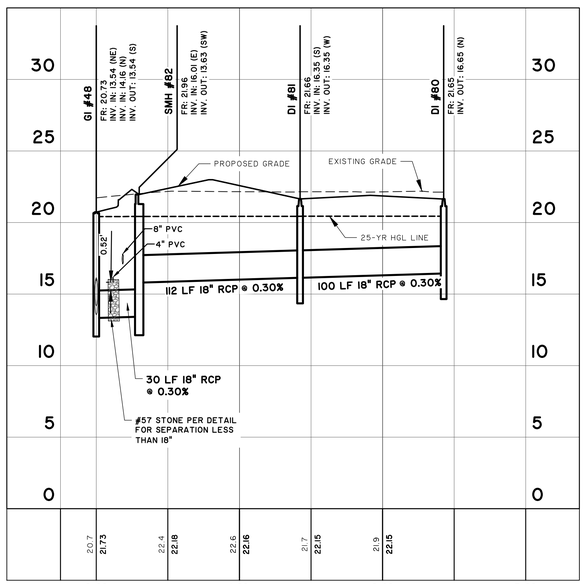
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



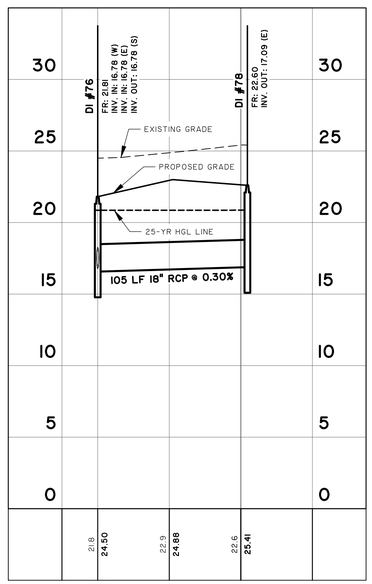
28896.0001 – DRAINAGE DESIGN – RUN 3
STATIONS: −0+25 – 8+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



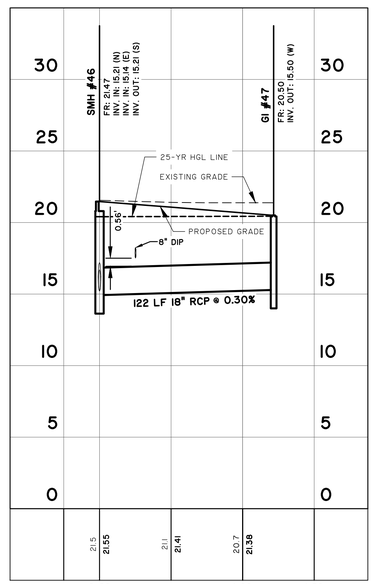
28896.0001 – DRAINAGE DESIGN – RUN 9
STATIONS: −0+25 – 3+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



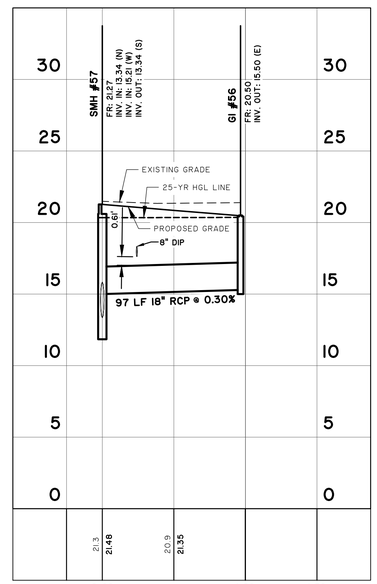
28896.0001 – DRAINAGE DESIGN – RUN 7
STATIONS: −0+25 – 3+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 10
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 11
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 12
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN B. DIXON

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

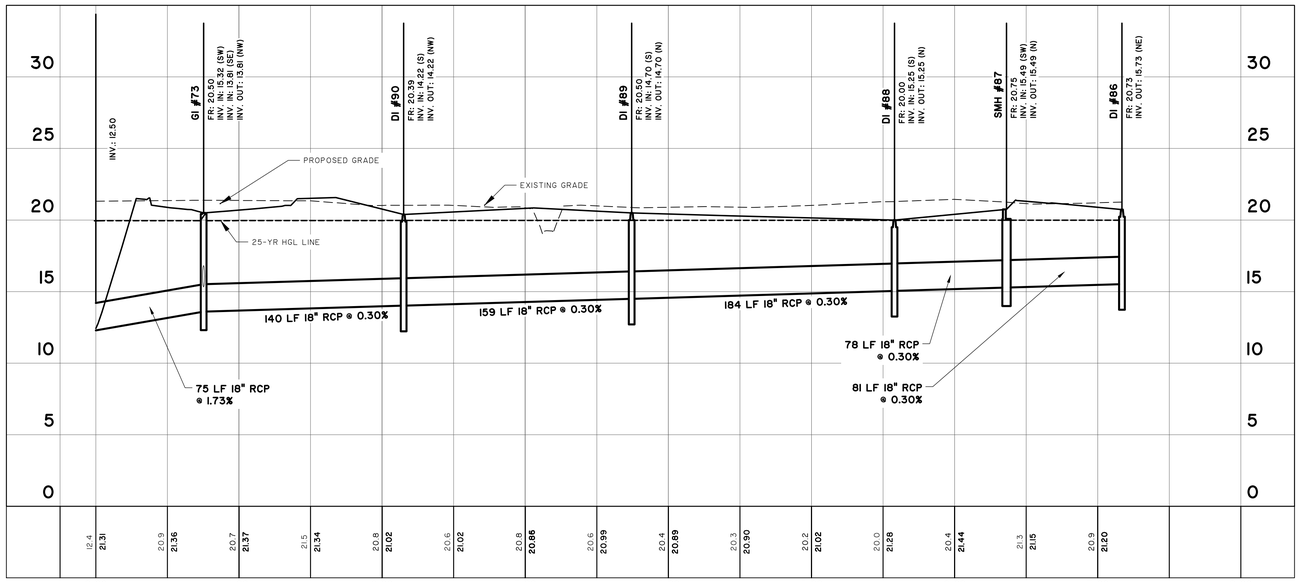
NOBLE VINES

DRAINAGE PROFILES

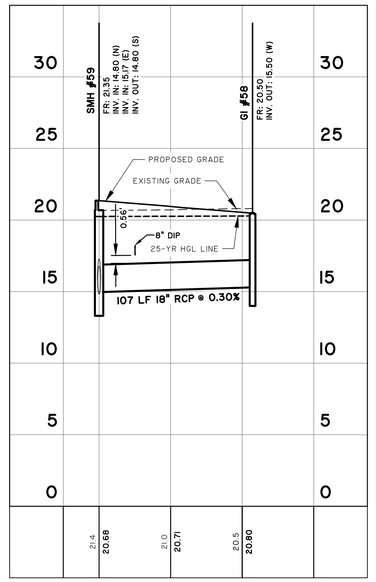
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C6.2

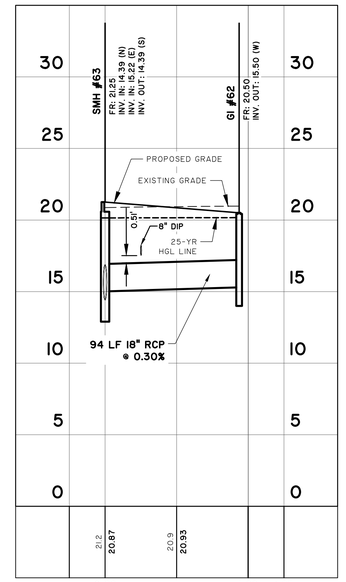
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



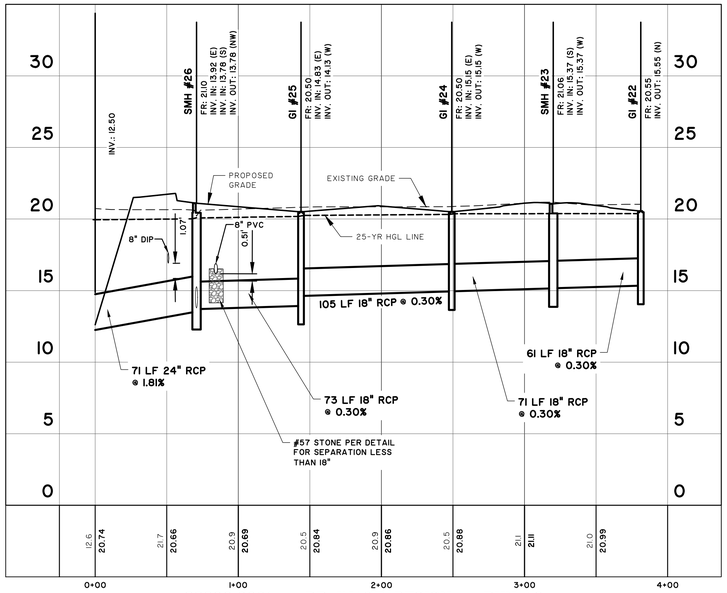
28896.0001 – DRAINAGE DESIGN – RUN 15
STATIONS: −0+25 – 8+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



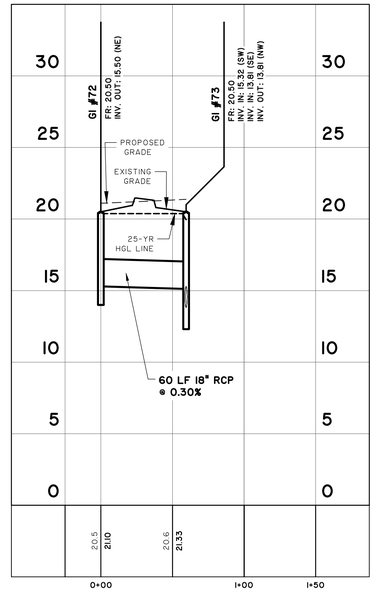
28896.0001 – DRAINAGE DESIGN – RUN 13
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



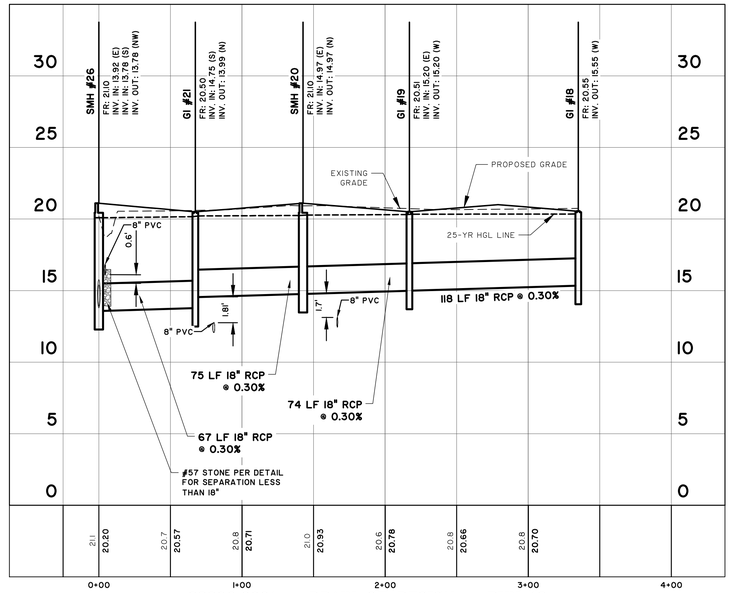
28896.0001 – DRAINAGE DESIGN – RUN 14
STATIONS: −0+25 – 1+25
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 16
STATIONS: −0+25 – 4+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 17
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 18
STATIONS: −0+25 – 4+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN B. WEEKS 030

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

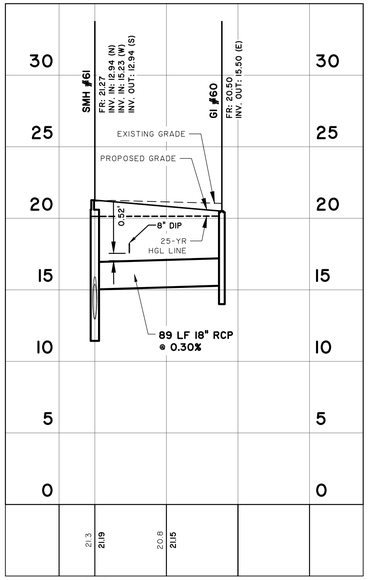
NOBLE VINES

DRAINAGE PROFILE

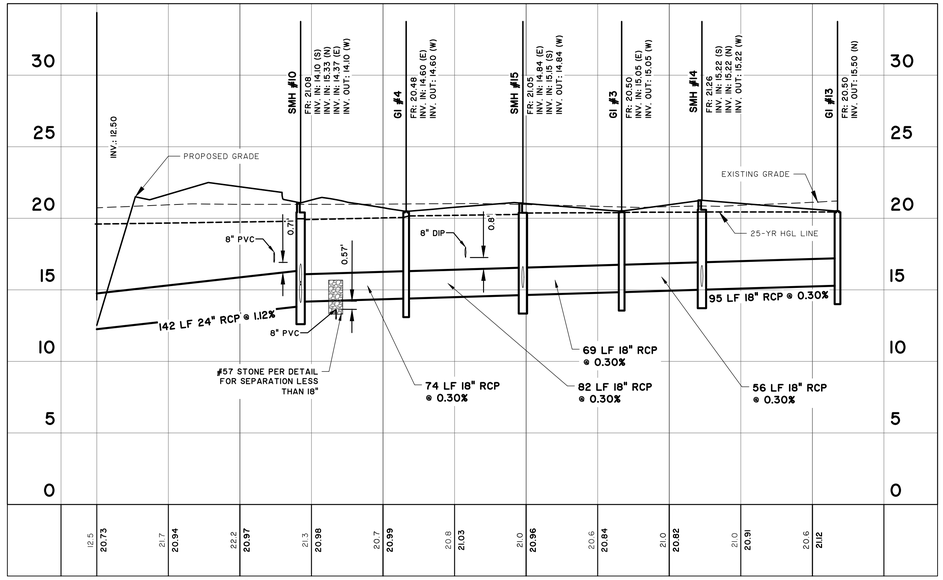
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C6.3

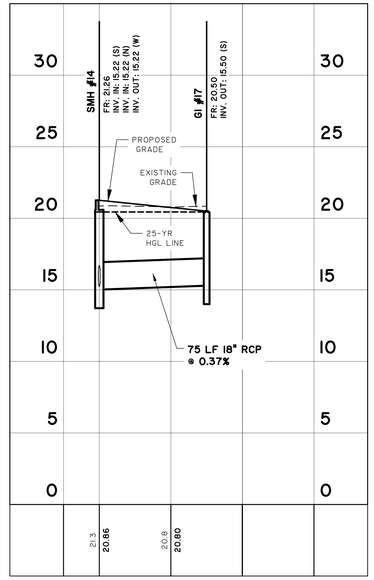
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



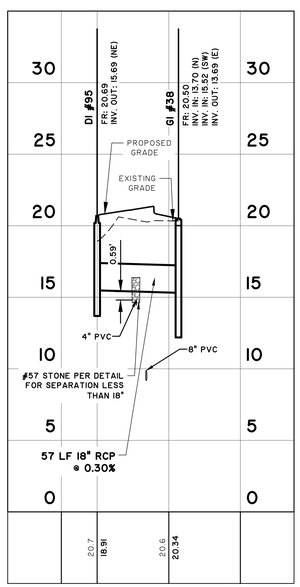
28896.0001 – DRAINAGE DESIGN – RUN 25
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



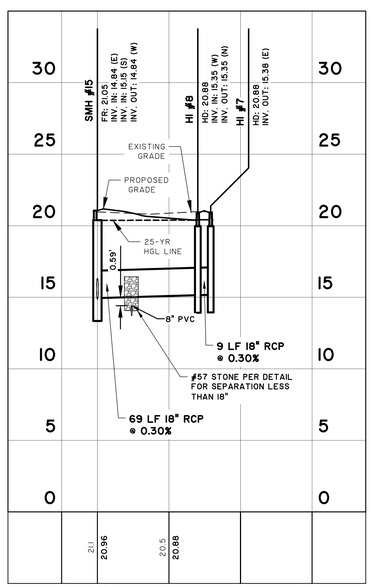
28896.0001 – DRAINAGE DESIGN – RUN 19
STATIONS: −0+25 – 5+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



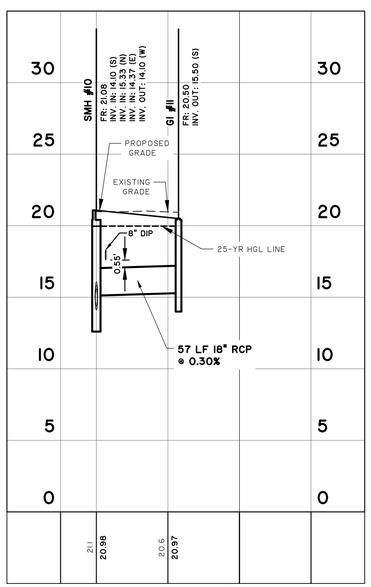
28896.0001 – DRAINAGE DESIGN – RUN 20
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



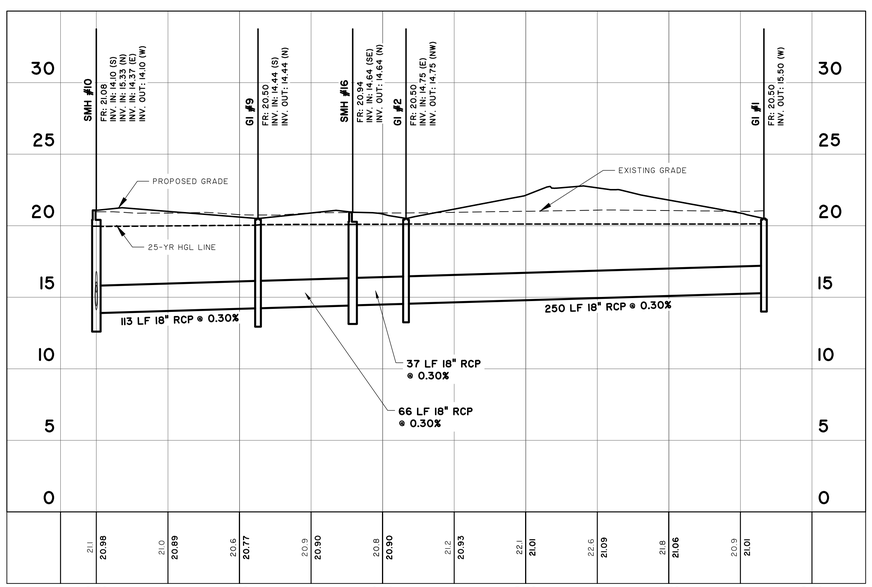
28896.0001 – DRAINAGE DESIGN – RUN 26
STATIONS: −0+25 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 21
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 22
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28896.0001 – DRAINAGE DESIGN – RUN 24
STATIONS: −0+25 – 5+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
JONATHAN B. DAVIS
No. 035

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

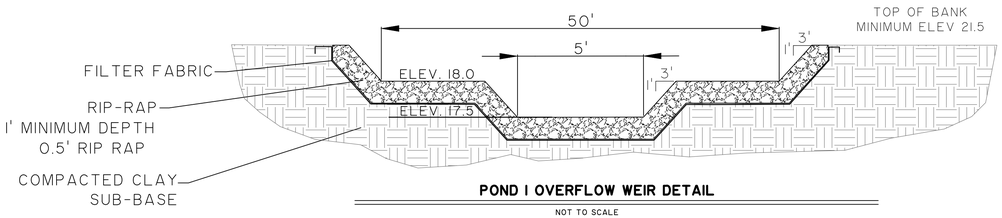
NOBLE VINES

DRAINAGE PROFILES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

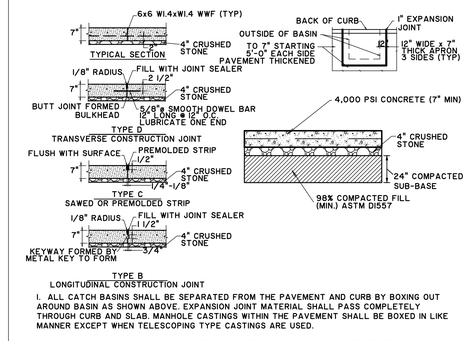
C6.4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



POND 1 OVERFLOW WEIR DETAIL

NOT TO SCALE



1. ALL CATCH BASINS SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AROUND BASIN AS SHOWN ABOVE. EXPANSION JOINT MATERIAL SHALL PASS COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT SHALL BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING TYPE CASTINGS ARE USED.

2. WHEN A JOINT FALLS WITHIN 5' OF OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL ON ROUND STRUCTURES AND AT OR BETWEEN CORNERS OF RECTANGULAR STRUCTURES.

3. ALL TRANSVERSE JOINTS MUST EXTEND THROUGH CURBS AND MUST BE CONTINUOUS ACROSS PAVEMENT, EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS. EXPANSION JOINTS WILL NOT BE REQUIRED EXCEPT AT STRUCTURES OR AS SHOWN ON THE PLANS.

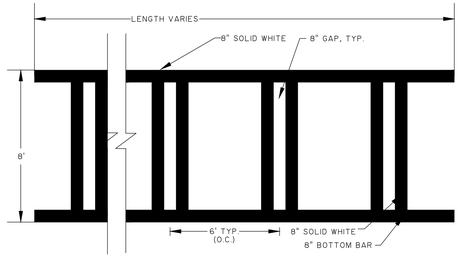
4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT SO AS TO HAVE UNIFORM DENSITY AT MOISTURE CONTENTS OF NOT LESS THAN STANDARD OPTIMUM (AASHTO T98). ALL SEWER TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS IN LAYERS OF NOT OVER 8" LOOSE MATERIAL. IN ORDER TO PREVENT DIFFERENTIAL HEAVE, THE BACKFILL MATERIAL SHALL BE THE SAME MATERIAL AS THE SUBGRADE ADJACENT TO THE TRENCH.

5. THE MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 6.0 SACKS (94 lb. PER SACK) PER CU. YD. OF CONCRETE. THE MAXIMUM SIZE AGGREGATE SHALL NOT EXCEED 1/4 OF THE SLAB THICKNESS. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH THE FOLLOWING TABLE:

MAX. SIZE OF COARSE AGGREGATE, INCHES	AIR CONTENT, PER CENT BY VOLUME
1-1/2 , 1	6 ± 1
3/8 , 1/2	7-1/2 ± 1

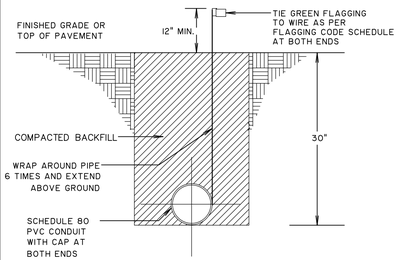
CONCRETE PAVEMENT DETAILS

NOT TO SCALE



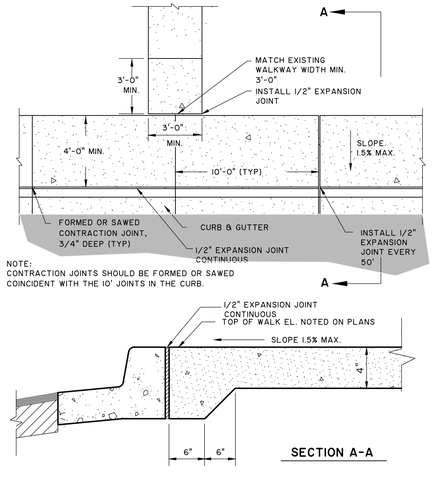
CROSSWALK DETAIL

NOT TO SCALE



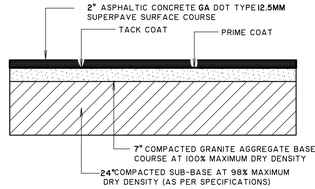
CONDUIT DETAIL

NOT TO SCALE



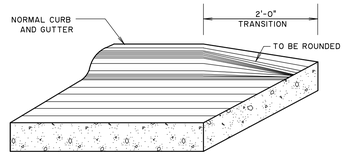
SIDEWALK AND WALKWAY DETAIL WITH 18" CURB & GUTTER

NOT TO SCALE



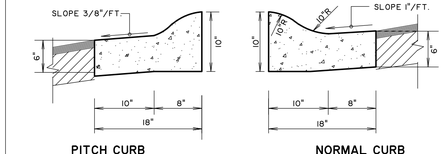
REGULAR DUTY PAVEMENT SECTION

NOT TO SCALE



FEATHERING OF CURB AND GUTTER DETAIL

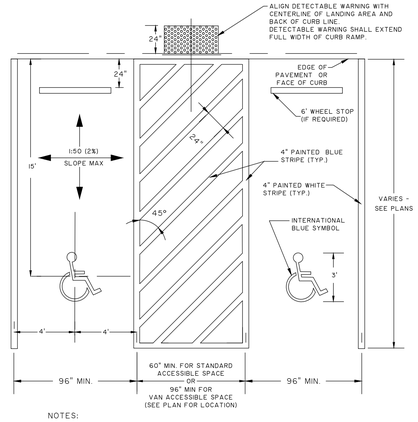
NOT TO SCALE



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.

18" ROLL-OVER CURB & GUTTER

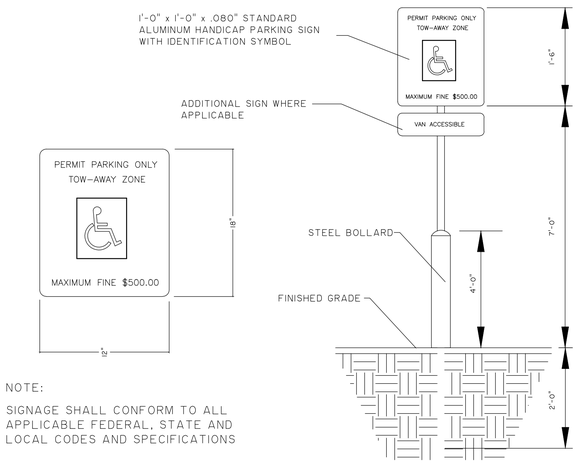
NOT TO SCALE



NOTES:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE

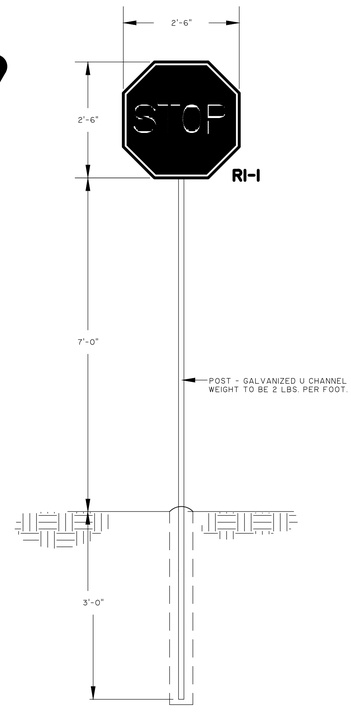


NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

RI-2
(30)30



ROAD SIGN DETAIL

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN B. NEWTON

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

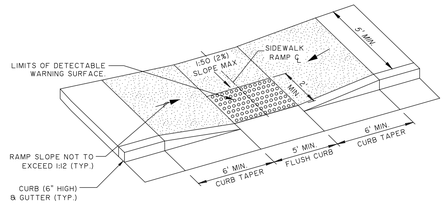
NOBLE VINES

PAVING, GRADING, AND DRAINAGE DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C7.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

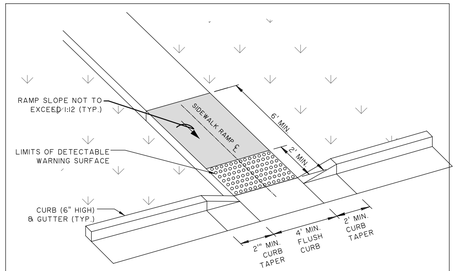


ISOMETRIC VIEW OF RAMP

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.

CURB RAMP "TYPE B"

NOT TO SCALE

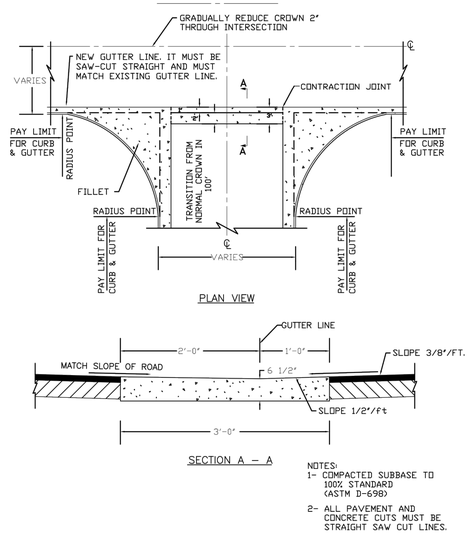


ISOMETRIC VIEW OF RAMP

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 A" W/ PERPENDICULAR SIDEWALK

NOT TO SCALE



CONCRETE SWALE WITH FILLETS

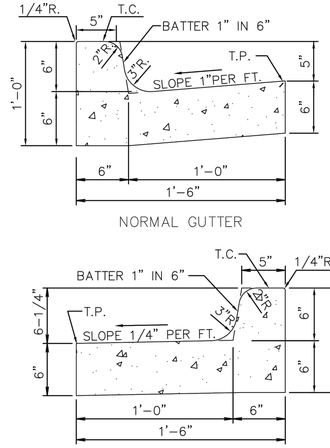
City of Port Wentworth

TECHNICAL DETAILS

P–7

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NORMAL GUTTER

PITCHED GUTTER

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

18" CURB & GUTTER

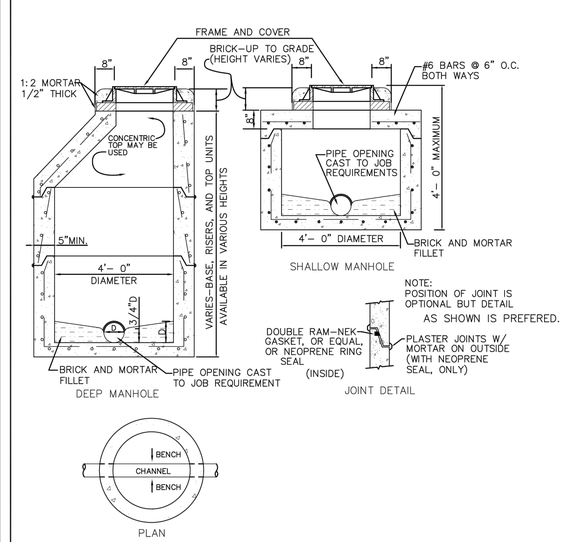
City of Port Wentworth

TECHNICAL DETAILS

P–3

PREPARED BY SAUSSY ENGINEERING, LLC.

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



PRECAST STORM MANHOLE

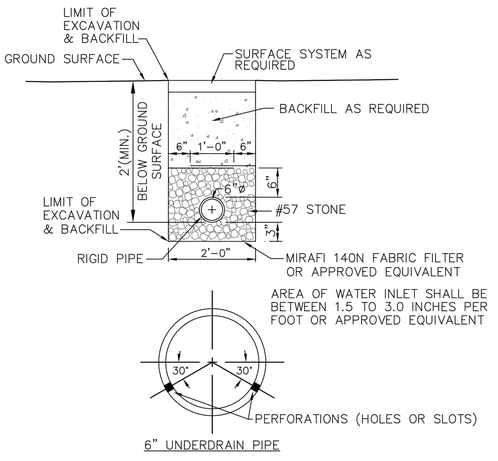
City of Port Wentworth

TECHNICAL DETAILS

SD–12

PREPARED BY SAUSSY ENGINEERING, LLC.

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



6" UNDERDRAIN PIPE

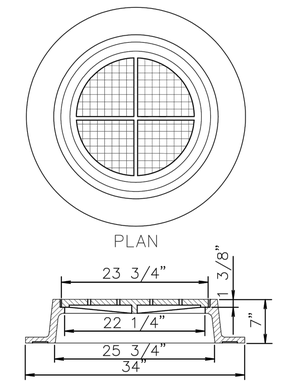
City of Port Wentworth

TECHNICAL DETAILS

SD–10

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

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

STORM MANHOLE RING & COVER

City of Port Wentworth

TECHNICAL DETAILS

SD–14

PREPARED BY SAUSSY ENGINEERING, LLC.

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

GEORGIA — REGISTERED PROFESSIONAL ENGINEER — NATHAN B. CRONIC

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

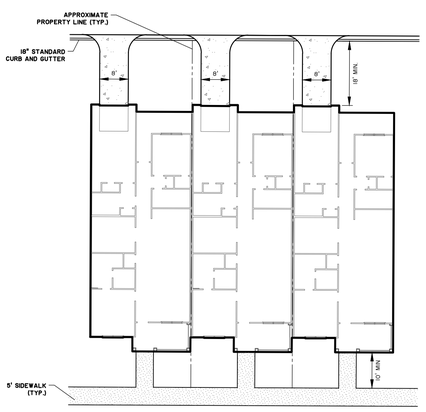
NOBLE VINES

PAVING, GRADING, AND DRAINAGE DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	

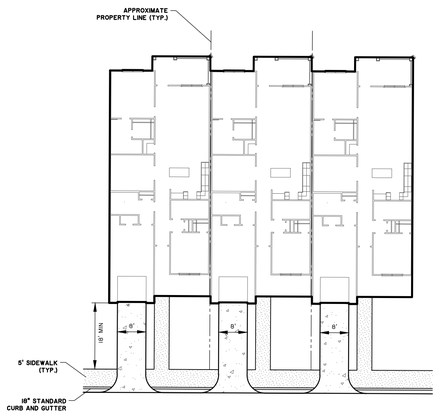
C7.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



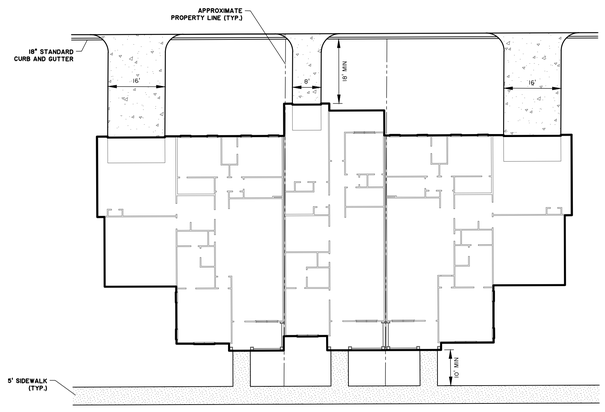
TYPICAL DRIVEWAY DETAIL - 3PLEX REAR LOADED

NOT TO SCALE



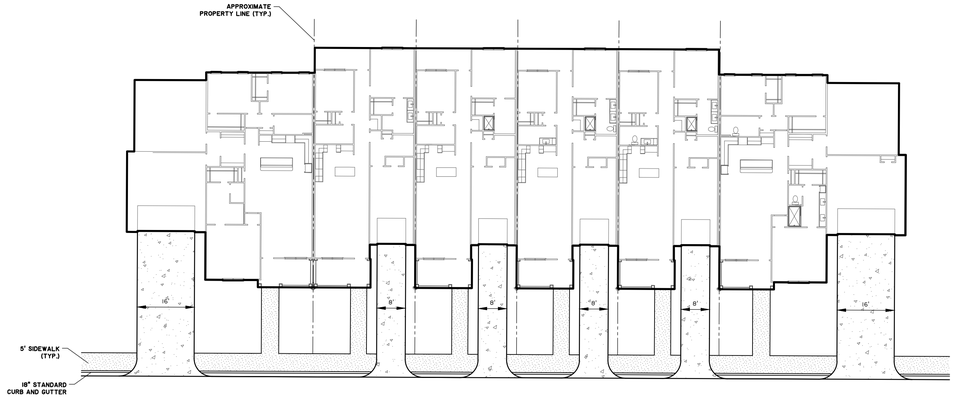
TYPICAL DRIVEWAY DETAIL - 3PLEX FRONT LOADED

NOT TO SCALE



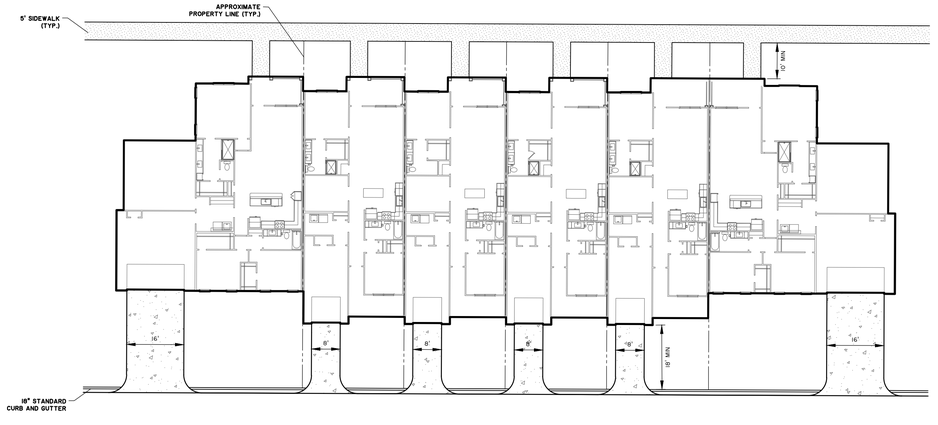
TYPICAL DRIVEWAY DETAIL - 3PLEX REAR LOADED

NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 6PLEX FRONT LOADED

NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 6PLEX REAR LOADED

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. DUNN

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

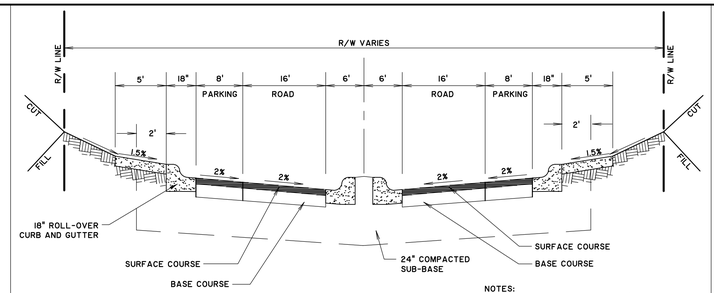
NOBLE VINES

PAVING, GRADING, AND DRAINAGE DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C7.3

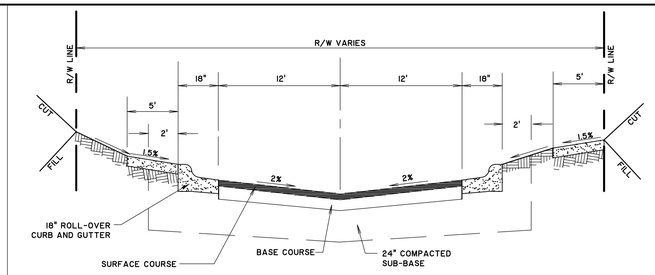
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)



ENTRANCE WITH PARKING

NOT TO SCALE

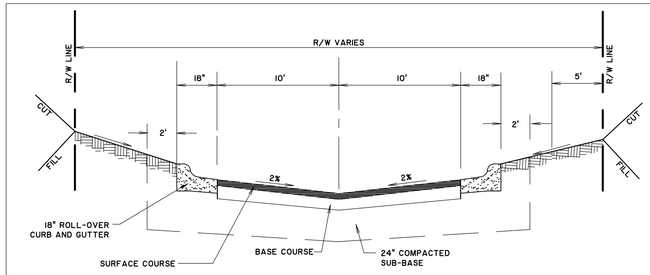
NOTES:
1. SEED & MULCH DISTURBED SLOPES FROM 6:1 TO 3:1.
2. SOD & STAKE DISTURBED SLOPES FROM 3:1 TO 2:1.
3. REFER TO PLANS FOR LOCATION OF SIDEWALK, AS MAY BE APPLICABLE.
4. REFER TO PAVEMENT SECTION DETAILS.



24' INVERTED CROWN

NOT TO SCALE

NOTES:
1. SEED & MULCH DISTURBED SLOPES FROM 6:1 TO 3:1.
2. SOD & STAKE DISTURBED SLOPES FROM 3:1 TO 2:1.
3. REFER TO PLANS FOR LOCATION OF SIDEWALK, AS MAY BE APPLICABLE.
4. REFER TO PAVEMENT SECTION DETAILS.

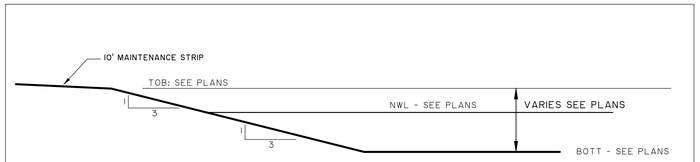


STANDARD CURB

20' INVERTED CROWN

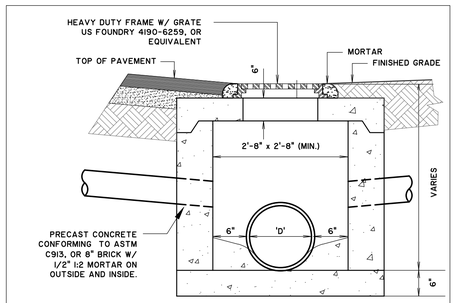
NOT TO SCALE

NOTES:
1. SEED & MULCH DISTURBED SLOPES FROM 6:1 TO 3:1.
2. SOD & STAKE DISTURBED SLOPES FROM 3:1 TO 2:1.
3. REFER TO PLANS FOR LOCATION OF SIDEWALK, AS MAY BE APPLICABLE.
4. REFER TO PAVEMENT SECTION DETAILS.

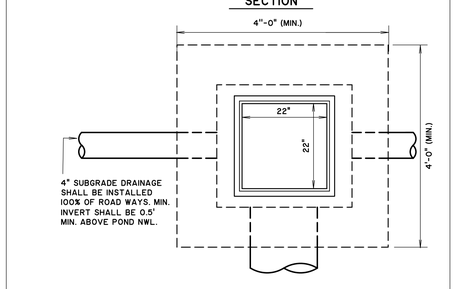


POND BANK DETAIL

NOT TO SCALE



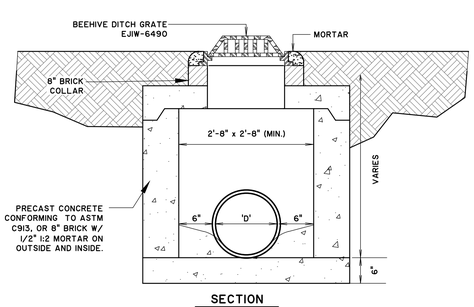
SECTION



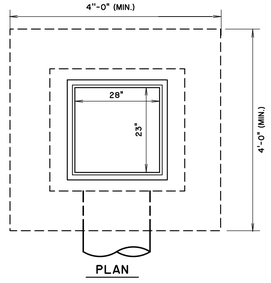
PLAN

STANDARD INLET - GRATE TYPE

NOT TO SCALE



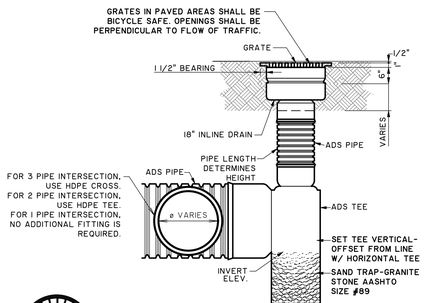
SECTION



PLAN

DITCH INLET

NOT TO SCALE



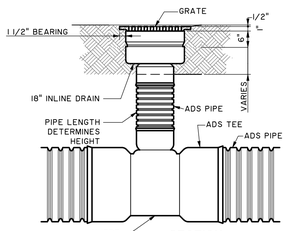
SECTION

YARD INLET END OF LINE SCENARIO

NOT TO SCALE

YARD INLET COVER

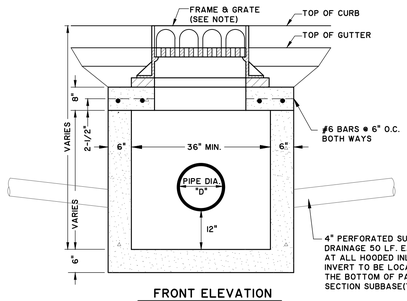
NOTE:
USE SOLID LID FOR SPECIAL MANHOLE



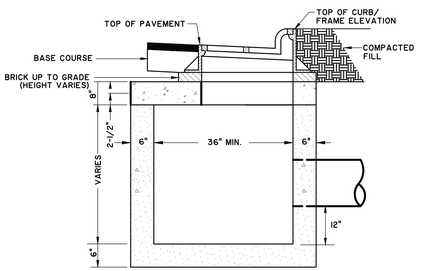
SECTION

YARD INLET

NOT TO SCALE



FRONT ELEVATION



SIDE ELEVATION

NOTE:
1. FOR 18" CURB AND GUTTER, USE EAST JORDAN IRON WORKS 7205 FRAME AND GRATE OR EQUIVALENT.
2. STEPS TO BE INSTALLED IF DEPTH IS GREATER THAN 4 FEET.

HOODED INLET

NOT TO SCALE

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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

PAVING, GRADING, AND DRAINAGE DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C7.4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - COMMON DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NOBLE VINES - PHASE I
CITY/COUNTY: CITY OF PORT WENTWORTH / CHATHAM COUNTY

ADDRESS: BERRIEN RD, PORT WENTWORTH, GA 31407
DATE ON PLANS: 09/16/2021
REVISED DATE:
NAME/EMAIL OF PERSON FILLING OUT CHECKLIST: NATHAN LONG / LONG.N@TANDH.COM

ATTACHED | YES — 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED.) (PERMIT IV.D.1 PG 31)

PLEASE FIND THE CURRENT COMMON DEVELOPMENT EROSION, SEDIMENTATION AND POLLUTION CONTROL CHECKLIST ATTACHED WITH THIS PLAN.

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

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. NATHAN B. LONG, P.E.

ECI | YES (EC2.1-4.2) — 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 I OF THIS CHECK LIST. (A COPY OF THE THE WRITTEN APPROVAL BY EPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. (PERMIT IV.D.3 PG 30)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES.

ECI | YES — 4. THE NAME AND PHONE NUMBER OF 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS. (PERMIT II.B.1.c PG 12, II.B.2.e PG14, II.B.3.B PG 15)

NATHAN B. LONG
(912) 721 - 4181

ECI | YES — 5. PROVIDE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE. (PERMIT II.B.1 b PG 12, II.B.2.e PG14, II.B.3.B PG 15))

CLARET COMMUNITIES, LLC
5553 PEACHTREE ROAD, SUITE 170
CHAMBLEE, GA 30341
MR. LEE TERRY
(404) 795-8301; LTERRY@CLARETCOMMUNITIES.COM

ECI | YES — 6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2 c PG 30)

TOTAL PARCEL ACREAGE IS APPROXIMATELY 33.0 ACRES.
TOTAL DISTURBED ACREAGE FOR THE PROJECT IS 21.3 ACRES.

ECI | YES — 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES. (PERMIT II.B.1 a PG 12, II.B.3.a PG 15)

CONSTRUCTION EXIT IS LOCATED AT:
LAT: N32.19699 ; LONG: W81.20405

ALL | YES — 8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.

PLEASE FIND THE INITIAL DATE OF THE PLAN AND ALL REVISIONS ON THE COVER SHEET AS WELL AS EACH SHEET OF THE PLAN.

ECI | YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2 a PG 29)

THE SITE IS WAS PREVIOUSLY VACANT. CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE, GRADING, UTILITY INSTALLATION, PAVING AND CONSTRUCTION OF A TOWNHOME COMMUNITY WITH AN AMENITY AREA.

COVER | YES — 10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY. (PERMIT IV.D.2 e PG 30)

VICINITY MAP SHOWN ON THE COVER SHEET OF THE PLANS

ECI,EC1.3 | YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 30)

THE PROJECT DISCHARGES TO EXISTING CULVERT PIPES UNDER HIGHWAY 30. THE EVENTUAL RECEIVING WATER IS THE SAVANNAH RIVER.

ECI | 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 23 OF THE PERMIT.

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

NATHAN B. LONG, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #00000024602
EXPIRATION DATE: 11/29/21

ECI | YES — 13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 22 OF THE PERMIT.

I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

NATHAN B. LONG, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #00000024602
EXPIRATION DATE: 11/29/21

ECI | YES — 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION. (PERMIT IV.A.5 PAGE 27)

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

ECI | 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." (PERMIT IV.(i)-(iv) PG 23-26).

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.

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

NO BUFFER ENCROACHMENTS. NO VARIANCE REQUIRED.

ECI | YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PERMIT IV.C PG 29).

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

ECI | YES — 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (PERMIT IV.D.3.c PG 33).

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

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

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

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

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

ECI | YES — 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING." (PERMIT IV.D.3.a).

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

ECI | YES — 22. INDICATE THAT THE APPLICABLE PORTION OF THE PRIMARY PERMITTEES ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. LIST THE NAMES AND ADDRESSES OF ALL SECONDARY PERMITTEES. (PERMIT IV.D.2.g PG 30)

NO SECONDARY PERMITTEES ARE PART OF THIS PROJECT. SHOULD THAT CHANGE, THE PRIMARY PERMITTEES ES&PC PLAN WILL BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

ECI | YES — 23. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX I LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (SECTION III.C.2.A - V)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

PLAN | YES — 24. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 23 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.) PG 19)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

ECI | YES — 25. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT IV.D.3.c(6) PG 34).

THERE SHALL BE A CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REARS OF THE VEHICLES.

ECI | YES — 26. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 34).

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

SPILL CLEANUP AND CONTROL PRACTICES

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

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

ECI | YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ONSITE. (PERMIT IV.D.3.b. PG 32)

CONTRACTOR TO PROVIDE COVER FOR BUILDING MATERIALS, PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZER, PESTICIDES, ETC. AND STORED IN A LOCATION WITH MINIMAL EXPOSURE TO STORM WATER AND SHEET COVERAGE FOR PRECIPITATION.

ECI | YES — 28. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE OUTFALL POND'S CONTROL STRUCTURE DISCHARGE IS RIP-RAP. THE PONDS THEMSELVES ALSO SERVE AS A PERMANENT MEASURE TO REDUCE POLLUTANTS IN STORMWATER. THE OUTFALL POND INCLUDES WIDE DISCHARGE POINTS OR WEIRS (EARTHEN WEIRS). PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECI | YES — 29. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. (PERMIT IV PG 26)

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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

CONCRETE TRUCK WASHING- NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

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

GEORGIA — NATHAN B. LONG — REGISTERED PROFESSIONAL ENGINEER — 0000024602

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA
NOBLE VINES
ES & PC NOTES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - COMMON DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: NOBLE VINES - PHASE I
CITY/COUNTY: CITY OF PORT WENTWORTH/CHATHAM COUNTY

ADDRESS: BERRIEN ROAD, PORT WENTWORTH, GA 31407
DATE ON PLANS: 09/16/2021
REVISED DATE:
NAME/EMAIL OF PERSON FILLING OUT CHECKLIST: NATHAN B. LONG/ LONG.N@TANDH.COM

EC1.2 | YES 30. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 30)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
I. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - ADD PERIMETER BMP, STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

	MONTH					
ACTIVITY	I	3	5	7	9	II
PERIMETER BMPS	■					
SITE CLEARING	■	■				
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE GRADING		■	■			
TEMPORARY GRASSING		■	■	■		
UTILITY INSTALLATION		■	■	■		
ROAD CONSTRUCTION			■	■	■	
SITE PAVING						
BUILDING CONSTRUCTION			■			■
PERMANENT GRASSING						■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

EC1.2 | YES 31. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE, (PERMIT IV.D.4.a PG 34-40).

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

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

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

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

5. BASED ON THE RESULTS OF EACH INSPECTION, THE SECONDARY PERMITTEE MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24-HOURS OF ANY SUSPECTED BMP DESIGN DEFICIENCIES. THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48-HOURS OF SUCH NOTICE, AND IF THESE DEFICIENCIES ARE FOUND TO EXIST MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.C. OF THIS PERMIT TO ADDRESS THOSE DEFICIENT BMPS WITHIN SEVEN (7) DAYS OF BEING NOTIFIED BY THE SECONDARY PERMITTEE. WHEN THE PLAN IS AMENDED, THE PRIMARY PERMITTEE MUST NOTIFY AND PROVIDE A COPY OF THE AMENDMENT TO ALL AFFECTED SECONDARY PERMITTEE(S) WITHIN THIS SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEES MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE(S) WITHIN 48-HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.

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.c.(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 AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:
MR. NATHAN B. LONG, P.E.
THOMAS AND HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

EC1.2 | YES 32. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. (PART IV.D.6.d PG 43-44 & PART IV.E PG 44-45)

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (I) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THIS SECTION IS NOT APPLICABLE TO SECONDARY PERMITTEES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(I) 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 I:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2) THE ANALYTICAL METHOD USED TO COLLECT AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

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

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE 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-OOI" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

I. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES

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

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

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

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

c. SAMPLING POINTS: THERE WILL BE I STORM WATER SAMPLING LOCATION. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR IOOOO3, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

I. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (I) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

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

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

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

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

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

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

d. SAMPLING FREQUENCY

I. THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (I) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (I2) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

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

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

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

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

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

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

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

REPORTING

I. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC NOTES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

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

2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;

b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

c. THE DATE(S) ANALYSES WERE PERFORMED;

d. THE TIME(S) ANALYSES WERE INITIATED;

e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;

f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;

g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;

h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND

i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEES 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.

ECI.3 | YES 33. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 45 OF THE PERMIT.

RETENTION OF RECORDS

I. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

- COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
- A COPY OF THE ESⅈPC PLAN REQUIRED IN PERMIT No. GAR 100003.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100003.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100003.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100003.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100003.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100003.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR100003. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

ECI.3 | YES 34. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a-c. PG 40-42)

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-8-92-001.

ECI.3 | YES 35. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. (PERMIT IV.D.6.a.(3) PG 40)

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 100003. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 70 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

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

Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

ECI.3 | YES 36. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(1) PG 40)

PLEASE SEE PLAN SHEETS FOR DELINEATION OF SAMPLING LOCATIONS, PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.

PLAN | YES 37. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 30)

INITIAL PHASE - THE INITIAL PHASE OF THE ESⅈPC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS AND S SILT FENCE WILL BE USED. STORM PONDS AND DITCHES, AS NEEDED, WILL BE CONSTRUCTED AND MAINTAINED DURING SITE CLEARING. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY.

INTERMEDIATE PHASE - THE INTERMEDIATE GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. SEDIMENT INLET TRAPS WILL BE INSTALLED AND MAINTAINED AS INDICATED ON THE PLANS. DUST CONTROL, MULCHING, AND TEMPORARY SEEDING WILL BE IMPLEMENTED AS NECESSARY.

FINAL PHASE - THE FINAL GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. SEDIMENT INLET TRAPS WILL BE INSTALLED AND MAINTAINED AS INDICATED ON THE PLANS. PERMANENT SEEDING WILL BE IMPLEMENTED FOR SITE STABILIZATION. ONCE THE SITE IS STABILIZED, ALL TEMPORARY BMPS ARE TO BE REMOVED.

ECI.3 | YES 38. PLAN ADDRESSES BMPS FOR ALL PHASES OF COMMON DEVELOPMENT INCLUDING INDIVIDUAL BUILDING LOTS AND OUT-PARCELS, ETC. REGARDLESS OF WHO OWNS OR OPERATES THE INDIVIDUAL SITES. INCLUDE A TYPICAL AND ANY SITUATIONAL LOTS APPLICABLE.

AT THIS TIME, PRIMARY PERMITTEE WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITY ON THE SITE. IF IT BECOMES NECESSARY FOR A SECONDARY PERMITTEE TO BEGIN CONSTRUCTION ACTIVITIES ON THE SITE, PLANS FOR TYPICAL AND SITUATIONAL LOTS WILL BE SUBMITTED AS APPLICABLE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY.

PLAN | YES 39. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

PLAN | YES 40. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF 1' ARE SHOWN ON EACH PLAN SHEET.

N/A 41. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 32)

NOT APPLICABLE FOR THIS PROJECT.

N/A 42. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION.

NOT APPLICABLE FOR THIS PROJECT.

PLANS | YES 43. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.a PG 30)

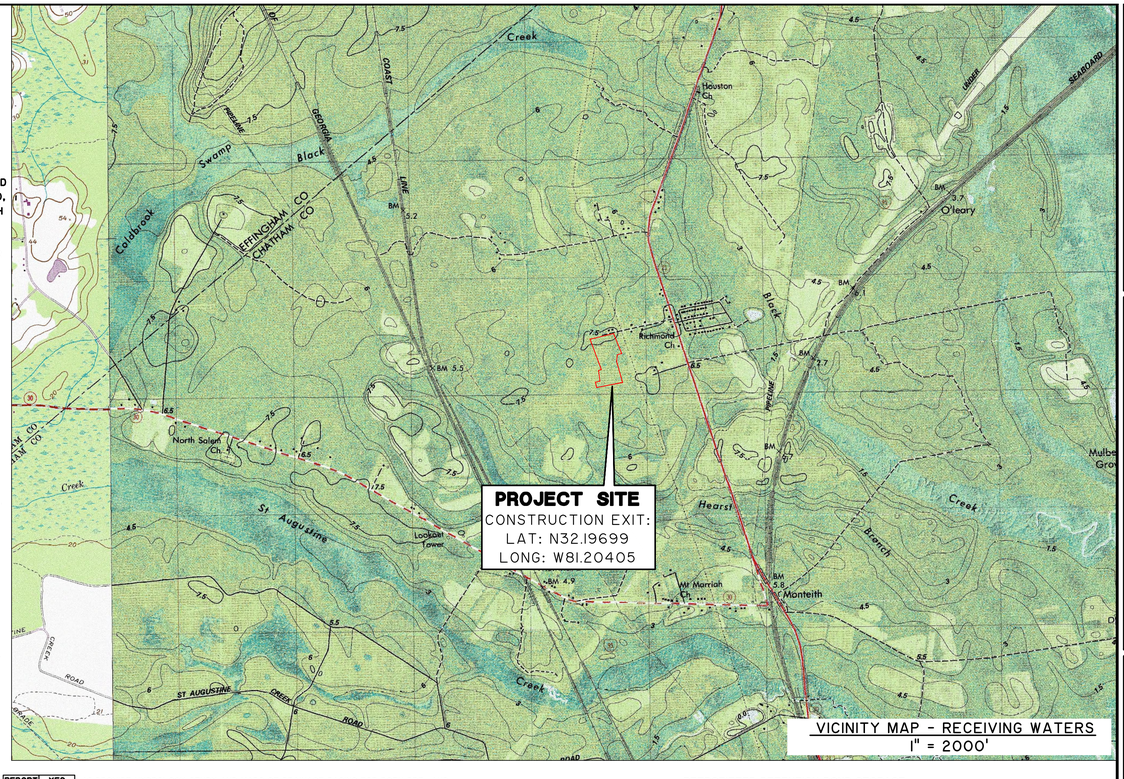
PLEASE SEE PLANS FOR UNDISTURBED WETLAND BUFFER PROVIDED. NO AREAS OF IMPACT ARE PROPOSED.

PLANS | YES 44. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

THE WETLANDS ARE DELINEATED ON THE PLANS.

PLANS | YES 45. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE. (PERMIT IV.D.2.e PG 30)

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED ON THE PLAN SHEETS



VICINITY MAP - RECEIVING WATERS
1" = 2000'

REPORT | YES 46. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

PLEASE SEE ATTACHED REPORT WITH DETAILS FOR PRE AND POST DEVELOPMENT HYDROLOGY.

ECI.3 | YES 47. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. (PERMIT IV.D.2.d PG 30)

RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 79
POST-CONSTRUCTION CN = 85

PLANS | YES 48. STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

OUTLET PROTECTION IS PROVIDED IN THE FORM OF RIP-RAP AT ALL POINTS OF CONCENTRATED DISCHARGE.

ECI.3 | YES | PLANS 49. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE: POOLER FINE SANDY LOAM (C/D), OGEECHEE LOAMY FINE SAND (B/D), CAPE FEAR SOILS (C/D).

PLANS | YES 50. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

PLEASE SEE THE PLAN FOR THE DELINEATION OF THE LIMITS OF DISTURBANCE. THEY ARE THE SAME FOR ALL PHASES OF CONSTRUCTION.

ECI.3 | YES 51. PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT STORAGE WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN. (PERMIT IV.D.3.a.(3) PG 31)

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.

THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING PROPOSED EXCAVATED INLET SEDIMENT TRAPS AND PERIMETER SILT FENCE TO TREAT THE TIE DOWN SLOPES.

SEDIMENT STORAGE REQUIRED

ACREAGE DRAINED = 21.3

REQUIRED SEDIMENT STORAGE = 21.3 AC X 67 CY/AC = 1,427.1 CY

RETROFITTED DETENTION POND STORAGE:

POND 1
((50,466 SF + 73,724 SF)/2) * 6 LF = 372,570.0 CF
372,570 CF * (0.037 CF/CY) = 13,785 CY

POND 2
((110,482.6 SF + 26,504.9 SF)/2) * 6 LF = 110,963 CF
110,963 CF * (0.037 CF/CY) = 4,105.6 CY

PERIMETER SILT FENCE

LF OF SILT FENCE FOR STORAGE = 4,577 LF * 7.5 CF OF STORAGE/LF
(4,577 LF X 7.5 CF/LF) * (CY/ 27 CF) = 1,271.3 CY

TOTAL SEDIMENT STORAGE PROVIDED BY PROPOSED BMPS = 19,161.9 CY
TOTAL STORAGE PROVIDED EXCEEDS STORAGE REQUIRED (1,427.1 CY)

PLANS | YES | EC5.J - EC5.3 52. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

PLAN | YES | EC5J - EC5.3 53. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

EC5J - EC5.3 | YES 54. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

EFFECTIVE JANUARY 1, 2020

GEORGIA — NATHAN B. LONG — 0000024602 — PROFESSIONAL ENGINEER

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC NOTES

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896\28896.0001\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28896.0001 - ESWPC - INITIAL PHASE.DWG - Thu, Sep 16, 2021 - 7:42:39 AM

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

TREE PROTECTION AREA

MATCH LINE - SEE SHEET NO. EC2.2

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Pn	POOLER FINE SANDY LOAM	C/D
Oj	OGEECHEE LOAMY FINE SAND	B/D
Cc	CAPE FEAR SOILS	C/D

Sd1-NS

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

PROPOSED PERMANENT SD4

LIMITS OF DISTURBANCE (TYP)

SOIL BOUNDARY (TYP.)

PROPOSED NPDES SAMPLING LOCATION #1
N: 800,343.82
E: 953,471.01
LAT: 32.19682
LONG: -81.20554

OVERFLOW WEIR (SEE DETAIL)

Du
Ds1 Ds2

Pn (C/D)
SOIL NAME (TYP.)

Co (C/D)
SOIL NAME (TYP.)

CONSTRUCTION EXIT
N: 800,409.27
E: 953,931.91
LAT: 32.19699
LONG: -81.20405

CONCRETE WASHOUT

N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

OLD WIRE FENCE

MATCH LINE - SEE HWY 30 ROAD IMPROVEMENTS PLAN

GEORGIA STATE ROUTE 30 - 100' R/W

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NATHAN B. LONG
LICENSED
PROFESSIONAL
ENGINEER
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN - INITIAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC2.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO. EC2.3

TREE PROTECTION AREA

Oj (B/D)

SOIL NAME (TYP.)

SOIL BOUNDARY (TYP.)

LIMITS OF DISTURBANCE (TYP)

Sd1-NS

Pn (C/D)

ONCE THE SITE CONTRACTOR HAS BEGUN GRADING AND MOVED INTO THE INTERMEDIATE PHASE, THE PROPOSED DIVERSION DITCH WILL BE COVERED AND PROPOSED PIPING WILL BE USED TO CONNECT THE PROPOSED PONDS 1 AND 2.

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

TREE PROTECTION AREA

TEMPORARY DIVERSION DITCH (TYP.)

Du
Ds1 Ds2

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

PROPOSED PERMANENT SD4

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

Du
Ds1 Ds2

Sd1-NS

END DOUBLE ROW SILT FENCING

Sd1-S

C/ (B/D)

WETLAND

WATER LINE MARKER

GAS LINE MARKER

4"X4" CMP

ANGLE IRON

BEGIN DOUBLE ROW SILT FENCING

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

3"X3" CMP

LIMITS OF DISTURBANCE (TYP)

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Pn	POOLER FINE SANDY LOAM	C/D
Oj	OGEECHEE LOAMY FINE SAND	B/D
Cc	CAPE FEAR SOILS	C/D

MATCH LINE - SEE SHEET NO. EC2.1

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA
NATHAN B. LONG
LICENSED
PROFESSIONAL
ENGINEER
NATHAN B. LONG
GEORGIA PROFESSIONAL ENGINEER
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN - INITIAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC2.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Pn	POOLER FINE SANDY LOAM	C/D
Oj	OGEECHEE LOAMY FINE SAND	B/D
Cc	CAPE FEAR SOILS	C/D

SOIL NAME (TYP.)

Pn (C/D)

BERRIEN ROAD – 30' R/W
(This Section Not Open)

LIMITS OF DISTURBANCE (TYP)

TREE PROTECTION AREA

TREE PROTECTION AREA

TREE PROTECTION AREA

TREE PROTECTION AREA

LOD

Du
Ds1 Ds2

Sd1-NS

SOIL BOUNDARY (TYP.)

APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES

GAS LINE MARKER

20' NATURAL GAS AND UTILITY EASEMENT

30' UTILITY EASEMENT

245' SEPCO EASEMENT SMB 28'-S-19

30' Utility Easement SMB 28'-S-19

LIMITS OF DISTURBANCE (TYP)

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

245' POWER EASEMENT

MATCH LINE – SEE SHEET NO. EC2.2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WATER LINE MARKER

NATHAN B. LONG
GEORGIA LICENSE
REGISTERED
PROFESSIONAL
ENGINEER
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN – INITIAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC2.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO. EC3.2

TREE PROTECTION AREA

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

LIMITS OF DISTURBANCE (TYP)

PROPOSED NPDES SAMPLING LOCATION #1
N: 800,343.82
E: 953,471.01
LAT: 32.19682
LONG: -81.20554

OVERFLOW WEIR (SEE DETAIL)

CONSTRUCTION EXIT
N: 800,409.27
E: 953,931.91
LAT: 32.19699
LONG: -81.20405

CONCRETE WASHOUT

N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

OLD WIRE FENCE

MATCH LINE - SEE HWY 30 ROAD IMPROVEMENTS PLAN

GEORGIA STATE ROUTE 30 - 100' R/W

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

GEORGIA
NATHAN B. LONG
CIVIL ENGINEER
PROFESSIONAL ENGINEER
NATHAN B. LONG
09/16/21

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN - INTERMEDIATE PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO. EC3.3

MATCH LINE - SEE SHEET NO. EC3.1

Sd2-F
Sd1-S
Sd1-NS
Du
Ds1
Ds2
St 3
St 4
St 5
St 6
St 7
St 8
St 9
St 10

TREE PROTECTION AREA

END DOUBLE ROW SILT FENCING

BEGIN DOUBLE ROW SILT FENCING

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

WETLAND

WATER LINE MARKER

GAS LINE MARKER

4"x4" CMP

ANGLE IRON

3"x3" CMP

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
GA PE #034534
DESIGN PROFESSIONAL
in RESPONSIBLE CHARGE
00000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN- INTERMEDIATE PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\28896.000\DESIGN\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896.000 - ESMP - INTERMEDIATE PHASE.DWG - Sep 16, 2021 - 7:08 AM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BERRIEN ROAD – 30' R/W
(This Section Not Open)

TREE PROTECTION AREA

LOD

Sd2-F

Du
Ds1 Ds2

Sd1-NS

MATCH LINE – SEE SHEET NO. EC3.2

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES

GAS LINE MARKER

20' NATURAL GAS AND UTILITY EASEMENT

30' UTILITY EASEMENT

30' Utility Easement SMB 28-S, Pg 21

245' SEFCO Easement SMB 28-S, Pg 21

245' POWER EASEMENT

WATER LINE MARKER

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG 0000024602

NATHAN B. LONG
GEORGIA PE #
DESIGN PROFESSIONAL
CERTIFICATION #
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN – INTERMEDIATE PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE – SEE SHEET NO. EC4.2

ROAD 1

ROAD 2

ROAD 3

ROAD 4

MAIN ENTRANCE

TOWNHOME 1
3 UNITS

TOWNHOME 2
3 UNITS

TOWNHOME 3
6 UNITS

TOWNHOME 4
3 UNITS

TOWNHOME 5
3 UNITS

TOWNHOME 6
6 UNITS

TOWNHOME 7
3 UNITS

TOWNHOME 8
3 UNITS

POND 1
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.60
100-YR: 20.15

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

TREE PROTECTION AREA

LIMITS OF DISTURBANCE (TYP)

20' DRAINAGE EASEMENT

PROPOSED NPDES SAMPLING LOCATION #1
N: 800,343.82
E: 953,471.01
LAT: 32.19682
LONG: -81.20554

OVERFLOW WEIR (SEE DETAIL)

CONSTRUCTION EXIT
N: 800,409.27
E: 953,931.91
LAT: 32.19699
LONG: -81.20405

CONCRETE WASHOUT

20' SETBACK

N/F
COLLEEN LYNETTE BRADY-HOHNERLEIN
PIN: 7-0976-02-034

MATCH LINE – SEE HWY 30 ROAD IMPROVEMENTS PLAN

GEORGIA STATE ROUTE 30 – 100' R/W

Sd2-G Sd2-F Sd2-P Sd1-NS Ds3 St1 St2 Co

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE NO.
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC- PLAN – FINAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

MATCH LINE - SEE SHEET NO. EC4.3

MATCH LINE - SEE SHEET NO. EC4.1

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 17
3 UNITS

TOWNHOME 16
3 UNITS

TOWNHOME 15
3 UNITS

TOWNHOME 14
3 UNITS

TOWNHOME 13
3 UNITS

TOWNHOME 12
3 UNITS

TOWNHOME 11
3 UNITS

TOWNHOME 10
3 UNITS

TOWNHOME 9
3 UNITS

TOWNHOME 8
3 UNITS

TOWNHOME 7
3 UNITS

ROAD 1
ROAD 5
ROAD 7
ROAD 8

20' DRAINAGE EASEMENT

POND 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

POOL

AMENITY

DUMPSTER

WETLAND

TREE PROTECTION AREA

25' SETBACK

20' SETBACK

END DOUBLE ROW SILT FENCING

BEGIN DOUBLE ROW SILT FENCING

DUE TO POND SIZE , THE TIME IT TAKES FOR THE SEDIMENT TO REACH THE OUTFALL IS GREATER THAN THE TIME IT TAKES FOR THE SEDIMENT TO SETTLE OUT.

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-0976B-01-003

N/F
SHIRLEY PRICE
PIN: 7-0976B-01-014

Sd1-S
Sd1-NS
Sd2-F
Sd2-G
Ds3
St 3
St 4
St 5
St 6
St 7
St 8
St 9
St 10

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
LANDSCAPE ARCHITECT
0000024602

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC- PLAN - FINAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Z:\J28896\J28896.0001\CIVIL\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896.0001 - ESMP - FINAL PHASE.DWG - Sep 16, 2021 - 7:57 AM

BERRIEN ROAD – 30' R/W
(This Section Not Open)

TREE PROTECTION AREA

TREE PROTECTION AREA

TREE PROTECTION AREA

TREE PROTECTION AREA

25' SETBACK

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

30' UTILITY EASEMENT

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

20' SETBACK

TOWNHOME 30
3 UNITS

TOWNHOME 29
6 UNITS

TOWNHOME 28
3 UNITS

TOWNHOME 27
3 UNITS

TOWNHOME 26
3 UNITS

TOWNHOME 25
6 UNITS

TOWNHOME 24
3 UNITS

TOWNHOME 23
3 UNITS

TOWNHOME 22
3 UNITS

TOWNHOME 21
3 UNITS

TOWNHOME 20
3 UNITS

TOWNHOME 19
3 UNITS

TOWNHOME 18
3 UNITS

TOWNHOME 17
3 UNITS

ROAD 5

ROAD 6

ROAD 7

Sd1-NS

Sd2-F

Sd2-G

Ds3

N/F
CITY OF PORT WENTWORTH
PIN: 7-0976-02-028

1/2" REBAR

8"W

LOD

EARTH DRIVE

ASPHALT DRIVE

CHAIN LINK FENCE

WILD 524

WILD 525

WILD 526

WILD 527

WILD 532

WILD 533

PC: 6+79.35

PT: 13+12.60

MATCH LINE – SEE SHEET NO. EC4.2

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

WATER LINE MARKER

NATHAN B. LONG
GEORGIA LICENSE
REGISTERED PROFESSIONAL ENGINEER
0000024602

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

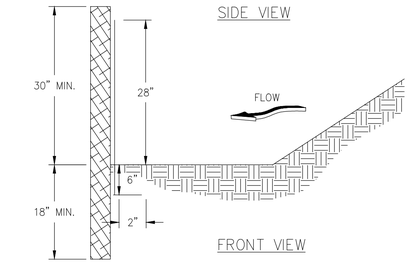
NOBLE VINES

ES & PC- PLAN – FINAL PHASE

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Revie

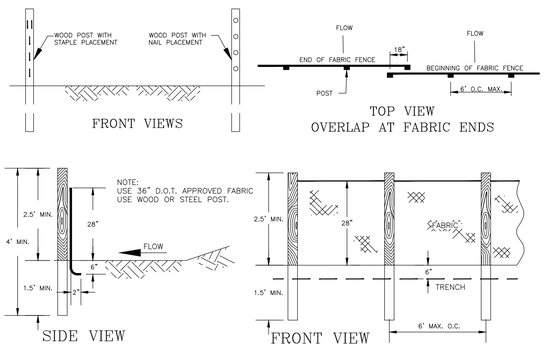


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE

NOT TO SCALE

Sdl-S



TYPE A SILT FENCE (36")

USE:
1) ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO 6 MONTHS.
2) WHERE THE SLOPE GRADIENT IS STEEPER THAN 3:1.

POST SIZE

MIN. LENGTH	TYPE OF POST	SIZE OF POST
4'	SOFT WOOD	3" DIA. OR 2X4
4'	OAK	1.5"X1.5"
4'	STEEL	1.3 LBS./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.

FENCE

TENSILE STRENGTH (LBS MIN) (1) (ASTM D-4632)	ELONGATION (%MAX) (ASTM D-4632)	AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	FLOW RATE (GAL/MIN/SQ. FT.) (GDT-87)	UL TRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	MIN. FABRIC WIDTH (INCHES)
WARP-120 FILL-100	40	#30	25	80	175	36

(1) MIN. ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MIN. TENSILE STRENGTH.

NOTE:
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF 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). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

SILT FENCE - TYPE NON-SENSITIVE

NOT TO SCALE

Sdl-NS

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

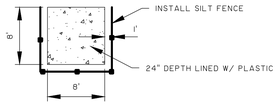
Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

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**.

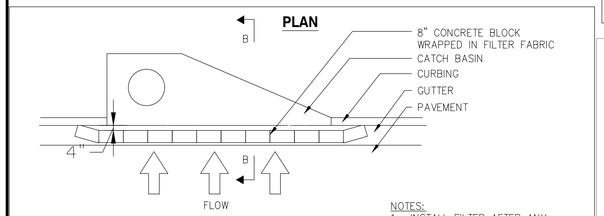
GBWCC 2016 Edition

6-55

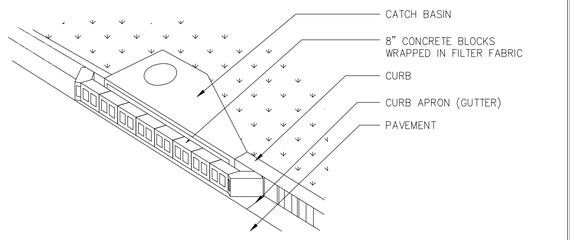


CONCRETE WASHOUT DETAIL

NOT TO SCALE



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



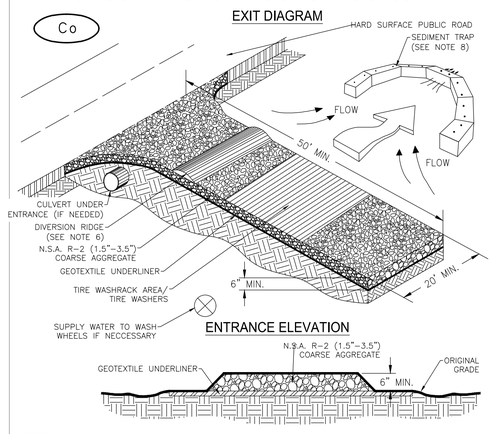
CURB INLET FILTER "PIGS IN BLANKET" CURB INLET PROTECTION

NOT TO SCALE

Sd2-P

CRUSHED STONE CONSTRUCTION EXIT

Co

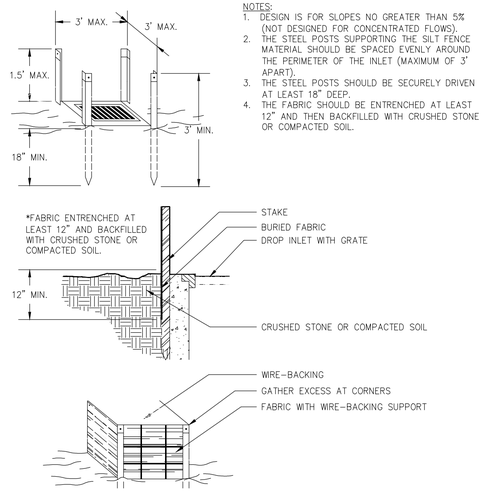


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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.

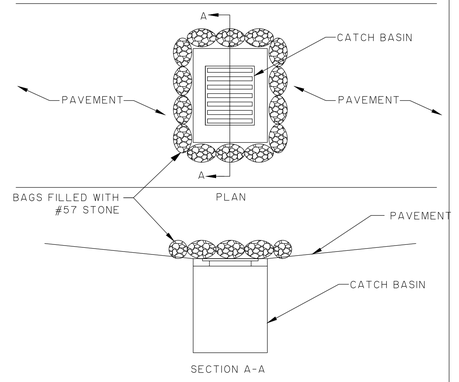
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

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.



NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION

INLET SEDIMENT TRAP GRAVEL BAGS

NOT TO SCALE

Sd2-G

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NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

EROSION CONTROL DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

EC5.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Disturbed Area Stabilization (With Mulching Only) Ds1

DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding)**.

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

Disturbed Area Stabilization (With Temporary Seeding) Ds2

DEFINITION
The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE
- To reduce runoff and sediment damage of down stream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve tilth, infiltration and aeration as well as organic matter for permanent plantings

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification **Ds1-Disturbed Area Stabilization (With Temporary Seeding).**

CONDITIONS
Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS
Grading and Shaping
Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

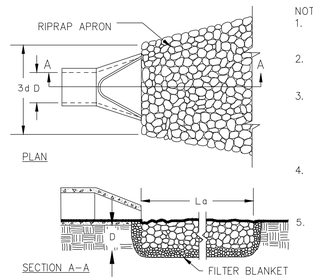
Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, culti-packer-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand. See Table 6-4.1

Mulching
Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection. Refer to **Ds1 - Disturbed Area Stabilization (With Mulching Only)**.

Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

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.
5. La = 10'
   Wl = 4'
   W2 = 12'
   d50 = 3.6"
   dMAX = 5.4"
   D = 8.1"

PIPE OUTLET TO WELL DEFINED CHANNEL

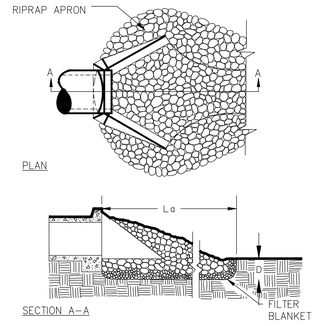
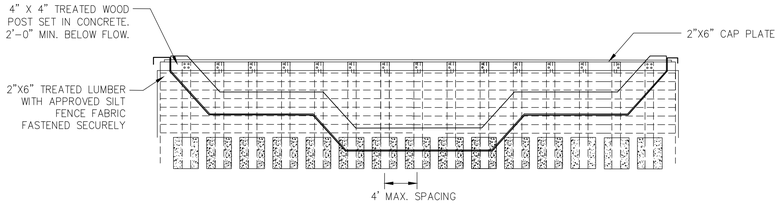


Table 1. Mulching Application Requirements

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 manufacturer's recommentations	-

NOTES:
1. SLOTTED BOARD DAM SHALL BE INSTALLED WITH MINIMUM SIZE 4" X 4" POSTS.
2. BOARDS SHOULD HAVE A 0.5" TO 1"SPACE BETWEEN THEM AND MUST HAVE GROUND OR BOTTOM OF CONCRETE CONTACT.
3. MINIMUM SIZE 3–4" STONE FILTER SHALL BE INSTALLED AROUND THE UPSTREAM SIDE OF THE BOARD DAM.
4. POSTS FOR THE SILT CONTROL GATE SHALL BE 4: X 4" TREATED LUMBER AND FACE BOARDS SHALL BE 2" X 6" TREATED LUMBER WITH NO SPACING ALLOWED BETWEEN BOARDS.
5. AN APPROVED SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO THE FRONT OF THE STRUCTURE USING STABLES (BE SURE TO HAVE SILT FENCE ON UPSTREAM SIDE OF STRUCTURE).
6. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN IT REACHES ONE–THIRD THE HEIGHT OF THE SILT GATE. FILTER FABRIC SHALL BE REPLACED WHEN DAMAGED AND/OR DETERIORATED.
7. ALL DISTURBED AREAS SHALL BE VEGETATED IMMEDIATELY AFTER CONSTRUCTION WITH PERMANENT VEGETATION.



SLOTTED BOARD DAM DETAIL
NOT TO SCALE

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Pn	POOLER FINE SANDY LOAM	C/D
Oj	OCILLA COMPLEX	B/D
Cc	CAPE FEAR SOILS	C/D

RIPRAP OUTLET PROTECTION
NOT TO SCALE
St

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CHECK DAM (STONE)	Cd-S
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-P
STORM DRAIN OUTLET PROTECTION	St
SLOTTED BOARD DAM	Rt-B
NPDES MONITORING LOCATION	
CONCRETE WASHOUT	

GEORGIA — NATHAN B. LONG — 0000024602 — PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

EROSION CONTROL DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

EC5.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Rev 1 NOV 2021)

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OUTLET PROTECTION DESIGN CRITERIA #1	St
OUTLET OPENING :	24"
FLOW RATE (CFS):	8.40
VELOCITY (FPS):	6.96
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.40'
d_{max} RIPRAP SIZE:	0.60'
MIN. RIPRAP THICKNESS(D):	0.90'
La:	13'
Wup:	6'
Wdown :	15'

OUTLET PROTECTION DESIGN CRITERIA #2	St
OUTLET OPENING :	42"
FLOW RATE (CFS):	36.24
VELOCITY (FPS):	3.77
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.75'
d_{max} RIPRAP SIZE:	1.12'
MIN. RIPRAP THICKNESS(D):	1.69'
La:	22'
Wup:	10.5'
Wdown :	25.5'

OUTLET PROTECTION DESIGN CRITERIA #3	St
OUTLET OPENING :	42"
FLOW RATE (CFS):	24.35
VELOCITY (FPS):	2.53
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.75'
d_{max} RIPRAP SIZE:	1.12'
MIN. RIPRAP THICKNESS(D):	1.69'
La:	22'
Wup:	10.5'
Wdown :	25.5'

OUTLET PROTECTION DESIGN CRITERIA #4	St
OUTLET OPENING :	24"
FLOW RATE (CFS):	6.76
VELOCITY (FPS):	9.21
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.40'
d_{max} RIPRAP SIZE:	0.60'
MIN. RIPRAP THICKNESS(D):	0.90'
La:	13'
Wup:	6'
Wdown :	15'

OUTLET PROTECTION DESIGN CRITERIA #5	St
OUTLET OPENING :	36"
FLOW RATE (CFS):	10.46
VELOCITY (FPS):	8.52
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.60'
d_{max} RIPRAP SIZE:	0.90'
MIN. RIPRAP THICKNESS(D):	1.35'
La:	19'
Wup:	9'
Wdown :	22'

OUTLET PROTECTION DESIGN CRITERIA #6	St
OUTLET OPENING :	18"
FLOW RATE (CFS):	1.26
VELOCITY (FPS):	7.41
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.30'
d_{max} RIPRAP SIZE:	0.45'
MIN. RIPRAP THICKNESS(D):	0.68'
La:	9'
Wup:	4.5'
Wdown :	10.5'

OUTLET PROTECTION DESIGN CRITERIA #7	St
OUTLET OPENING :	30"
FLOW RATE (CFS):	8.03
VELOCITY (FPS):	9.93
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.50'
d_{max} RIPRAP SIZE:	0.75'
MIN. RIPRAP THICKNESS(D):	1.12'
La:	16'
Wup:	7.5'
Wdown :	18.5'

OUTLET PROTECTION DESIGN CRITERIA #8	St
OUTLET OPENING :	18"
FLOW RATE (CFS):	1.21
VELOCITY (FPS):	7.33
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.30'
d_{max} RIPRAP SIZE:	0.45'
MIN. RIPRAP THICKNESS(D):	0.68'
La:	9'
Wup:	4.5'
Wdown :	10.5'

OUTLET PROTECTION DESIGN CRITERIA #9	St
OUTLET OPENING :	18"
FLOW RATE (CFS):	0.77
VELOCITY (FPS):	4.25
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.30'
d_{max} RIPRAP SIZE:	0.45'
MIN. RIPRAP THICKNESS(D):	0.68'
La:	9'
Wup:	4.5'
Wdown :	10.5'

OUTLET PROTECTION DESIGN CRITERIA #10	St
OUTLET OPENING :	36"
FLOW RATE (CFS):	13.66
VELOCITY (FPS):	8.71
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.60'
d_{max} RIPRAP SIZE:	0.90'
MIN. RIPRAP THICKNESS(D):	1.35'
La:	19'
Wup:	9'
Wdown :	22'

GEORGIA
NATHAN B. LONG
CERTIFICATE NUMBER
PROFESSIONAL ENGINEER

NATHAN B. LONG
GEORGIA LICENSE
REGIS'D PROFESSIONAL
ENGINEER
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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NOBLE VINES

EROSION CONTROL DETAILS

JOB NO:	J-28896.0001
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DESIGNED:	JTD
REVIEWED:	JRW
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SCALE:	1" = 1'

EC5.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

Ds3

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates: Pure Live Seed (PLS) Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with temporary cover	60 lbs	1.4 lbs	P		186,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and awns. Mix with Sericea lespedeza or weeping lovegrass.
with other perennials	30 lbs	0.7 lb	C		
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with temporary cover	60 lbs	1.4 lb	M-L		
with other perennials	30 lbs	0.7 lb	P		Same as above.
BERMUDA, COMMON *Cynodon dactylon*					
Hulled seed			P		
alone	10 lbs	0.2 lb	C		1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fileds.
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed					
with temporary cover	10 lbs	0.2 lb	P		Plant with winter annuals.
with other perennials	6 lbs	0.1 lb	C		Plant with Tall Fescue

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates: Pure Live Seed (PLS) Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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 SPRIGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 cu ft or sod plugs 3' x3'	0.9 cu ft	M-L		A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 springs.
Coastal, Common, of Tift 44			P C		Same as above.
Tift 78			C		Southern Coastal Plain only
CENTIPEDE *Eremochloa ophuiroides*					
	Black sod only		P C		Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far as north Athens and Atlanta
CROWNVETECH *Coronilla varia*					
with winter annuals or cool season grasses	15 lbs	0.3 lb	M-L P		100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate see with M inoculant. Use from North Atlanta and Northward.

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates: Pure Live Seed (PLS) Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
FESCUE, TALL *Festuca arundinacea*					
alone	50 lbs	1.1 lb	M-L		227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb	P		
KUDZU *Pueraria thumbergiana*					
Plants or crowns	3' - 7' apart		ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*					
scarified	60 lbs	1.4 lb	M-L P C		350,000 seed per pound. Widely adapted. Low maintenace. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C		Mix with Tall fesue or winter annuals.
seed- bearing hay	3 tons	1338 lbs	M-L P C		Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates: Pure Live Seed (PLS) Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
LESPEDEZA Ambro virgata *Lespedeza virgata DC* or Appalow *Lespedeza cuneata (Dumont) G. Don)*					
scarified	60 lbs	1.4 lb	M-L P C		300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C		
LESPEDEZA, SHRUB *Lespedeza bicolor Lespedeza thumbergii*					
plants	3' x3'		M-L P C		Provide wildlife food and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L P C		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
with other perennials	2 lbs	0.05 lb			

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates: Pure Live Seed (PLS) Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
MAIDENCANE *Panicum hematomon*					
sprigs	2' x 3' spacing	ALL			For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL *Panicum amarum var amarulum*					
	20 lbs	0.5 lb	P C		Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS *Phalaris arundinacea*					
alone	50 lbs	1.1 lb	M-L		
with other perennials	30 lbs	0.7 lb	P		Grows similar to Tall fescue
SUNFLOWER, 'AZTEC' MAXIMILLIAN *Helianthus maximiliani*					
	10 lbs	0.2 lb	M-L P C		227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.

1 Reduce seeding rates by 50% when drilled
2 PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
3 M-L represents to Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Souther Coastal Plain;Sand Hills;Black Lands;and Atlantic Coast Flatwoods MLRAs. See Figure 6-4.1

Ds2

Table 6-4.1 - Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS [1]

Species	Broadcast Rates: Rate Per Acre[2]	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
BARLEY *Hordeum vulgare*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L		14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24lbs)	0.6 lb	P C		
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L		200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb	P C		
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L		1,500,000 seed per pound. May last for several years. Mix with *Sericea lespedeza*.
in mixture	2 lbs	0.05 lb	P C		
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L		137,000 seed per pound. Quick dense cover. Will provide excessive competion in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb	P C		
MILLET, PEARL *Pennesetum glaucum*					
alone	50 lbs	1.1 lbs	M-L P C		68,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L		13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P C		
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P C		
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L P C		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
SUDANGRASS *Sorghum sudanase*					
alone	60 lbs	1.4 lbs	M-L P C		65,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

Species	Broadcast Rates: Rate Per Acre	Broadcast Rates: Pure Live Seed (PLS) Per 1000 sqft	Resource Area[3]	Planting Dates by Resource Area (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
TRITICALE *X-Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb			
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L		15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P C		

[1]Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily
[2]Reduce seeding rates by 50% when drilled.
[3]M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plan; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(see Figure 6-4.1, p. 6-40)

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED PROFESSIONAL ENGINEER
0000024602

NO.	REVISIONS	BY	DATE

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

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA
NOBLE VINES
EROSION CONTROL DETAILS

JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	(" = ')

EC5.4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1 NOV 2021)

This map was created using geothinQ | www.geothinQ.com | Mapping Smart Land Decisions

THOMAS & HUTTON

Noble Vines Phase 1

Vicinity Map

07/27/2021

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Vicinity Map (2548 : Site Plan Review

3.4.3 Exhibit 1 - Water Distribution System Check List

Typical Water System Plan shall include:	Check Off
1) Layout and legend	✓
2) Water System analysis and design (include calculations)	✓
3) Show waterline easement (if applicable)	✓
4) Pipe separated distances called out at utility crossings	✓
5) Isolation Valves	✓
6) Valves 8" and larger placed in manholes	✓
7) Meters sized and located on plans	✓
8) All service connections shown	✓
9) Existing and proposed fire hydrants shown	✓
10) Fire Flow Demand (Exhibit 2)	To be provided upon receiving more information
▪ Calculate water need based upon ISO Guidelines	
▪ Show maintenance responsibility for fire line and appurtenances in owner/client agreement (Exhibit 3)	
▪ Show Backflow Detector Check Assembly	
▪ If no fire system is proposed, please indicate on the plans	
11) Irrigation System	
▪ Calculate water need based upon system design	✓
▪ Show size and location of backflow preventor and water meter	✓
▪ If no irrigation system is proposed, please indicate on the plans	✓
12) Attach certification that water lines are not in, nor do they serve, structures built upon solid waste landfills	To be provided upon receipt
13) City of Port Wentworth specifications and details used	✓
14) Proposed water/sewer agreement attached	To be provided upon receipt
15) Georgia Registered Professional Engineer stamp & signature	✓

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - CDM 3.4.3 Exhibit 1 (2548 : Site Plan Review Application (Specific) 7-0976-02-

3.5.3 Exhibit 1 - Wastewater Collection System Check List

Typical Wastewater System Plan shall include:	Check Off
1) Layout and legend	✓
2) Exhibit 2 completed (load data)	✓
3) For effluents with process water, comply with the City's Pretreatment Ordinance.	N/A
4) Show sewer easement (if applicable)	N/A
5) Manholes numbered and placed at 350' (max.) spacing	✓
6) Manholes placed at line directional changes	✓
7) Manhole frame and invert elevations shown	✓
8) Invert elevations shown for all pipe inside manholes	✓
9) Minimum gradient of 0.4% used for 8" pipes	✓
10) Maximum height of 2' between invert of pipes and invert of discharge manholes	✓
11) Minimum angle of 90 degrees for influent lines	✓
12) All sanitary sewers profiled	✓
13) Oil/grease traps and details provided for service station and food service preparers	N/A
14) Grading, paving, drainage, erosion control plans attached	✓
15) Attach certification that water and/or sewer lines are not in, nor do they serve, structures built upon solid waste landfills	To be provided upon receipt
16) For pump station design:	
a. Attach design calculations with pump curves	✓
b. City of Port Wentworth pump station design standards used to prepare drawings, details and specifications	✓
17) City of Port Wentworth sewer specifications and details used	✓
18) Proposed water/sewer agreement attached	To be provided upon receipt
19) Georgia Registered Professional Engineer stamp and signature	✓

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - CDM 3.5.3 Exhibit 1 & 3.5.4 (2548 : Site Plan Review Application (Specific) 7-

3.5.4 Exhibit 2 Equivalent Residential Unit (ERU) Calculations

The following is designed to compute the total number of equivalent residential units (ERU's), as well as, total water and sewer fees.

PROJECT NOBLE VINES PHASE 1 **DATE** SEPTEMBER 8, 2021

LOCATION BERRIEN ROAD, PORT WENTWORTH, GA

RESIDENTIAL USE: EQUIVALENT RESIDENTIAL UNITS (ERU)			
Total Number of Single Family Homes	____ @ 300 gpd	=	____ GP
Total Number of One Bedroom Apartments	____ @ 150 gpd	=	____ GP
Total Number of Two Bedroom Apartments	____ @ 200 gpd	=	____ GP
Total Number of Three Bedroom Apartments	102 @ 300 gpd	=	30,600 GP
(4 or more units per parcel)	TOTAL GPD 30,600		
	Divide by 300 gpd (1 ERU)		
	= TOTAL ERU's 102		
COMMERCIAL USE: GALLONS PER DAY (GPD)			
Offices	30 gallons/200 sq. ft.	=	____ GPD
Department Store/Retail	5 gallons/100 sq. ft.	=	____ GPD
Restaurant, Less Than 24 hr Operation	25 gallons/seat	=	____ GPD
Restaurant, 24 hr Operation	50 gallons/seat	=	____ GPD
Hotel/Motel	100 gallons per room	=	____ GPD
Schools/Day, Restrooms, gym &	25 gallons/person	=	____ GPD
Self Service Laundry	200 gallons/machine	=	____ GPD
Commercial Laundry	1000 gallons/machine	=	____ GPD
Physician's Office	100 gallons/exam room	=	____ GPD
Dental Office	150 gallons/chair	=	____ GPD
Clinic	150 gallons/exam room	=	____ GPD
Nursing Home	100 gallons/resident	=	____ GPD
Barber Shop/Beauty Parlor	100 gallons/chair	=	____ GPD
Banks	30 gallons/200 sq.ft.	=	____ GPD
Grocery Store	5 gallons/100 sq.ft.	=	____ GPD
Warehouse	10 gallons/1000 sq.ft.	=	____ GPD
Other AMENITY AREA WITH POOL: 100 MEMBERS	38 GALLONS/MEMBER	=	3,800 GPD
	TOTAL GPD 34,400 GPD		
	= TOTAL ERU's 114.67		

Calculated by: MICHAEL LERQUE Date: SEPTEMBER 8, 2021

For determination of sewer tap fees reference Port Wentworth Code of Ordinance Article III Section 21-63

For determination of water tap fees reference Port Wentworth Code of Ordinance Article I Section 21-11

For determination of fire protection tap fees reference Port Wentworth Code of Ordinance Article I Section 21-11

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - CDM 3.5.3 Exhibit 1 & 3.5.4 (2548 : Site Plan Review Application (Specific) 7-

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

JUNE 28 2017

Regulatory Branch
SAS-2016-00851

Mr. Iraj Shambayati
S & I Cleaning, Inc.
554 Suncrest Boulevard
Savannah, Georgia 31410

Dear Mr. Shambayati:

I refer to a letter dated September, 2016, submitted on your behalf by Ms. Elaine Ceccacci of Environmental Services, Inc., requesting our verification of a delineation of aquatic resources for your site located adjacent to State Route 30 west of State Route 21 in Chatham County, Georgia (Latitude 32.1983, Longitude -81.2056). This project has been assigned number SAS-2016-00851 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Wetlands Plat Heritage Point", dated March 10, 2017, identifies the delineation limits of all aquatic resources within the review area. The wetlands 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. This delineation will remain valid for a period of 5 years unless new information warrants revision prior to that date.

Please be advised, aquatic resources that are under the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) may require a permit for the placement of dredged or fill material or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

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 Code of Federal Regulations).

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

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan Review Application (Specific) 7-0976-02-

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.

A copy of this letter is being provided to the following parties: Ms. Elaine Ceccaci, Environmental Services, Inc., 101 B Estus Drive, Savannah, Georgia 31404.

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

If you have any questions, please call me, at (912) 652-5893.

Sincerely,

William M. Rutlin
Chief, Coastal Plain Field Office

Enclosures

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan Review Application (Specific) 7-0976-02-

Reference

1. Plat recorded at Subdivision Map Book 28-S, Pg. 21

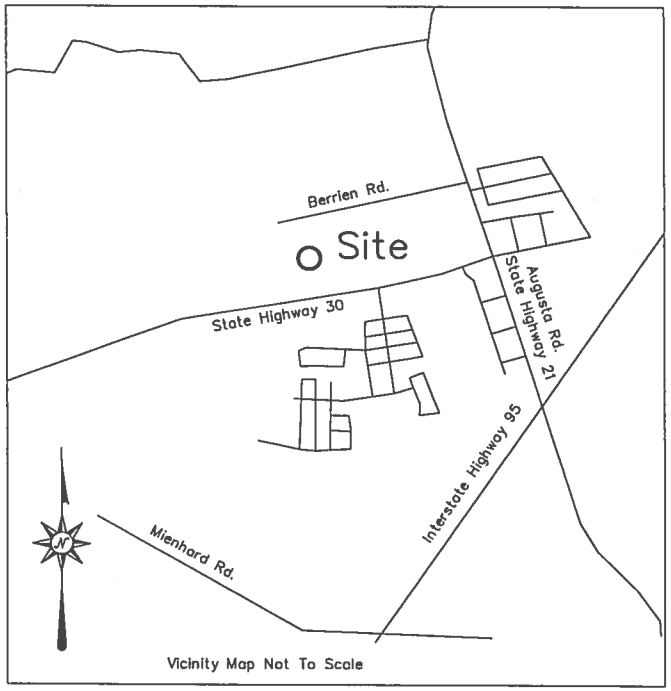
Property Information

Current Zoning: P-RIP

Tax Assessor's Property Identification Number: 7-0976-02-027

Total Study Area: 33.0 Ac.

See Sheet 2 Of 4 For Study Area Map
See Sheet 3 Of 4 For Wetland Area No. 1
See Sheet 4 Of 4 For Wetland Area No. 2



Vicinity Map Not To Scale

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC
Dale E. Yawn, R.L.S.
24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net
LSF #000907

Surveyor's Notes

1. This is not a boundary survey of the property. The boundary line information as shown has been taken from a plat of record. (See Reference). The boundary line of this property is the study area limits line. Boundary/Study Area acreage taken from plat of record.

2. The bearings and coordinates as shown on this drawing are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Topcon GR3 dual frequency GPS receiver using differential corrections obtained from the EGPS RTK network was used to position control points used in the survey.

3. The wetlands areas as shown were delineated by Environmental Services, Inc. in October, 2016.

Total Study Area:	33.00 Acres
Wetlands Area 1:	0.27 Acre
Wetlands Area 2:	1.56 Acre
Total Wetlands:	1.83 Acre
Total Uplands:	31.17 Acre

Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

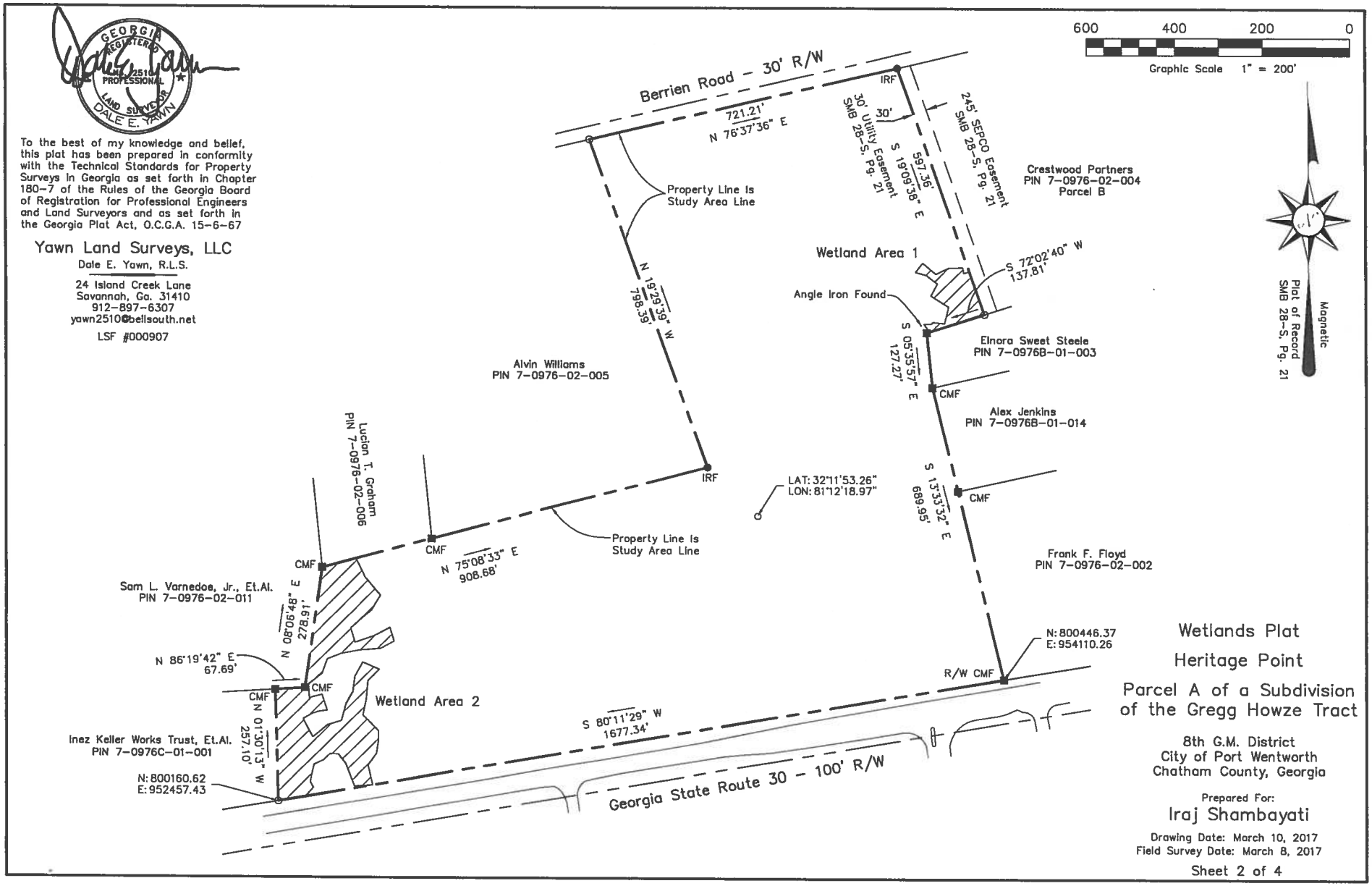
8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

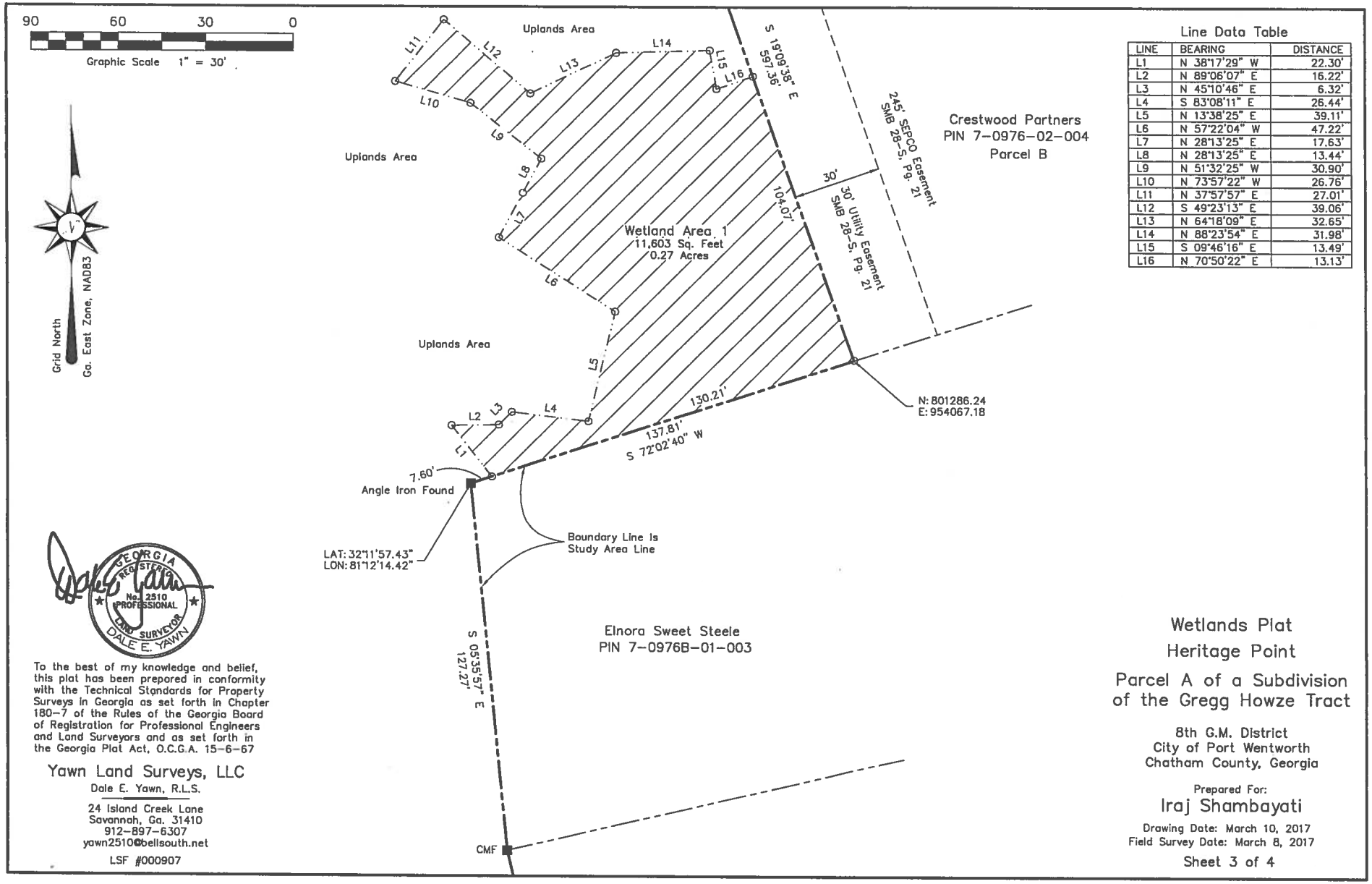
Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 1 of 4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan



Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan



Line Data Table

LINE	BEARING	DISTANCE
L1	N 38°17'29" W	22.30'
L2	N 89°06'07" E	16.22'
L3	N 45°10'46" E	6.32'
L4	S 83°08'11" E	26.44'
L5	N 13°38'25" E	39.11'
L6	N 57°22'04" W	47.22'
L7	N 28°13'25" E	17.63'
L8	N 28°13'25" E	13.44'
L9	N 51°32'25" W	30.90'
L10	N 73°57'22" W	26.76'
L11	N 37°57'57" E	27.01'
L12	S 49°23'13" E	39.06'
L13	N 64°18'09" E	32.65'
L14	N 88°23'54" E	31.98'
L15	S 09°46'16" E	13.49'
L16	N 70°50'22" E	13.13'

GEORGIA REGISTERED No. 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC
Dale E. Yawn, R.L.S.
24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net
LSF #000907

Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

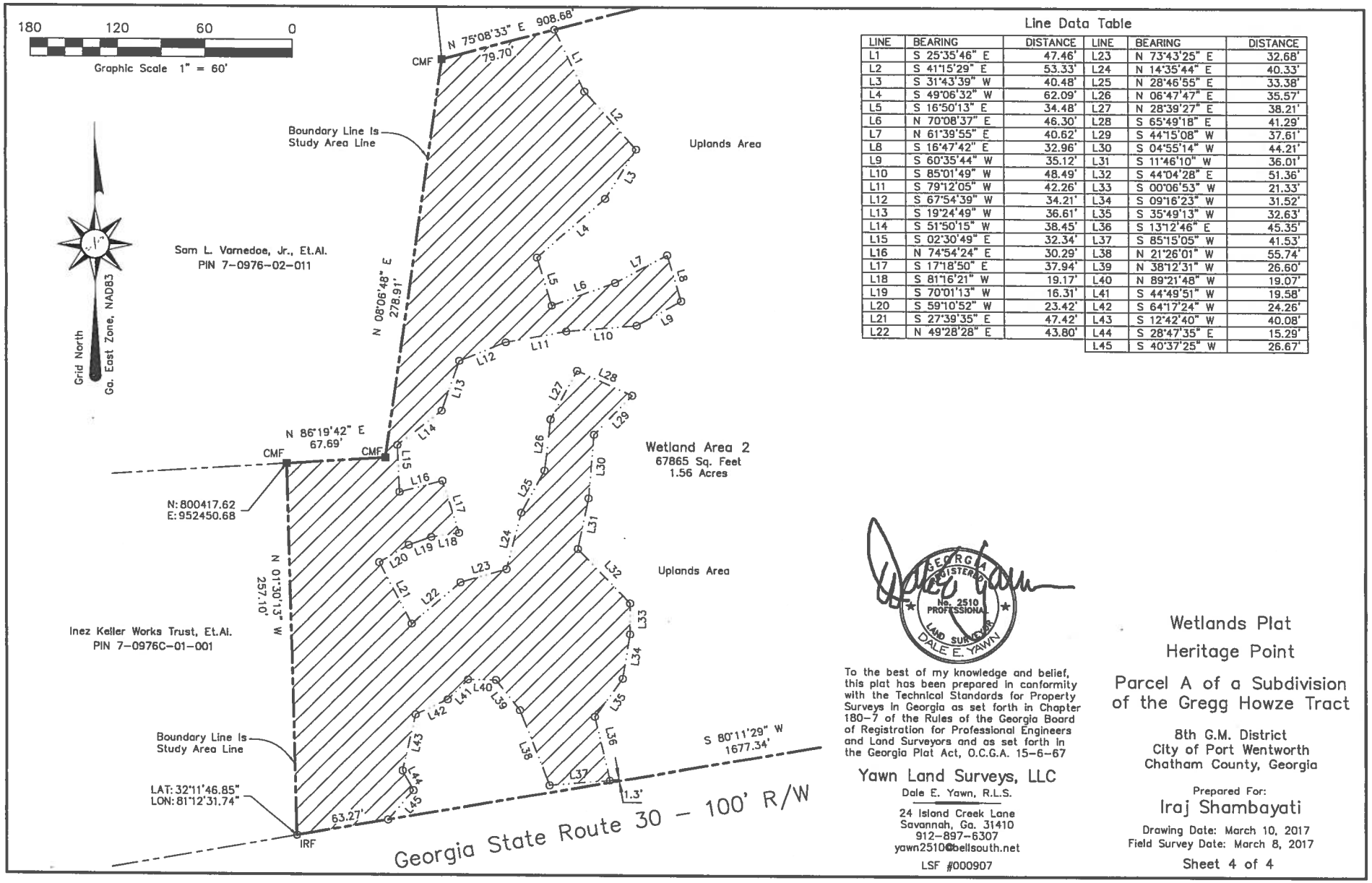
8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 3 of 4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan



Line Data Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 25°35'46" E	47.46'	L23	N 73°43'25" E	32.68'
L2	S 41°15'29" E	53.33'	L24	N 14°35'44" E	40.33'
L3	S 31°43'39" W	40.48'	L25	N 28°46'55" E	33.38'
L4	S 49°06'32" W	62.09'	L26	N 06°47'47" E	35.57'
L5	S 16°50'13" E	34.48'	L27	N 28°39'27" E	38.21'
L6	N 70°08'37" E	46.30'	L28	S 65°49'18" E	41.29'
L7	N 61°39'55" E	40.62'	L29	S 44°15'08" W	37.61'
L8	S 16°47'42" E	32.96'	L30	S 04°55'14" W	44.21'
L9	S 60°35'44" W	35.12'	L31	S 11°46'10" W	36.01'
L10	S 85°01'49" W	48.49'	L32	S 44°04'28" E	51.36'
L11	S 79°12'05" W	42.26'	L33	S 00°06'53" W	21.33'
L12	S 67°54'39" W	34.21'	L34	S 09°16'23" W	31.52'
L13	S 19°24'49" W	36.61'	L35	S 35°49'13" W	32.63'
L14	S 51°50'15" W	38.45'	L36	S 13°12'46" E	45.35'
L15	S 02°30'49" E	32.34'	L37	S 85°15'05" W	41.53'
L16	N 74°54'24" E	30.29'	L38	N 21°26'01" W	55.74'
L17	S 17°18'50" E	37.94'	L39	N 38°12'31" W	26.60'
L18	S 81°16'21" W	19.17'	L40	N 89°21'48" W	19.07'
L19	S 70°01'13" W	16.31'	L41	S 44°49'51" W	19.58'
L20	S 59°10'52" W	23.42'	L42	S 64°17'24" W	24.26'
L21	S 27°39'35" E	47.42'	L43	S 12°42'40" W	40.08'
L22	N 49°28'28" E	43.80'	L44	S 28°47'35" E	15.29'
			L45	S 40°37'25" W	26.67'

GEORGIA REGISTERED No. 2510 PROFESSIONAL LAND SURVEYOR DALE E. YAWN

To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC
Dale E. Yawn, R.L.S.
24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net
LSF #000907

Wetlands Plat
Heritage Point
Parcel A of a Subdivision of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 4 of 4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2548 : Site Plan

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

T R LONG ENGINEERING, P.C.

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

November 4, 2021

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

Re: Site Development Plans of
Noble Vines, Phase 1
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the specific development plans entitled “Site Development Plans of Noble Vines, Phase 1” prepared by Thomas & Hutton dated September 16, 2021. We offer the following comments regarding this assessment:

1. Sheet G3.1 and G3.2 show several trees to be removed that are outside the limits of the disturbed area. Please confirm that these are just tree removal activities and not clearing activities.
2. Add centerline layout information for the amenity area.
3. Add dimensions for the pull-off area next to the dumpster.
4. Add layout information for the stormwater detention facilities.
5. The driveway details for the front-loaded buildings show the driveway connecting to the edge of the asphalt. Generally, the valley is left through the gutter. This construction method may pose a problem with the 2% cross slope on the sidewalk for ADA accessibility. Please consider adding a detail showing details on how to construct the sidewalk and driveways in these cases.
6. Please include layout information for the location of each unit.
7. Include a master meter for the water system.
8. Please show the re-use water system mains.
9. Please consider moving the gate valve near townhome 24 out of the roadway.
10. Please use individual sewer service laterals instead of dual laterals.
11. Consider adding an additional fire hydrant near townhomes 1 and 4 close to the intersection of Road 1 and Road 4. While the arrangement shown may meet the spacing requirement, fire trucks will have to drive to the fire hydrant then to the fire instead of just driving by.
12. The fire hydrant arrangement for roads 5, 6, 7 and 8 does not meet the spacing requirement for hose lay. Please add several more fire hydrant assemblies.
13. Adjust water mains and force main to provide at least one foot of separation from a sewer main crossing.
14. The force main is very flat. Consider adding additional air release valves neat the vertical bends.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - 1st Comment Letter TR Long 11.4.21 (2548 : Site Plan Review Application

15. If a fire sprinkler system is required by the fire marshal, please show fire connections of the utility plan.
16. Provide a detail for surge manhole #29.
17. The liner for the wet well shall include the underside of the top so that all exposed concrete is covered.
18. Please indicate the hatch size for the pump station top and valve vault top. Include statement that pumps and railing system will operate as designed without twisting or turning the pump to remove from the pump station.
19. Provide electrical design for the pump station.
20. Overflow structure for Pond 1 should be constructed of concrete.
21. Inverted crown roadways are not specifically prohibited in the City of Port Wentworth. However, we do recommend that a normal crown be used instead of inverted crown.
22. Please consider providing additional drainage around DI#95. The existing grades are lower than the proposed frame elevation. Ponded water may adversely affect neighboring properties.
23. Adjust the location of SMH#63, SMH#59, SMH#46, SMH#61, and SMH#57 so that the angle is at least 90 degrees.
24. The grading plan will block water from adjacent lands along Berrien Road near the northwest property corner. Please regrade to accommodate existing flows.
25. Provide grades for the dumpster pad.
26. Show minimum finished floor for the amenity building as well as minimum grades for the pool area.
27. In accordance with the submittal information, please provide fire flow demand calculations when available. Final review cannot be completed without these calculations.
28. Provide a copy of the Highway 30 Roadway Improvement plans as submitted to the Georgia Department of Transportation. Please provide a copy of the approval from GDOT upon receipt.
29. Please provide a traffic study for this development for review.

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

Sincerely,

Trent R. Long, P.E.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - 1st Comment Letter TR Long 11.4.21 (2548 : Site Plan Review Application

Project Timeline

PIN # 7-0976-02-027, Noble Vines Phase I / Hwy 30 – Specific Site Plan

Applicant Engineer: Rusty Windsor / Thomas & Hutton

Project # 210381

- 9/16/2021—application received- incomplete – Missing Info: PDF
- 9/21/2021 – sent email to Rusty Windsor about missing information.
- 9/24/2021 – sent submittal to TR Long for Review
- 10/27/2021 – update email to TR Long for update
- 11/3/2021 – Phone call placed to TR Long for update
- 11/3/2021 – email sent to applicant for GoToMeeting information for Planning Commission
- 11/4/2021 – Received 1st comment letter from TR Long
- 11/5/2021 – Sent 1st comment letter to Rusty Windsor.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Timeline (2548 : Site Plan Review Application (Specific) 7-0976-02-027 Noble