CITY OF PORT WENTWORTH

CITY COUNCIL

NOVEMBER 18, 2021

Council Meeting Room	Regular Meeting	6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. RECOGNITION OF SPECIAL GUESTS

6. ELECTIONS & APPOINTMENTS

A. Appointment of Gabrielle Nelson to the District 1 City Council Seat

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Oct 28, 2021 6:30 PM

8. COMMUNICATIONS & PETITIONS

A. City Manager Updates

9. COMMITTEE REPORTS

A. Committee Reports

10. CONSENT AGENDA

A. Red Robin Court Roadway Improvements Pay Request No. 1

B. Subdivision of Lot 5, Coldbrook Station Phase Two

11. UNFINISHED BUSINESS

12. NEW BUSINESS

A. Alcoholic Beverage License Application 5712 Hwy 21 Beer/Wine/Sunday Sales

- Public Hearing
- Action

B. Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1

- Public Hearing
- Action

C. Subdivision Application Lakeside Ph 20 Preliminary Plat

- Public Hearing
- Action

D. Subdivision Application Lakeside Ph 21 Preliminary Plat

- Public Hearing
- Action

E. Subdivision Application Lakeside Ph 22 Preliminary Plat

- Public Hearing
- Action

F. New Fire Engine

G. Employment Agreement between the City of Port Wentworth, Chatham County, Georgia and Chief of Police

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

A. Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd 1st Reading

- Public Hearing
- Action

B. Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading

C. Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd Reading

14. EXECUTIVE SESSION

A. Personnel Matter

B. Litigation

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

16. ADJOURNMENT

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: City Administrator
Category: Appointment
Prepared By: Shanta Scarboro
Department Head: Edwin L. Booth

AGENDA ITEM (ID # 2561)

DOC ID: 2561

Appointment of Gabrielle Nelson to the District 1 City Council Seat

Issue/Item: Appointment of Gabrielle Nelson to the District 1 City Council Seat.

Background: Gabrielle Nelson was voted in as District 1 Council Member for the City of Port Wentworth during the November 2, 2021 Municipal General Election. As a result, Mrs. Nelson will be given the Oath of Office to fulfill the current vacancy of the District 1 Council seat due to the resignation of former Council Member Donald Hodges back in May of 2021.

Mrs. Nelson will serve as District 1 representative for the November 18, 2021 and December 16, 2021 Regular City Council Meetings until the official swearing in ceremony that will take place during the January 2022 Inauguration to serve her full term of four (4) years.

Recommendation: Appointment.

CITY OF PORT WENTWORTH

CITY COUNCIL

OCTOBER 28, 2021

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

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Mayor Gary Norton called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Reverend Paul Mongin, Pastor of First Baptist Church of Port Wentworth, led in Prayer and Mayor Norton led in the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Linda Smith	Mayor Pro Tem	Present	
Mark Stephens	Council Member	Present	
Lynwood Griner	Council Member	Present	
Glenn Jones	Council Member	Present	
Thomas Barbee	Council Member	Present	
James L. Coursey	City Attorney	Present	
Edwin L. Booth	City Manager	Present	
Shanta Scarboro	Clerk of Council	Present	
Tomi Rikkinen	City Accountant	Present	
Brian Harvey	Director of Development Services	Present	
Lance Moore	Chief of Fire Operations	Present	
Yolanda Irizarry	Director of Human Resources	Present	
Tiffany Lancaster	Director of Leisure Services	Present	
Matt Libby	Chief of Police	Present	

4. APPROVAL OF AGENDA

Council Member Lynwood Griner made a motion to approve the Agenda. Seconded by Mayor Pro Tem Linda Smith. Vote was unanimous.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

There were none to report.

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Sep 23, 2021 6:30 PM

Mayor Pro Tem Linda Smith made a motion to accept the Minutes. Seconded by Council Member Lynwood Griner. Vote was unanimous.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Linda Smith, Mayor Pro Tem
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

8. COMMUNICATIONS & PETITIONS

A. City Manager Updates

City Manager Edwin Booth updated Mayor and Council on the following:

1. TSPLOST / condemned homes within the City
2. City projects, e.g. 12" line at Waffle House to Bonnybridge Road that has been surveyed and engineered and is ready to go out for bids
3. Impact Fees / Department of Community Affairs (DCA) Reporting
4. GeoTech for the Police, Fire and Administrative building has been completed
5. FY23 Budget preparations will begin in February 2022
6. Antrim Road / Red Robin projects were delayed due to supply/inventory issues. Projects will resume in November.
7. Proposed City sports complex
8. Grants

Questions & Answers

Q. Council Member Thomas Barbee asked for an update on the Port Wentworth Tourism Bureau Contract and the Intergovernmental Agreement Between Effingham County and the City of Port Wentworth?

A. City Attorney James L. Coursey, Jr. stated that the Tourism Bureau Contract is essentially completed and will be before Council on the November 18th agenda. Mr. Coursey also stated that the Intergovernmental Agreement is shown on the current October agenda and has been negotiated, approved and in writing. In summary, the City will allow Effingham County to move their water/sewer system across the line into the private subdivision that will remain private. The City will have no responsibility over the water/sewer, but the City will get the benefit of the taxes. However, the hookup fees will go to Effingham County.

Q. Council Member Mark Stephens asked City Manager Booth if he received a report from Police Chief, Matt Libby regarding the political signs?

A. City Manager Edwin Booth responded by stating that the news reporter may have thought that he was going to give a written report, but the report regarding the signs was verbal. Mr. Booth went on to state that the Sign Ordinance needs to be revised as it only refers to commercial signs.

Comments

Council Member Lynwood Griner expressed his concerns that everyone was affected by this issue and that the fault lies with the City Ordinance. Because of this, the Ordinance needs to be addressed.

Chief Libby addressed the matter by saying that he did state in a Department Head Meeting that the Police Department would not get involved with political signs and that the City Ordinance for signs is "crap". But due to several phone calls and messages regarding political signs under his instructions his Segerant was given orders to take the appropriate action to remove the signs if they are in violation of City Ordinance. The goal was not to cite or bring anyone to court, but to educate. All signs were put in a neutral location behind the Police Department and everyone was notified that they could come pickup their signs. Ultimately, the decision was made by Chief Libby to remove the signs but as a part of his job to enforce all City Ordinances, County, State, and Federal laws.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

9. COMMITTEE REPORTS

A. Committee Reports

Council Member Lynwood Griner made a motion to approve the Committee Reports. Seconded by Council Member Glenn Jones. Vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lynwood Griner, Council Member
SECONDER:	Glenn Jones, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

10. CONSENT AGENDA

Council Member Glenn Jones made a motion to approve Consent Agenda items A., C., D., E., and F. Seconded by Mayor Pro Tem Linda Smith. Vote was unanimous.

Council Member Glenn Jones made a motion to approve Consent Agenda item B. as a separate vote to allow Council input should they wish to increase or decrease the amount for the Employee Gift Cards. Seconded by Council Member Lynwood Griner. Vote was unanimous to approve the 2021 Employee Gift Cards in the amount of $100.00 for City employees (full and part-time) and $150.00 for Department Heads.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Glenn Jones, Council Member
SECONDER:	Linda Smith, Mayor Pro Tem
AYES:	Smith, Stephens, Griner, Jones, Barbee

A. Setting of the November and December City Council Meeting Dates

B. Employee Gift Cards

C. 62nd Annual Mayors' Motorcade

D. Intergovernmental Agreement Between Effingham County and City of Port Wentworth

E. AIA B101 Owner-Architect Agreement Greenline Architecture

F. Civil Engineering Proposal Thomas & Hutton

11. UNFINISHED BUSINESS

A. City of Port Wentworth 2021 - 2041 Comprehensive Plan

Cole Mullis, Coastal Regional Commission, was present to answer any questions of Mayor and Council and to inform them that the Department of Community Affairs (DCA) has accepted the City of Port Wentworth 2021-2041 Comprehensive Plan. Mr. Mullis stated that the next step is for Council to adopt a Resolution for the Comprehensive Plan.

That said, Council Member Mark Stephens made a motion to approve the Resolution for the 2021-2041 Comprehensive Plan. Seconded by Council Member Lynwood Griner. Vote was unanimous.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Stephens, Council Member
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

12. NEW BUSINESS

A. Site Plan Review Application (Specific) 7-0907-01-003 Novare

Scott Monson, with Thomas & Hutton representing NGI Acquisitions, was present to answer any questions or concerns of Mayor and Council and to share information about the project.

Questions & Answers

Q. James L. Coursey, Jr. asked will the roads be dedicated to the City of will they remain private?

A. Mr. Monson stated that they will remain private.

Q. Georgia Benton, 135 Saussy Road, asked how many of the apartments will be designated for handicap accessibility?

A. Mr. Monson stated that all ADA requirements have been met for handicap accessibility for the apartment units which is 2%.

Q. Georgia Benton, 135 Saussy Road, asked if there is seventy-feet (70) from the center of Highway 21, wouldn't the setback need to be greater if the Department of Transportation (DOT) widens the road?

A. Mr. Monson replied by stating that their plan is based on the current right of way and it is 20 feet from the existing road.

Q. Council Member Mark Stephens asked that if this is the case, want you have a deficit when DOT expands to a six lane highway?

A. Mr. Monson stated that it will depend on if DOT requires an additional right of way in order to expand.

Comment
Murray Marshall, representing the Tom Exley family, stated that he has been told that their is sufficient right of way on Highway 21 up to Effingham County without having to do any condemnation.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Glenn Jones, Council Member
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Griner, Jones
NAYS:	Stephens, Barbee

B. Health Insurance Premium Coverage for Full-Time Employees

Paul Collins, with Glenn Davis & Associates, was present to answer any questions or concerns of Mayor and Council and to share information regarding the City's health insurance coverage for City employees.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Glenn Jones, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

C. Crossgate Industrial Investors, LLC (Amazon) Dedication to the City of Port Wentworth

City Attorney James L. Coursey, Jr. was present to answer any questions or concerns of Mayor and Council and to share information regarding the dedication.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Stephens, Council Member
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

D. Newport Boulevard Dedication to the City of Port Wentworth

City Attorney James L. Coursey, Jr. was present to answer any questions or concerns of Mayor and Council and to share information regarding the dedication.

Jessica Vick, Roberts Civil Engineering, was also present to answer any questions regarding the dedication.

Questions & Answers

Q. James Curry, 51 Cordage Circle, asked if the dedication is for the new road going past the apartments in Newport?

A. Jessica Vick responded by stating that it beings at Maghellan Road and ends at the privately owned road at Point Grand Apartments.

Q. James Curry, 51 Cordage Circle, inquired as to why a stop sign was placed at Stemson Way and Newport Boulevard without any notice or flags being placed at the stop sign and due to their never being any issues? Mr. Curry went on to suggest that maybe a speed bump can be put down instead of the stop sign.

A. Mayor Norton stated that some of the residents were concerned about children being hit by cars coming around the curb where the stop sign was placed.

Q. Council Member Thomas Barbee asked Fire Chief Lance Moore has there ever been a problem with the Fire trucks getting in?

A. Chief Moore stated that there hasn't been an issue.

Comments

Rufus Bright, 54 Tiller Way, stated that he is glad that a stop sign was placed there due to the kids in the area and if a child is hit, the City has a right to issue tickets or place the driver in jail.

Council Member Lynwood Griner stated that prior to the apartments being erected that the area was a dead end street and there was nothing to slow the drivers down, which is why the stop sign was placed there. Police did not initially issue any tickets because they were trying to get people use to the stop sign being there, but maybe speed bumps can be considered.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Linda Smith, Mayor Pro Tem
SECONDER:	Mark Stephens, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

E. Construction and Conveyance Agreement CH Realty IX-Sansone I Savannah 21-95, L.P.

City Attorney James L. Coursey, Jr. was present to answer any questions or concerns of Mayor and Council and to share information regarding the project.

Warren Ratchford and Chad Zittrouer were also present to speak on the project.

Questions & Answers
Q. Mayor Norton asked if the new road will be moved?

A. Mr. Ratchford stated that no movement will happen until the completion of the new road, then the swap will take place.

Q. Janet Hester, 440 Meinhard Road, asked if anyone in the Monteith Road, Hendley Road area knows what the project is about and if any input has been asked of the residents in the area?

A. Chad Zittrouer responded by stating that a lot of public input was sought out and they are open to share what the project is about with the residents. Mr. Zittrouer also stated that they have made several contributions to the City and fought for the Highway 21 signal that has been approved, and put in writing, by the Department of Transportation (DOT).

Q. Council Member Lynwood Griner asked how long will it take to build the new road?

A. Chad Zittrouer replied by stating that it will take approximately the same amount of time, which is five to six months with little impact.

Comments
Council Member Glenn Jones in summary stated that the road will be better for everyone when it is done.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Glenn Jones, Council Member
SECONDER:	Linda Smith, Mayor Pro Tem
AYES:	Smith, Griner, Jones
NAYS:	Stephens, Barbee

F. Special Event Permit Request from Southern Charm for Families Behind the Badge Program

Police Chief Matt Libby was present to answer any questions or concerns of Mayor and Council and to share information about the event.

Brandon Gibler with Southern Charm was also present to speak on the matter.

Questions & Answers
Q. Mayor Norton asked if they are looking for sponsors?

A. Mr. Gibler No sir, they are just seeking permission to use City property and a special permit for the beer truck that will be on site.

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

Q. Council Member Thomas Barbee asked what size audience are they looking to attract, if the Police Department will be there, how long will the event last and if they've ever done an event like this before?

A. Chief Libby responded by stating that they are looking to have around 200 to 250 people, that the Port Wentworth Police will be on site and the event will last about five hours. Mr. Gibler also said that they have not done this type of event but have done other events before with other teams.

Q. Council Member Thomas Barbee asked City Attorney Coursey if there is a law that liquor can't be served at certain times on Sunday?

A. Mr. Coursey stated that laws in Georgia have changed for a pouring license, but that this event is not the same process.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Stephens, Council Member
SECONDER:	Thomas Barbee, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

G. Subdivision Application Rice Creek Tract C-2 Ph IV Final Plat

Jessica Vick, Roberts Civil Engineering, was present to answer any questions or concerns of Mayor and Council.

Questions & Answers
Q. Georgia Benton, 135 Saussy Road, asked to see a copy of the plat, inquired about the project location of the project and how the project will affect Black Creek?

A. Jessica Vick responded by stating that she did not have a copy of the plat on hand.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Linda Smith, Mayor Pro Tem
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Griner, Jones
NAYS:	Stephens, Barbee

H. Subdivision Application Parcel 3, Former Broadman Tract Final Plat

David Dowdy, Jackson Surveying was present to answer any questions or concerns of Mayor and Council.

Questions & Answers
Q. Council Member Lynwood Griner asked if this is the same project that did not show for the September meeting.

A. Mr. Dowdy, replied "yes".

Q. Mayor Gary Norton asked how many acres is the project?

A. Mr. Dowdy stated that the total acreage is twelve that will be subdivided out for loan purposes.

Q. James Curry, 51 Cordage Circle, asked if the tract of land borders I-95 and if the Planning Commission determined if the run off water won't run back into the Newport Subdivision?

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

A. Mr. Dowdy stated that the project is the part of Maghellan that goes toward I-95 and borders up against the townhomes.

A. City Attorney James L. Coursey, Jr. stated that this agenda item is a preliminary application to break down the acreage into smaller pieces and that the public will have an opportunity to address some of their concerns during the next phase of the project.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lynwood Griner, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

A. ORDINANCE NO. 21-03 FY21 Budget Adjustment Revenues and Expenses

City Manager Edwin Booth was present to answer any questions of Mayor and Council and to inform them that the City brought in more revenues than expenses which is the cause for the budget adjustment.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Stephens, Council Member
SECONDER:	Lynwood Griner, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

B. Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 1st Reading

Brian Orr was present to answer any questions or concerns of Mayor and Council and to share information related to the zoning map amendment request.

There is no vote on this agenda item as this is a first reading.

C. Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 1st Reading

Murray Marshall and Joe Marshall, Atlantic Real Estate Investment representing the Exley family, was present to answer any questions or concerns of Mayor and Council and to share information related to the zoning map amendment request.

There is no vote on this agenda item as this is a first reading.

Questions & Answers
Q. Georgia Benton, 135 Saussy Road, asked for clarity regarding the drainage.

A. Mr. Marshall stated that the drainage is not included on the plans because it is a zoning map and the drainage will be included on final plans.

D. Zoning Map Amendment 7-0906-01-012 Exley Hwy 21 2nd Reading

Robert McCorkle was present to answer any questions or concerns of Mayor and Council and to share information related to the zoning map amendment request.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lynwood Griner, Council Member
SECONDER:	Linda Smith, Mayor Pro Tem
AYES:	Smith, Stephens, Griner, Jones, Barbee

E. Zoning Map Amendment 7-0035-01-010 HWY 21 Truck Yard 2nd Reading

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

Mark Liverman was present to answer any questions or concerns of Mayor and Council and to share information related to the zoning map amendment request.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Glenn Jones, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Smith, Stephens, Griner, Jones, Barbee

14. EXECUTIVE SESSION

There were none to report.

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Clerk of Council, Shanta Scarboro, informed the public that the City of Port Wentworth completed its annual audit and earned the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA).

Resident of Bonnybridge Road asked if Council could address the truck traffic and speed limits on Bonnybridge Road and look into reducing the speed limit to 35 MPH going and coming.

Georgia Benton, 135 Saussy Road, addressed Council regarding the City Ordinance related to fulfilling vacant City Council seats and that two African American women applied to be appointed to that seat and from her observation other appointments were made and all were White Americans and that no one cared to try and appoint a Black representative.

Mrs. Benton went on to ask that the City Ordinance be changed to state that an appointment for a vacant seat be made within thirty (30) days of the vacancy.

Mrs. Benton last statement voiced her concerns regarding the developers and just because they own property in Port Wentworth it does not make them citizens of Port Wentworth. Mrs. Benton also stated how their stories are not checking out and wanted to know what is available for the Black community.

Kellie Powell was present to share the damage done to her vehicle due to a pot hole on Red Robin Court and to ask for assistance with the cost of repairs to the vehicle and payment for lost wages.

Janet Hester, 440 Meinhard Road, stated for the record that "she did not go out looking for a fight when the Chief of Police went out to target her political signs". Mrs. Hester asked for a public apology from the Police Chief in writing and believes the removal of her signs was a clear case of targeting. Mrs. Hester then went on to read Chapter 19 of the City Ordinances which states "this Ordinance shall be fairly and consistently enforced" and feels that this code was not fairly or consistently applied.

16. ADJOURNMENT

There being no further business, Council Member Thomas Barbee made a motion to adjourn. Seconded by Council Member Glenn Jones. Vote was unanimous.

_____

Mayor Gary Norton

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

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

ATTEST:

_____

Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Oct 28, 2021 6:30 PM (Adoption of Minutes)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: City Administrator
Category: Report
Prepared By: Shanta Scarboro
Department Head: Edwin L. Booth

AGENDA ITEM (ID # 2563)

DOC ID: 2563

City Manager Updates

Issue/Item: City Manager Updates.

Background: City Manager Edwin Booth will provide Mayor and Council updates regarding the business affairs of the City.

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: All
Category: Report
Prepared By: Shanta Scarboro
Department Head: Brian Harvey

AGENDA ITEM (ID # 2550)

DOC ID: 2550

Committee Reports

ATTACHMENTS:

- Development Services Department Monthly Report October 2021 (DOCX)
- Fire Department Monthly Training Report October 2021 (PDF)
- Fire Department Monthly Committee Report November 2021 (PDF)
- Leisure Services Department Monthly Report November 2021 (PDF)
- Police Department Monthly Report - November 2021 (PDF)

DEVELOPMENT SERVICES MONTHLY REPORT / OCTOBER 2021

INSPECTIONS / P&Z

Building Permits Issued: 27
Building Estimated Cost: $4,195,185.00
Permit Fees Paid: $161,920.41
Inspections Completed: 341
Plan Reviews Completed: 27

Attachment: Development Services Department Monthly Report October 2021 (2550 : Committee Reports)

Port Wentworth Fire Department

317 Cantyre Street
Port Wentworth, Georgia 31407

Lance Moore
Fire Chief

Telephone: (912) 210-7707
Office: (912) 401-0475

Monthly Fire Training Report

Oct. 1st, 2021 – Oct. 31st, 2021

Chief Moore,

This month, the Training division was able to train and acquire **412 hours** of focused training for our department. the Training division focused on the following:

- **168 hours**: Dedicated instruction, to the Port Wentworth Fire's recruit class 21-01 has continued to show success. Training has focused on becoming a NPQ Firefighter 1. Recruits are conditioned every morning with a mile run and time spent in the gym working on core muscle groups. The rest of the day is devoted to teaching PowerPoint presentations. All recruits receive quizzes and tests on all information. We also demonstrate firefighter skills and have them performed them for NPQ testing.
- **244 hours**: Of on duty instruction were given by the instructor officers. Detailed training evolutions and assignments were given to be handled by these officers. Each training evolution is documented and placed in the training registry.

Recruit Class 21-01: 162 hours

- **21 hours:** Cardio and Conditioning
- **117 hours**: spent inside the classroom learning IFSTA Essential 6 textbook and PowerPoints. Each day was devoted to presentations based around NPQ Firefighter 1 information. Demonstrations to learn skills needed to become a Firefighter and application of learned skills to assist with testing.
- **24 hours**: Port Wentworth Training Division instituted the very first 24-hour Recruit Live Burn. Each recruit was tested for a 24-hour period of Live fire scenarios. The purpose of this exercise is to show the recruits how to handle high risk situations while on duty for a 24-hour period. The experience went extremely well and proved to be successful.

On Shift Training: 244 hours

- **62 hours:** Dedicated on shift training focused on fundamentals and officer training to highlight needs within the department that are recognized by the shift commanders. All training is recorded and documented for state certifications compliance. All training is directed by the Training Division and presented by the Instructor Officers on each shift.

Attachment: Fire Department Monthly Training Report October 2021 (2550 : Committee Reports)

Port Wentworth Fire Department

317 Cantyre Street
Port Wentworth, Georgia 31407

Lance Moore
Fire Chief

Telephone: (912) 210-7707
Office: (912) 401-0475

- **31 hours:** Physical fitness training is performed at the city gym and within the stations using firefighter related tools and gear to simulate the most accurate approach to real life scenarios.
- **31 hours:** Driver's training, and area study were performed to assist our up-and-coming drivers with needed experience and help our newest employees get familiar with the surrounding area and target hazard areas.
- **114 hours:** Target Solutions, our online Training platform was performed by all members to limit group training in the wake of the growing COVID cases.
- **6 Hours:** EMS recertification hours were provided to all departmental member through Target Solutions.

Lt. Ronald Hendry
Training Officer

Attachment: Fire Department Monthly Training Report October 2021 (2550 : Committee Reports)

To: Mayor Norton and City Council

From: Chief Lance Moore

Date: November 04, 2021

Ref: Committee Report

Sir,

The following is a summary of the incident responses and activity for the Fire Department between the dates of October 01, 2021 and October 31, 2021.

0 building fires

3 vehicle fires

85 emergency medical calls

29 motor vehicle collisions

0 carbon monoxide investigation

8 public service

5 dispatched and cancelled in route.

16 fire alarms

1 open area fires

1 hazardous material related.

1 elevator rescues

0 power line related

0 extrication from industrial equipment

Total: 149

Attachment: Fire Department Monthly Committee Report November 2021 (2550 : Committee Reports)

November 2021 LEISURE SERVCIES DEPARTMENT REPORT

11/09/2021 Leisure Service Programs and Events for November and December

- Visit with Santa and an Outdoor Family Movie Night "Rudolf the Red Nose Reindeer" Friday Dec 3rd Behind City Hall. 6:00-8:30.
- Tumbling classes are November 3,6,10,13,20,22 and 30th.
- New Competitive Team gymnastic program 3,6,10,13,20,22 and 30th. and will be year-round competition will start August 2022.
- Girls Scouts in community House November - December.
- Adult Volleyball on Friday's in November.
- Football season games ended November 6th end of season wrap up Tuesday November 9th.
- Soccer Games November 8th and end of season celebration is Wednesday Nov 10th.
- Cheerleading ended November 6th and will have end of season celebration Thursday November 11th.
- Micro Basketball Started November 8th and will end December 9th. Monday and Thursday's
- Basketball registration started October 15th – November 30th.
- All youth 12 and under start practice the week of November 29th – December 19th. Games will start the week of January 5th. (Four 5U teams, Three 8U teams, one 10U team, one 12U team)
- Set up Tree behind Senior Center Building on November 22nd and Christmas Lights around City of Light poles.
- Patch holes in parking lot of Senior Center and Gym.

Ed Young Senior Center

- 11/1-11/27 who is who- Pictures from the past
- 11/1-11/30 Gratitude tree
- 11/11 Veterans Day Celebration

Ed Young Senior Center weekly numbers are an average for the weeks in October

October 4-8 Meals ordered (29) Meals served (29) Clients attended (29)
October 11-15 Meals ordered (23) Meals served (23) Clients attended (23)
October 18-22 Meals ordered (23) Meals served (23) Clients attended (23)
October 25-29 Meals ordered (20) Meals served (23) Clients attended (23)

Administrative and Operations

- Order gifts for children meeting Santa and organizing event with lights and sound.
- Train volunteers for Basketball.
- Continue to interview applications for Full time MNT position.
- Starting the process of creating a competitive gymnastics competition program.

Attachment: Leisure Services Department Monthly Report November 2021 (2550 : Committee Reports)

- Continue to create, update and import all upcoming programs into Tyler Parks and Rec online system.
- Complete Bi-Weekly payroll.
- Continue to complete refunds, transfers of daily payments of programs and rentals monthly.
- Create ongoing Leisure Services employee bi-weekly work schedule.
- Keep Leisure Services Facebook page and City web page up to date on social media.
- Continue monitoring daily deposits and credit card import/export for all sports and rentals through our payment portal and Tyler Parks and Rec program.
- Continue to manage the cash and receivables from our Tyler Parks and Rec system. Daily deposits.
- Continue to manage team in maintaining cleanliness of all Leisure Services Departments facilities.
- Reconcile Monthly October P-card Statement and turn in to accounts payable by November 8th.

Mobley Park

- Ordered replacement broken playground step, cap on pole and red seat on playground.
- Have Shed moved from Community house to Mobley park and old shed moved from Mobley Park
- Edged parking lot.

Armadale Walking Path

- Continue to cut grass, weed-eat and edge walking path.
- Consistently change out doggie station.

Festival Site/Soccer Fields and Tommy Thomas Pavilion

-

Houlihan Boat Landing

- Cut and weed eat boat ramp area and retention ponds.
- Update Kiosk at boat landing. Roll up water hoses bi weekly and clean up trash in parking lot bi weekly.

Houston Church

- Cut and weed-eat Houston Church weekly.
- Clean, dust and mop church monthly.

Warren Drive Playground / Park

- Cut and weed-eat Houston Church weekly.

Della Steel Park

- Disinfect playground area, picnic tables and pavilion area.
- Cleanout doggie station.
- Add port o lets.

P.B. Edwards Jr. Gym

- Having gym widows tented November 15th.
- Re-stripe handy-cap parking spaces in October/November on gym side.

Community House

- Paint inside.
- Gather quotes for new sinks in bathroom.
- Gather quotes for new flooring.
- Gather quotes for paving outside for parking.

Fountain

- Trim bushes, cut grass, pull weeds at fountain every other week.
- Adding flag Pole with lights.

Attachment: Leisure Services Department Monthly Report November 2021 (2550 : Committee Reports)

Annex Building

Attachment: Leisure Services Department Monthly Report November 2021 (2550 : Committee Reports)

To: Mayor Norton
From: Chief Libby ML
Date: November 12, 2021
Ref: Committee report

Sir,

Below is summary of the all the department's activity for the period of **October 20, 2021, through November 12, 2021.** The summary will provide Council the total number of calls for service police units responded to as well as citations issued.

Police:

Since **November 12, 2021,** the police department has issued **1202 citations**. Officers conducted **1197** traffic stops. The department has made **106** arrests. **12** DUI cases were made along with **32** cases for possession of controlled substance and drug objects. The department was **2308** issued case report numbers for service calls. The department conducted **632** residential and business checks. The department conducted **70** suspicious persons / vehicles stop. The department has responded to **100 accidents**. The department responded to **9** EMS calls. The department has taking **568** incident reports. The department has also conducted **58** combined walking patrols of both schools the Renasant Bank and other businesses. The department also responded to **15** EMS calls.

Officers have attended **144** hours of training this month.

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

POLICE CALLS DISPATCHED
BY DAY OF THE MONTH
BY AGENCY

CHATHAM 911 COMMUNICATIONS SERVICES

STARTING DATE: 10/01/2021
ENDING DATE: 10/31/2021

	BL	CC	GC	PL	PW	SP	TB	TOTAL
10/01/2021	15	335	76	74	121	976	8	1,605
10/02/2021	16	337	76	69	177	943	10	1,628
10/03/2021	4	299	60	43	156	844	6	1,412
10/04/2021	13	269	43	67	96	824	9	1,321
10/05/2021	22	227	44	68	96	894	3	1,354
10/06/2021	4	237	46	69	110	939	6	1,411
10/07/2021	15	269	45	84	108	1,002	13	1,536
10/08/2021	36	235	80	71	81	912	7	1,422
10/09/2021	49	225	56	75	109	821	7	1,342
10/10/2021	34	210	47	67	86	727	2	1,173
10/11/2021	9	271	70	61	135	810	5	1,361
10/12/2021	8	268	65	79	110	922	10	1,462
10/13/2021	39	277	36	75	127	1,065	6	1,625
10/14/2021	19	269	56	64	120	1,058	7	1,593
10/15/2021	9	275	64	108	125	1,031	6	1,618
10/16/2021	7	278	54	75	110	880	4	1,408
10/17/2021	7	206	32	56	108	701	12	1,122
10/18/2021	17	234	60	63	121	900	6	1,401
10/19/2021	29	190	53	58	95	856	9	1,290
10/20/2021	29	287	49	47	73	1,055	4	1,544
10/21/2021	3	306	35	61	87	967	7	1,466
10/22/2021	11	220	59	78	112	1,138	11	1,629
10/23/2021	16	201	78	47	81	957	7	1,387
10/24/2021	2	190	67	41	112	716	2	1,130
10/25/2021	7	269	64	40	77	807	5	1,269
10/26/2021	7	218	62	59	127	788	9	1,270
10/27/2021	20	249	44	73	94	1,126	9	1,615
10/28/2021	5	204	56	41	85	897	2	1,290
10/29/2021	33	246	80	67	111	911	10	1,458
10/30/2021	25	289	55	72	108	881	4	1,434
10/31/2021	32	255	30	70	149	740	9	1,285
TOTAL	542	7,845	1,742	2,022	3,407	28,088	215	43,861

**NOTE: Excludes calls where Animal Services was primary responder*

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

Code Violations

	October 20- November 11 2021	
707 Crossgate rd	Feral Cats	Open
208 Aberfeldy	No Permit	Complete
12 Alen Brook	Vehicle	Open
8 Horne Place	Vehicle	Open
202 Cantyre	Vehicle	Open
211 Clifton	Vehicle	Open
311 Clifton	Vehicle	Open
313 Clifton	Trailer	Open
305 Osteen	Vehicle	Open
316 Osteen	Vehicle	Open
414 Phillips	Vehicle	Open
14 Aberfeldy	Vehicle	Open
Miller Park Circle	Vehicles 2	Open
9 Goose Neck Road	Vehicle	Open
25 Rice Mill Road	Vehicle	Open

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

ACCIDENT REPORTS BETWEEN 10/20/2021 AND 11/11/2021

Location:	Date \ Time Received:	Case Number	Vehicles	Injuries	Fatalaties
	10/20/2021	211020034	2	0	0
SR-21	10/20/2021	211020034	2	0	0
COMMONWEALTH AVE	10/20/2021	211020039	2	0	0
HWY 25	10/20/2021	211020039	2	0	0
COLDBROOK STATION CIRCLE	10/20/2021	211020041	2	0	0
SR 21	10/20/2021	211020041	2	0	0
COLBROOK STATION CIR	10/20/2021	211021069	2	0	0
HIGHWAY 21	10/20/2021	211021069	2	0	0
RICE CREEK RD	10/20/2021	211020042	2	0	0
SR-21 S	10/20/2021	211020042	2	0	0
INTERSTATE 95	10/20/2021	211020043	2	0	0
STATE ROUTE 21	10/20/2021	211020043	2	0	0
	10/21/2021	211021021	2	0	0
INTERSTATE 95 SOUTH AT 110.5MM	10/21/2021	211021021	2	0	0
INTRENATIONAL TRADE PARKWAY	10/21/2021	211021027	2	0	0
SR 21	10/21/2021	211021027	2	0	0
LAKESIDE BLVD	10/21/2021	211021025	2	0	0
SR 21	10/21/2021	211021025	2	0	0
	10/21/2021	211021030	2	0	0
6941 SR-21	10/21/2021	211021030	2	0	0
	10/21/2021	211021039	2	0	0
SR-21	10/21/2021	211021039	2	0	0
SONNY DIXON INTERCHANGE	10/21/2021	211021068	2	0	0
SR-21	10/21/2021	211021068	2	0	0
GULFSTREAM	10/21/2021	211021071	2	0	0
STATE ROUTE 21	10/21/2021	211021071	2	0	0
	10/21/2021	211021076	2	0	0
7001 HWY 21	10/21/2021	211021076	2	0	0
	10/22/2021	211022027	1	0	0
INTERSTATE 95	10/22/2021	211022027	1	0	0
	10/22/2021	211022037	2	0	0
SR 21	10/22/2021	211022037	2	0	0
	10/22/2021	211022059	4	0	0

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ACCIDENT REPORTS BETWEEN 10/20/2021 AND 11/11/2021

Location:	Date \ Time Received:	Case Number	Vehicles	Injuries	Fatalaties
SR 21	10/22/2021	211022059	4	0	0
PONDEROSA	10/22/2021	211022073	2	0	0
SR 21	10/22/2021	211022073	2	0	0
COLDBROOK STATION CIR	10/22/2021	211022074	2	0	0
GA 21	10/22/2021	211022074	2	0	0
	10/22/2021	211022075	2	0	0
9001 GA HWY 21	10/22/2021	211022075	2	0	0
PONDEROSA DR	10/22/2021	211022103	3	0	0
SR-21	10/22/2021	211022103	3	0	0
GULFSTREAM RD	10/23/2021	211023044	2	0	0
SR 21	10/23/2021	211023044	2	0	0
	10/23/2021	211024052	2	0	0
MILLER PARK CIR	10/23/2021	211024052	2	0	0
	10/24/2021	211024030	2	0	0
7001 SR 21	10/24/2021	211024030	2	0	0
GRANGE RD	10/25/2021	211025048	2	0	0
JIMMY DELOACH PARKWAY	10/25/2021	211025048	2	0	0
GRANGE RD	10/26/2021	211026016	1	0	0
JIMMY DELOACH PKWY	10/26/2021	211026016	1	0	0
	10/26/2021	211026093	2	0	0
SR-21	10/26/2021	211026093	2	0	0
BENTON BLVD	10/26/2021	211026094	2	0	0
MEINHARD RD	10/26/2021	211026094	2	0	0
	10/27/2021	211027040	2	0	0
605 EXPANSION BLVD	10/27/2021	211027040	2	0	0
SR-21	10/27/2021	211027064	2	1	0
SR-307	10/27/2021	211027064	2	1	0
COLDBROOK STATION CIRCLE	10/27/2021	211027067	2	1	0
SR 21	10/27/2021	211027067	2	1	0
NEWPORT BOULEVARD	10/27/2021	211027076	1	0	0
SR 30	10/27/2021	211027076	1	0	0
	10/28/2021	211028038	2	0	0
PILOT TRAVEL CENTER	10/28/2021	211028038	2	0	0

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ACCIDENT REPORTS BETWEEN 10/20/2021 AND 11/11/2021

Location:	Date \ Time Received:	Case Number	Vehicles	Injuries	Fatalaties
GA SR 30	10/28/2021	211028039	1	0	0
MAGELLAN BLVD	10/28/2021	211028039	1	0	0
	10/28/2021	211028048	2	0	0
GA 21	10/28/2021	211028048	2	0	0
	10/28/2021	211028061	1	0	0
SR 21	10/28/2021	211028061	1	0	0
	10/28/2021	211028071	2	0	0
INTERSTATE 95	10/28/2021	211028071	2	0	0
	10/28/2021	211028072	4	0	0
I-95	10/28/2021	211028072	4	0	0
HWY 21	10/28/2021	211028076	2	1	0
MOORE RD	10/28/2021	211028076	2	1	0
	10/29/2021	211029080	1	0	0
STATE ROUTE 21	10/29/2021	211029080	1	0	0
HODGEVILLE RD	10/29/2021	211029084	2	3	0
S.R. 30	10/29/2021	211029084	2	3	0
	10/31/2021	211031029	1	0	0
I-95 NORTH	10/31/2021	211031029	1	0	0
	11/1/2021	211101022	1	0	0
SR 25	11/1/2021	211101022	1	0	0
	11/1/2021	211101037	2	0	0
S.R 21	11/1/2021	211101037	2	0	0
	11/2/2021	211102026	3	0	0
SR-21	11/2/2021	211102026	3	0	0
ABERFELDY ST	11/2/2021	211102042	2	0	0
SOUTH COASTAL HIGHWAY	11/2/2021	211102042	2	0	0
HWY 30	11/2/2021	211102056	2	0	0
SR-21	11/2/2021	211102056	2	0	0
HWY 21	11/2/2021	211102060	2	0	0
LAKESIDE BLVD	11/2/2021	211102060	2	0	0
	11/2/2021	211102069	2	0	0
PILOT TRAVEL CENTER	11/2/2021	211102069	2	0	0
	11/3/2021	211103033	2	0	0

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Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

ACCIDENT REPORTS BETWEEN 10/20/2021 AND 11/11/2021

Location:	Date \ Time Received:	Case Number	Vehicles	Injuries	Fatalaties
7001 STATE ROUTE 21	11/3/2021	211103033	2	0	0
	11/3/2021	211103078	2	0	0
S.R. 21	11/3/2021	211103078	2	0	0
	11/3/2021	211103081	2	0	0
100 MAGELLAN BLVD	11/3/2021	211103081	2	0	0
	11/3/2021	211103085	2	0	0
INTERSTATE 95	11/3/2021	211103085	2	0	0
I-95 MILE MARKER 109	11/4/2021	211104039	2	0	0
STATE ROUTE 21 SOUTH	11/4/2021	211104039	2	0	0
SR-21 NORTH	11/4/2021	211103076	3	1	0
TRAVELERS WAY	11/4/2021	211103076	3	1	0
RICE CREEK ROAD	11/4/2021	211104049	2	0	0
STATE ROUTE 21	11/4/2021	211104049	2	0	0
SR 21	11/4/2021	211104065	2	0	0
SR 307	11/4/2021	211104065	2	0	0
BONNYBRIDGE RD	11/4/2021	211104071	2	0	0
SR 21	11/4/2021	211104071	2	0	0
	11/4/2021	211104092	2	0	0
SR 21	11/4/2021	211104092	2	0	0
	11/4/2021	211104096	3	0	0
INTERSTATE 95	11/4/2021	211104096	3	0	0
SR-21	11/5/2021	211105041	2	0	0
SR-30	11/5/2021	211105041	2	0	0
HWY 21	11/5/2021	211105046	1	0	0
MOORE RD	11/5/2021	211105046	1	0	0
7002 SR-21	11/6/2021	211106039	1	1	0
O'LEARY	11/6/2021	211106039	1	1	0
	11/6/2021	211106048	2	0	0
ROSEBERRY CIRCLE	11/6/2021	211106048	2	0	0
	11/7/2021	211107036			
	11/7/2021	211107036			
	11/7/2021	211107047	1	0	0
7308 SR-21 NORTH	11/7/2021	211107047	1	0	0

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Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

ACCIDENT REPORTS BETWEEN 10/20/2021 AND 11/11/2021

Location:	Date \ Time Received:	Case Number	Vehicles	Injuries	Fatalaties
7201 SR - 21 S	11/7/2021	211107052	2	0	0
CABOT ST	11/7/2021	211107052	2	0	0
	11/8/2021	211108040	2	0	0
GRANGE RD	11/8/2021	211108040	2	0	0
	11/8/2021	211108038	3	0	0
STATE ROUTE 21	11/8/2021	211108038	3	0	0
INTERNATIONAL TRADE PARKWAY	11/8/2021	211108093	2	0	0
SR 21	11/8/2021	211108093	2	0	0
	11/8/2021	211108111	2	0	0
STATE ROUTE 21	11/8/2021	211108111	2	0	0
I 95 SB RAMP	11/9/2021	211109027	2	0	0
SR 21 NB	11/9/2021	211109027	2	0	0
	11/9/2021	211109038	2	0	0
SR-21 S	11/9/2021	211109038	2	0	0
	11/9/2021	211109044	2	1	0
SR-21	11/9/2021	211109044	2	1	0
	11/9/2021	211109057	2	0	0
INTERSTATE 95	11/9/2021	211109057	2	0	0
I-95 N	11/9/2021	211109074	2	0	0
SR-21 S	11/9/2021	211109074	2	0	0
COLDBROOK STATION CIRCLE	11/9/2021	211109080	2	0	0
SR 21	11/9/2021	211109080	2	0	0
	11/10/2021	211110045	2	0	0
STATE ROUTE 21	11/10/2021	211110045	2	0	0
	11/10/2021	211110059	2	0	0
7001 STATE ROUTE 21	11/10/2021	211110059	2	0	0
	11/10/2021	211110062	2	0	0
INTERSTATE 95	11/10/2021	211110062	2	0	0
SR-21	11/10/2021	211110070	2	1	0
SR-30	11/10/2021	211110070	2	1	0
	11/10/2021	211110119	2	0	0
105 TRAVELERS WAY	11/10/2021	211110119	2	0	0

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Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

CRASH LOCATION REPORT

For Crashes occurring between 10/20/2021 and 11/11/2021

REPORT GENERATED ON: 11/12/2021 12:28:47 PM

Port Wentworth PD

ACCIDENT#	ROAD OF OCCURRENCE/LOCATION	AT INTERSECTION WITH	ACCIDENT DATE	TIME
211021030			10/21/2021	08:20
211021076			10/21/2021	21:10
211024030			10/24/2021	09:00
211028038			10/28/2021	06:35
211102069			11/2/2021	18:45
211106039		O'LEARY	11/6/2021	11:20
211103081	100 MAGELLAN BLVD		11/3/2021	17:10
211027040	605 EXPANSION BLVD		10/27/2021	08:55
211029080	7001 GA HIGHWAY 21 PORT		10/29/2021	16:00
211110059	7001 HIGHWAY 21 PORT WENTWORTH		11/10/2021	13:15
211107036	7001 STATE ROAD 21/PILOT TRAVEL.		11/7/2021	08:32
211103033	7001 STATE ROUTE 21		11/3/2021	06:30
211107047	7308 SR-21 NORTH/ FAST MARKET		11/7/2021	10:50
211026094	BENTON BLVD	MEINHARD RD	10/26/2021	16:45
211104071	BONNYBRIDGE RD	SR 21	11/4/2021	16:05
211110119	DAYS INN		11/10/2021	21:24
211107052	DUNKIN' DONUTS	CABOT ST	11/7/2021	13:10
211028048	GA 21		10/28/2021	10:03
211022074	GA 21	COLDBROOK STATION CIR	10/22/2021	18:00
211028039	GA SR 30	MAGELLAN BLVD	10/28/2021	07:10
211110062	GA WELCOME CENTER ON INTERSTATE		11/10/2021	14:05
211108040	GRANGE RD		11/8/2021	07:45
211023044	GULFSTREAM RD	SR 21	10/23/2021	12:45
211021069	HIGHWAY 21	COLBROOK STATION CIR	10/20/2021	18:10
211029084	HODGEVILLE RD	S.R. 30	10/29/2021	17:53
211028076	HWY 21	MOORE RD	10/28/2021	19:05
211105046	HWY 21	MOORE RD	11/5/2021	14:40
211020039	HWY 25	COMMONWEALTH AVE	10/20/2021	17:25
211028072	I-95		10/28/2021	18:57
211109074	I-95 N	SR-21 S	11/9/2021	16:15
211031029	I-95 NORTH		10/31/2021	08:55
211022027	INTERSTATE 95		10/22/2021	07:04
211028071	INTERSTATE 95		10/28/2021	17:25
211103085	INTERSTATE 95		11/3/2021	17:50
211104096	INTERSTATE 95		11/4/2021	19:20
211109057	INTERSTATE 95		11/9/2021	12:15
211021021	INTERSTATE 95 SOUTH BOUND AT MILE		10/21/2021	03:50
211025048	JIMMY DELOACH PARKWAY	GRANGE RD	10/25/2021	14:15
211026016	JIMMY DELOACH PKWY	GRANGE RD	10/26/2021	06:46
211102060	LAKESIDE BLVD	HWY 21	11/2/2021	16:50
211027076	NEWPORT BOULEVARD	NEWPORT BOULEVARD	10/27/2021	17:15
211022075	RICE CREEK APARTMENT 9001 GA HWY		10/22/2021	18:45
211024052	RICE CREEK COMMUNITY CENTER		10/23/2021	15:55

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

CRASH LOCATION REPORT

For Crashes occurring between 10/20/2021 and 11/11/2021

REPORT GENERATED ON: 11/12/2021 12:28:47 PM

Port Wentworth PD

ACCIDENT#	ROAD OF OCCURRENCE/LOCATION	AT INTERSECTION WITH	ACCIDENT DATE	TIME
211104049	RICE CREEK ROAD	STATE ROUTE 21	11/4/2021	09:25
211106048	ROSEBERRY CIRCLE		11/6/2021	16:10
211101037	S.R 21		11/1/2021	10:09
211103078	S.R. 21		11/3/2021	16:28
211021068	SONNY DIXON INTERCHANGE	SR-21	10/21/2021	16:45
211102042	SOUTH COASTAL HIGHWAY	ABERFELDY ST	11/2/2021	12:24
211022037	SR 21		10/22/2021	09:56
211022059	SR 21		10/22/2021	15:57
211028061	SR 21		10/28/2021	14:25
211104092	SR 21		11/4/2021	17:55
211020041	SR 21	COLDBROOK STATION CIRCLE	10/20/2021	18:10
211027067	SR 21	COLDBROOK STATION CIRCLE	10/27/2021	16:15
211109080	SR 21	COLDBROOK STATION CIRCLE	11/9/2021	18:33
211108093	SR 21	INTERNATIONAL TRADE	11/8/2021	15:37
211021027	SR 21	INTRENATIONAL TRADE	10/21/2021	06:10
211021025	SR 21	LAKESIDE BLVD	10/21/2021	06:28
211022073	SR 21	PONDEROSA	10/22/2021	17:53
211104065	SR 21	SR 307	11/4/2021	15:35
211109027	SR 21 NB	I 95 SB RAMP	11/9/2021	04:45
211101022	SR 25		11/1/2021	04:55
211020034	SR-21		10/20/2021	15:20
211026093	SR-21		10/26/2021	16:03
211102026	SR-21		11/2/2021	08:16
211021039	SR-21		10/21/2021	09:25
211109044	SR-21		11/9/2021	08:34
211102056	SR-21	HWY 30	11/2/2021	16:15
211022103	SR-21	PONDEROSA DR	10/22/2021	22:36
211105041	SR-21	SR-30	11/5/2021	12:20
211110070	SR-21	SR-30	11/10/2021	15:21
211103076	SR-21 NORTH	TRAVELERS WAY	11/4/2021	07:16
211109038	SR-21 S		11/9/2021	07:23
211020042	SR-21 S	RICE CREEK RD	10/20/2021	18:32
211027064	SR-307	SR-21	10/27/2021	15:58
211108038	STATE ROUTE 21		11/8/2021	07:47
211108111	STATE ROUTE 21		11/8/2021	16:50
211110045	STATE ROUTE 21		11/10/2021	09:53
211021071	STATE ROUTE 21	GULFSTREAM	10/21/2021	19:45
211020043	STATE ROUTE 21	INTERSTATE 95	10/20/2021	18:35
211104039	STATE ROUTE 21 SOUTH	I-95 MILE MARKER 109	11/4/2021	07:15

TOTAL CRASHES ON REPORT 82

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

PORT WENTWORTH PD CRASH ANALYSIS REPORT	2021

Total Number of Crashes:	**82**
Accidents with Injuries:	**8**
Accidents with Fatalities:	**0**

FREQUENCY

Monday:	**7**
Tuesday:	**14**
Wednesday:	**19**
Thursday:	**22**
Friday:	**11**
Saturday:	**4**
Sunday:	**5**

00:01 - 08:00 Hours:	**15**
08:01 - 16:00 Hours:	**33**
16:01 - 24:00 Hours:	**34**

00:01 - 06:00 Hours:	**3**
06:01 - 12:00 Hours:	**27**
12:01 - 18:00 Hours:	**38**
18:01 - 24:00 Hours:	**14**

Top Contributing Factors (top 4 listed)

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

PORT WENTWORTH PD CRASH ANALYSIS REPORT	2021

Most Frequent Crash Locations and Quantity:

Traffic Conditions Complaint / Request Locations:

Speed Buggy Locations:

Traffic Citation Analysis Period: 10/20/2021 to 11/11/2021

Total Citations Issued: 1202

Top Citations Issued (top 4 listed)

40-6-181 - SPEEDING IN EXCESS OF MAXIMUM LIMITS (258)

40-6-203 - IMPROPER STOPPING (82)

40-6-50B - DRIVING IN THE EMERGENCY LANE/SHOULDER (69)

40-5-20 - DRIVING WITHOUT A VALID LICENSE- MISDEMEANOR (63)

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

PORT WENTWORTH PD CRASH ANALYSIS REPORT	2021

Previous Month's Enforcement Activities:

Analysis Prepared By: LIBBY, MATTHEW on 11/12/2021

Disseminated To:

Comments:

Attachment: Police Department Monthly Report - November 2021 (2550 : Committee Reports)

Citation Violations reported between 10/20/2021 and 11/11/2021

Violation:	Code:	Total:
TRUCK ON A CITY STREET	13-5	4
DISORDERLY CONDUCT	15-1	1
OBSTRUCTION OF LAW ENFORCEMENT OFFICERS- FELONY	16-10-24(B)	1
OBSTRUCTION/HINDER LAW ENFORCEMENT OFFICER-MISD	16-10-24A	6
GIVING FALSE NAME, ADDRESS, OR BIRTHDATE TO LAW ENFORCEMENT OFFICER	16-10-25	2
TAMPERING WITH EVIDENCE - FELONY	16-10-94	1
TAMPERING WITH EVIDENCE - MISDEMEANOR	16-10-94	1
TERRORISTIC THREATS AND ACTS	16-11-37	2
DISORDERLY HOUSE	16-11-44	2
POSSESSION OF TOBACCO PRODUCTS BY A MINOR	16-12-170	1
POSSESSION MARIJUANA- LESS THAN 1 OZ.	16-13-2(B)	5
POSSESSION SCHEDULE II DRUG	16-13-26	2
POSSESSION OF CONTROLLED SUBSTANCE	16-13-30	1
POSSESSION OF MARIJUANA MORE THAN 1 OZ	16-13-30J	1
POSSESSION OF MARIJUANA WITH INTENT TO DISTRIBUTE	16-13-30J1	2
POSSESSION AND USE OF DRUG RELATED OBJECTS	16-13-32.2	6
DRUGS NOT IN ORIGINAL CONTAINER - MISDEMEANOR	16-13-75	1
AGGRAVATED ASSAULT	16-5-21	1
SIMPLE BATTERY	16-5-23	1
BATTERY	16-5-23.1	3
SIMPLE BATTERY DVA	16-5-23F	1
AGGRAVATED BATTERY (DVA)	16-5-24(H)	1
CRUELTY TO CHILDREN-1ST DEGREE	16-5-70(A)	1
CRUELTY TO CHILDREN 3RD DEGREE OR 3RD SUBSEQUENT OFFENSE	16-5-70D	2
STALKING	16-5-90	1
CRIMINAL TRESPASS	16-7-21	3
CRIMINAL DAMAGE TO PROPERTY - 2ND DEGREE	16-7-23	3
THEFT BY TAKING - FELONY	16-8-2	1
THEFT BY TAKING MISDEMEANOR	16-8-2.1	1
FINANCIAL TRANSACTION CARD THEFT	16-9-31	1
CRIMINAL USE OF AN ARTICLE WITH ALTERED ID MARK (OTHER THAN MOTOR VEHICLE)	16-9-70	1
NO ESCORT	32110	1
TAG/ REGISTRATION REQUIREMENTS	40-2-20	10
OBSCURING TAG FRAME OR TINTED TAG COVERS PROHIBITED	40-2-41	1
USE OF LICENSE PLATE WITH INTENT TO CONCEAL	40-2-7	4
EXPIRED REGISTRATION	40-2-8	60
FAILURE TO AFFIX DECAL TO PLATE	40-2-8	1
IMPROPER DISPLAY OF TAG	40-2-8	1
NO TAG	40-2-8	4
NO I.R.P. LICENSE PLATE	40-2-8(B)(I)	2
DRIVING WHILE LICENSE SUSPENDED OR REVOKED-MISDEMEANOR	40-5-121	46

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DUTY OF EMPLOYER TO ALLOW EMPLOYEE TO DRIVE CDL W/O LICENSE	40-5-145(B)1	1
OPERATING COMMERCIAL VEHICLE WITHOUT A C.D.L.	40-5-146(A)1	1
SUSPENDED COMMERCIAL LICENSE	40-5-146(B)1	2
DRIVING WITHOUT A VALID LICENSE- MISDEMEANOR	40-5-20	63
EXPIRED DRIVER'S LICENSE 0-1 MONTH	40-5-20(A)	1
EXPIRED DRIVER'S LICENSE6 MONTHS OR MORE	40-5-20C	3
LICENSE TO BE EXHIBITED ON DEMAND	40-5-29B	12
VIOLATION OF LICENSE RESTRICTIONS	40-5-30	1
IMPROPER NAME/ADDRESS ON LICENSE	40-5-33	7
SUSPENSION OF LICENSE FOR FAILURE TO RESPOND TO CITATION	40-5-56	1
NO INSURANCE	40-6-10	32
IMPROPER LEFT OR RIGHT TURN	40-6-120	5
IMPROPER U-TURN	40-6-121	33
FAILURE TO SIGNAL WHEN TURNING OR CHANGING LANES	40-6-123	4
FAILURE TO SIGNAL	40-6-123(A)	2
IMPROPERLY STOPPED IN ROADWAY	40-6-123C	4
FAILURE TO USE TURN SIGNAL	40-6-124	1
SUSPENDED REGISTRATION	40-6-15	36
APPROACHING AUTHORIZED EMERGENCY VEHICLE	40-6-16(B)	17
FAILURE TO STOP FOR SCHOOL BUS LOADING OR UNLOADING	40-6-163	1
IMPROPER TAG	40-6-166	1
TOO FAST FOR CONDITIONS	40-6-180	41
SPEEDING IN EXCESS OF MAXIMUM LIMITS	40-6-181	258
IMPEDING THE FLOW OF TRAFFIC	40-6-184	1
SLOW POKE LAW (LEFT LANE DRIVING PROHIBITED)	40-6-184 (C)	2
SPEED LIMITS ON A BRIDGE	40-6-185	1
SPEEDING IN EXCESS OF MAXIMUM LIMITS	40-6-185	1
FAILURE TO OBEY TRAFFIC CONTROL DEVICE	40-6-20	33
STOPPING, STANDING, OR PARKING OUTSIDE OF BUSINESS OR RESIDENTIAL DISTRICTS	40-6-202	16
IMPROPER STOPPING	40-6-203	82
PARKING IN ROADWAY	40-6-203	2
IMPROPER PARKING IN SPACE FOR PERSONS WITH DISABILITIES	40-6-226	2
FAILURE TO EXERCISE DUE CARE	40-6-241(B)	3
UNLAWFUL USE OF WIRELESS DEVICE	40-6-241(C)	18
UNLAWFUL USE OF WIRELESS DEVICE	40-6-241(D)	1
LITTERING HIGHWAY	40-6-249	1
OPEN CONTAINER OF ALCOHOL IN MOTOR VEHICLE	40-6-253	8
HIT AND RUN; DUTY OF DRIVER TO STOP AT OR RETURN TO SCENE OF ACCIDENT	40-6-270	1
MOTORCYCLE - NO HELMET	40-6-315A	1
OPERATOR/PASSENGER MUST WEAR EYE PROTECTON MOTORCYCLE	40-6-315B	1
PROHIBITING MOPEDS ON PUBLIC ROADS AND HIGHWAY	40-6-353	3
LOW SPEED VEHICLE ON HIGHWAY	40-6-362	1
RECKLESS DRIVING	40-6-390	3

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DUI - REFUSAL	40-6-391	4
DUI/ALCOHOL/LESS SAFE	40-6-391A1	7
DUI/DRUGS/LESS SAFE	40-6-391A2	1
DUI/ALCOHOL/.08 OR MORE/21 YOA OR OLDER	40-6-391A5	1
FLEEING/ATTEMPTING TO ELUDE POLICE OFFICER FELONY	40-6-395B5A	1
AGGRESSIVE DRIVING	40-6-397	1
DRIVING ON WRONG SIDE OF ROADWAY	40-6-40	4
IMPROPER PASSING	40-6-42	2
UNLAWFUL PASSING ON RIGHT	40-6-43A	1
IMPROPER PASSING ON RIGHT	40-6-43B	7
PASSING IN A NO PASSING ZONE	40-6-46	1
DRIVING WRONG WAY ON ONE WAY	40-6-47	2
FAILURE TO MAINTAIN LANE/IMPROPER LANE CHANGE	40-6-48	39
FOLLOWING TOO CLOSELY	40-6-49	14
DRIVING IN DIVIDED HIGHWAY, CONTROLLED ACCESS ROADWAYS, AND EMERGENCY LANES	40-6-50	6
DRIVING IN THE EMERGENCY LANE/SHOULDER	40-6-50B	69
LEFT LANE VIOLATION	40-6-52	10
TRUCKS OVER 6 WHEEL MUST STAY TO RIGHT	40-6-52	2
FAILURE TO YIELD RIGHT OF WAY AT INTERSECTION	40-6-70	1
FAILURE TO YIELD WHILE TURNING LEFT	40-6-71	2
FAILURE TO STOP AT STOP SIGN	40-6-72	13
FAILURE TO YIELD WHEN ENTERING ROADWAY	40-6-73	3
FAILURE TO YIELD FOR AUTHORIZED EMERGENCY VEHICLE	40-6-74	2
FAILURE TO USE HEADLIGHTS AFTER DARK/WHEN RAINING	40-8-20	5
HEADLIGHT REQUIREMENTS	40-8-22	14
TAIL LIGHTS REQUIRED	40-8-23	9
TAG LIGHT REQUIRED	40-8-23 (D)	2
NO BRAKE LIGHTS OR WORKING TURN SIGNALS	40-8-25	7
STANDARDS FOR BRAKE LIGHTS/SIGNAL DEVICES	40-8-26	12
TINTED TAIL LIGHT COVERS	40-8-26	1
NO AMBER LIGHTS	40-8-27	2
NO LIGHT OR FLAG ON PROJECTING LOAD	40-8-27	1
FAILURE TO DIM HEADLIGHTS	40-8-31	2
DRIVING UNSAFE/IMPROPERLY EQUIPPED VEHICLE	40-8-7	1
OPERATING UNSAFE VEHICLE	40-8-7	1
IMPROPER EXHAUST	40-8-71	1
WINDSHIELD/WINDOW/WIPER REQUIREMENTS	40-8-73	4
WINDOW GLAZING VIOLATION/TINTED WINDOWS	40-8-73.1	5
SAFETY RESTRAINT / MINOR UNDER 8	40-8-76	6
SAFETY RESTRAINT--OVER 18 YEARS	40-8-76	1
SEATBELT- CHILD	40-8-76	2
SAFETY RESTRAINT--OVER 18 YEARS	40-8-761	19
SEATBELT VIOLATION-CMV	40-8-761	1
SPEEDOMETER-IMPROPERLY WORKING	40-8-8	1
OPERATING VEHICLE WITH UNAUTHORIZED BLUE LIGHTS	40-8-90	11
UNLAWFUL USE OF BLUE LIGHTS ON VEHICLE	40-8-90	1

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NO OVER SIZE LOAD SIGNS OR FLAGS 672.2.07	4018	1
IMPROPER LEFT OR RIGHT TURN	46-5-21	1

Total Events: 1202

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Incident Types reported between 10/20/2021 and 11/11/2021

Events:	Total:
ABANDONED VEHICLE TOWED	3
ACQUIRING LICENSE PLATE FOR PURPOSE OF CONCEALING IDENTIFICATION OF MOTOR VEHICLE	1
AGENCY ASSIST	1
AGGRAVATED ASSAULT	1
AGGRAVATED ASSAULT DVA	1
AGGRAVATED BATTERY (DVA)	1
AGGRESSIVE DRIVING	1
AMPHETAMINE- POSSESSION OF	3
AMPHETAMINE- SALE OF	1
ANIMAL COMPLAINT	3
APPROACHING AUTHORIZED EMERGENCY VEHICLE	1
BATTERY	2
BATTERY (FV)- 1ST OFFENSE	1
BURGLARY	1
BURNING IN STREETS, SIDEWALKS ETC	1
CIVIL MATTER	5
CRIMINAL DAMAGE TO PROPERTY - 2ND DEGREE	4
CRIMINAL TRESPASS	3
CRIMINAL USE OF AN ARTICLE WITH ALTERED ID MARK (OTHER THAN MOTOR VEHICLE)	1
CRUELTY TO CHILDREN-1ST DEGREE	1
CRUELTY TO CHILDREN 3RD DEGREE OR 3RD SUBSEQUENT OFFENSE	2
CRUELTY TO CHILDREN-1ST DEGREE	1
DAMAGE TO PROPERTY	5
DEATH INVESTIGATION	1
DISORDERLY CONDUCT	1
DISORDERLY HOUSE	1
DOMESTIC DISPUTE	13
DRIVING IN DIVIDED HIGHWAY, CONTROLLED ACCESS ROADWAYS, AND EMERGENCY LANES	1
DRIVING IN THE EMERGENCY LANE/SHOULDER	4
DRIVING WHILE LICENSE SUSPENDED OR REVOKED- FELONY	2
DRIVING WHILE LICENSE SUSPENDED OR REVOKED- MISDEMEANOR	43
DRIVING WITHOUT A VALID LICENSE- MISDEMEANOR	62
DRUGS NOT IN ORIGINAL CONTAINER - MISDEMEANOR	1
DUI - LESS SAFE- ALCOHOL	4
DUI - LESS SAFE- DRUGS	2

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DUI - REFUSAL	3
DUI/ALCOHOL/.08 OR MORE/21 YOA OR OLDER	1
DUI/ALCOHOL/LESS SAFE	2
DUTY OF EMPLOYER TO ALLOW EMPLOYEE TO DRIVE CDL W/O LICENSE	1
ENTERING AUTOMOBILE OR OTHER MOTOR VEHICLE WITH INTENT TO COMMIT THEFT OR FELONY	1
EXPIRED DRIVER'S LICENSE6 MONTHS OR MORE	3
EXPIRED REGISTRATION	5
FAILURE TO DIM HEADLIGHTS	1
FAILURE TO EXERCISE DUE CARE	2
FAILURE TO MAINTAIN LANE/IMPROPER LANE CHANGE	10
FAILURE TO OBEY TRAFFIC CONTROL DEVICE	4
FAILURE TO USE HEADLIGHTS AFTER DARK/WHEN RAINING	1
FAILURE TO USE TURN SIGNAL	1
FAILURE TO YIELD FOR AUTHORIZED EMERGENCY VEHICLE	1
FINANCIAL TRANSACTION CARD FRAUD	2
FINANCIAL TRANSACTION CARD THEFT	1
FLEEING OR ATTEMPTING TO ELUDE A POLICE OFFICER FOR A FELONY OFFENSE	1
FOLLOWING TOO CLOSELY	2
FORGERY - 2ND DEGREE	1
FOUND PROPERTY	1
FRAUDULENT TELEPHONE SOLICITATION	1
GIVING FALSE NAME, ADDRESS, OR BIRTHDATE TO LAW ENFORCEMENT OFFICER	1
HARASSING COMMUNICATIONS	1
HEADLIGHT REQUIREMENTS	2
IMPROPER NAME/ADDRESS ON LICENSE	1
IMPROPER PASSING	1
IMPROPER PASSING ON RIGHT	1
IMPROPER STOPPING	4
IMPROPER STOPPING ON ROADWAY	1
IMPROPER U-TURN	2
LICENSE TO BE EXAMINED ON DEMAND	2
LICENSE TO BE EXHIBITED ON DEMAND	3
LOST/MISLAID PROPERTY	1
LOW SPEED VEHICLE ON HIGHWAY	1
MEDICAL CALL	4
MISCELLANEOUS REPORT	13
MOTORCYCLE - NO HELMET	1
NO INSURANCE	9
OBSTRUCTION OF LAW ENFORCEMENT OFFICERS - MISDEMEANOR	5
OPEN CONTAINER OF ALCOHOL IN MOTOR VEHICLE	4
OPERATING COMMERCIAL VEHICLE WITHOUT A C.D.L.	2
OPERATOR/PASSENGER MUST WEAR EYE PROTECTON MOTORCYCLE	1
POSESSION OF MARIJUANA	7
POSSESSION AND USE OF DRUG RELATED OBJECTS	7
POSSESSION MARIJUANA MORE THAN 1 OZ (FELONY)	1
POSSESSION OF CONTROLLED SUBSTANCE	1
POSSESSION OF DRUG RELATED OBJECTS	1
POSSESSION OF MARIJUANA MORE THAN 1 OZ	1
POSSESSION OF MARIJUANA WITH INTENT TO DISTRIBUTE	1
POSSESSION OF TOBACCO PRODUCTS BY A MINOR	1
PROBATION VIOLATION	3
PROHIBITING MOPEDS ON PUBLIC ROADS AND HIGHWAY	2
RECKLESS DRIVING	1
RECOVERED STOLEN PROPERTY	1
RUNAWAY JUVENILE	2
SAFETY RESTRAINT--OVER 18 YEARS	4
SEXUAL BATTERY	1
SEXUAL BATTERY AGAINST CHILD UNDER 16- FELONY	1
SIMPLE BATTERY - FAMILY VIOLENCE	2
SLOW POKE LAW (LEFT LANE DRIVING PROHIBITED)	1
SPEEDING IN EXCESS OF MAXIMUM LIMITS	13
STALKING	1
STANDARDS FOR BRAKE LIGHTS/SIGNAL DEVICES	2
SUSPENDED COMMERCIAL LICENSE	1

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SUSPENDED REGISTRATION	5
SUSPICIOUS INCIDENT	1
TAG/ REGISTRATION REQUIREMENTS	2
TAMPERING WITH EVIDENCE - FELONY	2
TERRORISTIC THREATS AND ACTS	1
THEFT BY DECEPTION - FELONY	1
THEFT BY DECEPTION - MISDEMEANOR	1
THEFT BY TAKING - FELONY	3
THEFT BY TAKING - FIREARM	1
THEFT BY TAKING - MISDEMEANOR	1
THEFT BY TAKING- MOTOR VEHICLE	2
TOO FAST FOR CONDITIONS	3
UNLAWFUL USE OF WIRELESS DEVICE 1ST OFFENSE	1
USE OF LICENSE PLATE WITH INTENT TO CONCEAL	2
WANTED PERSON	8
WARRANT EXECUTED	3
WARRANT SERVED	1
WINDOW GLAZING VIOLATION/TINTED WINDOWS	1
Total Events:	378

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City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Purchase
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2560)

DOC ID: 2560

Red Robin Court Roadway Improvements Pay Request No. 1 in the amount of $8,078.40 to Griffin Contracting Inc.

Issue/Item: Red Robin Court Roadway Improvements Pay Request No. 1 in the amount of $8,078.40 to Griffin Contracting Inc.

Background: Red Robin Court has been identified, by road condition standards established by the Georgia Department of Transportation, as City streets in need of repair and resurfacing. Trent Long, PE, T. R. Long Engineering, P. C., prepared plans and bid packets for the project. The contract was awarded to Griffin Contracting, Inc., in the amount of $448,600.00.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. T.R. Long Engineering, P.C., has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of $8,074.40.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of T.R. Long.

ATTACHMENTS:

- Red Robin Court Roadway Improvements Pay Request No 1 NOV 2021 (PDF)

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Port Wentworth, 7224 GA Hwy 21, Port Wentworth, GA 31407

Project: Red Robin Court Roadway Improvements

FROM CONTRACTOR: Griffin Contracting, Inc.
ADDRESS: 122 Pipemakers Circle, Suite 207
Pooler, Georgia 31322

VIA ENGINEER: T.R. Long Engineering, P.C.

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the attached Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	$	448,600.00
2. Net change by Change Orders	$	-
3. CONTRACT SUM TO DATE (Line 1±2)	$	448,600.00
4. TOTAL COMPLETED & STORED TO DATE:	$	8,976.00
5. Retainage:		
a. 10 % of Completed Work	$ 897.60	
Total Retainage	$	897.60
6. TOTAL EARNED LESS RETAINAGE:	$	8,078.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:	$	-
8. CURRENT PAYMENT DUE:	$	8,078.40

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	$ -	$ -
NET CHANGES by Change Order	$ -	

PAGE 1 OF 3 PAGES

APPLICATION NO: 1

Distribution to:
OWNER
ENGINEER
CONTRACTOR

PERIOD TO: 10/31/2021

ENGINEER's PROJECT NUMBER: TRL # 2021-81 H

CONTRACT DATE: September 20, 2021

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments recieved from the Owner, and that the current payment shown herein is now due.

CONTRACTOR: Griffin Contracting, Inc.

By: Chris Davis Date: 10/21/2021

Chris Davis

State of: Georgia County of Chatham

Subsribed and sworn to before me this 21st day of October, 2021

Notary Public:

My Commission expires:

NOTARY PUBLIC GEORGIA EXPIRES 11/02/2022 CHATHAM COUNTY

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of theWork is in accordance with the COntract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNTY CERTIFIED.....$ 8078.40

ARCHITECT:

By: Date: 10-21-2021

The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractors's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 21-Oct-21
PERIORD TO: 31-Oct-21
ENGINEER'S PROJECT NO: TRL # 2021-81 H

A ITEM NO.	B DESCRIPTION OF WORK	C ESTIMATED QUNATITY	D UNITS	E UNIT PRICE	F SCHEULED VALUE (C*E)	G CURRENT QUANTITY	H CURRENT VALUE (E*G)	I PREVIOUS QUANTITY	J PREVIOUS VALUE (E*I)	K MATERIALS PRESENTLY STORED (NOT IN H OR J)	L TOTAL COMPLETED AND STORED TO DATE (H+J+K)	M PERCENT COMPLETE % (L/F)	N BALANCE TO FINISH (F-L)
1	Grading Modified	0.11	MI	$430,000.00	47,300.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$47,300.00
2	Remove & Replace Subgrade Matl	950	CY	$40.00	38,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$38,000.00
3	8" Graded Aggregate Base (GAB)	1650	SY	$28.00	46,200.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$46,200.00
4	Geotextile Fabric Tensar TX 160	1650	SY	$7.40	12,210.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$12,210.00
5	3" Asphalt 19 MM SP Binder	275	TON	$107.00	29,425.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$29,425.00
6	1.5" Asphalt 12.5 MM SP Surface	140	TON	$123.00	17,220.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$17,220.00
7	Remove & Replace 24" C&G	1200	LF	$40.00	48,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$48,000.00
8	Remove & Replace 6" Driveways	550	SY	$83.00	45,650.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$45,650.00
9	Temporary Transition Driveways	200	TON	$89.00	17,800.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$17,800.00
10	Grate Inlet Type S	4	EA	$4,785.00	19,140.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$19,140.00
11	Junction Box/Interference Box	2	EA	$3,580.00	7,160.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$7,160.00
12	Connect to Existing Storm Pipe	1	EA	$1,250.00	1,250.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,250.00
13	18" RCP Pipe	176	LF	$72.00	12,672.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$12,672.00
14	24" RCP Pipe	24	LF	$90.00	2,160.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$2,160.00
15	30" RCP Pipe	232	LF	$97.00	22,504.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$22,504.00
16	30" Flared End Section	1	EA	$1,179.00	1,179.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,179.00
17	6" Sock Drain w/#57 Stone& Fabric	1200	LF	$25.70	30,840.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$30,840.00
18	5" Solid Double Yellow	1200	LF	$1.50	1,800.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,800.00
19	24" Stop Bar	1	EA	$220.00	220.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$220.00
20	Inlet Sediment Trap (Sd2-F)	5	EA	$250.00	1,250.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,250.00
21	Inlet Sediment Trap (Sd2-P)	4	EA	$250.00	1,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,000.00
22	Concrete Washout (CSW)	1	EA	$1,960.00	1,960.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$1,960.00
23	Rip Rap (ST)	45	SY	$100.00	4,500.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$4,500.00
24	Silt Fence Sd1-NS	400	LF	$5.30	2,120.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$2,120.00
25	Temporary Grassing (Ds2)	0.24	AC	$2,000.00	480.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$480.00
26	Permanent Grassing (Ds3)	0.24	AC	$3,000.00	720.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$720.00
27	2' Sod Strip Behind Curb (Ds4)	1200	LF	$3.00	3,600.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$3,600.00
28	Mulching (Ds1)	0.24	AC	$3,000.00	720.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$720.00
29	Traffic Control	1	LS	$18,320.00	18,320.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$18,320.00

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 21-Oct-21
PERIORD TO: 31-Oct-21
ENGINEER'S PROJECT NO: TRL # 2021-81 H

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUNATITY	UNITS	UNIT PRICE	SCHEULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (F*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (F*I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	PERCENT COMPLETE % (L/F)	BALANCE TO FINISH (F-L)
30	Mobilization 3% Max	1	LS	$13,200.00	13,200.00	0.68	$8,976.00	$0.00	$0.00	$0.00	$8,976.00		$4,224.00
TOTAL					448,600.00		$0.00		$0.00	$0.00	$0.00		$ 439,624.00

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

PERSONALLY APPEARED before me, the undersigned attesting authority in and for the State of Georgia and Chatham County, the undersigned deponent, who being first duly sworn, on oath deposes and says as follows:

1. That the undersigned is the contractor ("Contractor") who contracted with the City of Port Wentworth (the "City") for the following work:
Red Robin Court Roadway Improvements

Performed upon or with regard to the following property: Red Robin Court: From Benton Blvd to Lake Shore Blvd

2. A contract for such work was executed on September 20, 2021 and may subsequently have been amended by one or more change orders (collectively referred to herein as the "Contract").

3. The undersigned warrants that the work described by such Contract has been fully completed according to the terms of the Contract between Contractor and City, and in accordance with all change orders thereto, and that all bills incurred for labor, material and/or services furnished or performed in connection with such work have been fully paid, without exception, including the bills of all mechanics, materialmen, suppliers or laborers used by me or by my subcontractors.

4. The undersigned acknowledges receipt of all monies which Contractor and all of Contractor's mechanics, materialmen, suppliers, laborers, and other subcontractors are due under the terms of said Contract. This Affidavit is made under the provisions of Official Code of Georgia annotated Section 44-14-361.2 and is made for the purpose of inducing said City to pay the balance of their contract price to Contractor.

5. Contractor expressly and unconditionally waives any lien rights which Contractor has or may have against or with regard to City or City's aforesaid Property.

CONTRACTOR:
Griffin Contracting, Inc.

WITNESS

Printed Name: Chris Davis

Address: 122 Pipemakers Circle

Suite 207, Pooler, GA 31322

Sworn to and subscribed before me this
21ST day of October, 2021

Notary Public
My Commission Expires: 11-2-2022

KIMBERLY B. BUCKEY
NOTARY PUBLIC
GEORGIA
EXPIRES 11/02/2022
EFFINGHAM COUNTY

Attachment: Red Robin Court Roadway Improvements Pay Request No 1 NOV 2021 (2560 : Red Robin Court Roadway Improvements Pay

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Administration
Category: Planning/Zoning Item
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2570)

DOC ID: 2570

Subdivision of Lot 5, Coldbrook Station Phase Two

Issue/Item: Subdivision of Lot 5, Coldbrook Station Phase Two.

Background: Council is asked to approve the plat for the said plot of land, then sign the official plat.

Recommendation: Approval.

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2556)

DOC ID: 2556

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. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (PDF)
- Planning Commission Minutes November 8, 2021 DRAFT (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:

Need this license to apply

Georgia Alcoholic Beverage License Number	Occupational Tax Number	Alcohol License Number
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 (2556 : 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 (2556 : 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 (2556 : 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: [redacted]	DATE OF BIRTH (mm/dd/yyyy): [redacted]	PLACE OF BIRTH (City, State, Country): 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: [redacted]	DATE OF BIRTH (mm/dd/yyyy): [redacted]	PLACE OF BIRTH (City, State, Country): 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 (2556 : 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 Randerwala	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 (2556 : 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 (2556 : 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 — Date: 10/13/21

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 (2556 : 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 (2556 : 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 (2556 : Alcoholic

12.A.a

M Hesbury 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 (2556 : Alcoholic

PTWT-00037747 NCIC1 20211018 08:42:51 20211018 08:42:50 151D004CCE
1L01151D004CCE2QWA
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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 (2556 : Alcoholic

Attachment: ALCOHOLIC BEVERAGE LICENSE APPLICATION BEER.WINE.SUNDAY SALES-5712 Hwy 21 NOV 2021 (2556 : Alcoholic

n Bleidistel, Chris Moss)

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2556 : Alcoholic Beverage License Application 5712 Hwy 21

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2556 : Alcoholic Beverage License Application 5712 Hwy 21

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2556 : Alcoholic Beverage License Application 5712 Hwy 21

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2556 : Alcoholic Beverage License Application 5712 Hwy 21

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2556 : Alcoholic Beverage License Application 5712 Hwy 21

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2555)

DOC ID: 2555

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. **/ UPDATE: THE PLANNING COMMISSION VOTED 3 TO 2 TO APPROVE THE APPLICATION.**

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 - Hydro 8.2021 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Pump Station Design Cals 9.7.21 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - NPDES Permit EPD Letter 10.13.21 (PDF)
- NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Timeline (DOCX)
- Planning Commission Minutes November 8, 2021 DRAFT (PDF)

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 (2555 : 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 (2555 : 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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

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 (2555 : 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 (2555 : 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 (2555 : 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 (2555 : 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 (2555 : 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,

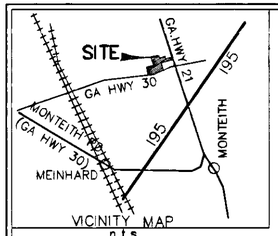
THOMAS & HUTTON

Rusty Windsor, PE

JRW/kts
Enclosures

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Application (2555 : Site Plan Review Application (Specific) 7-0976-02-027

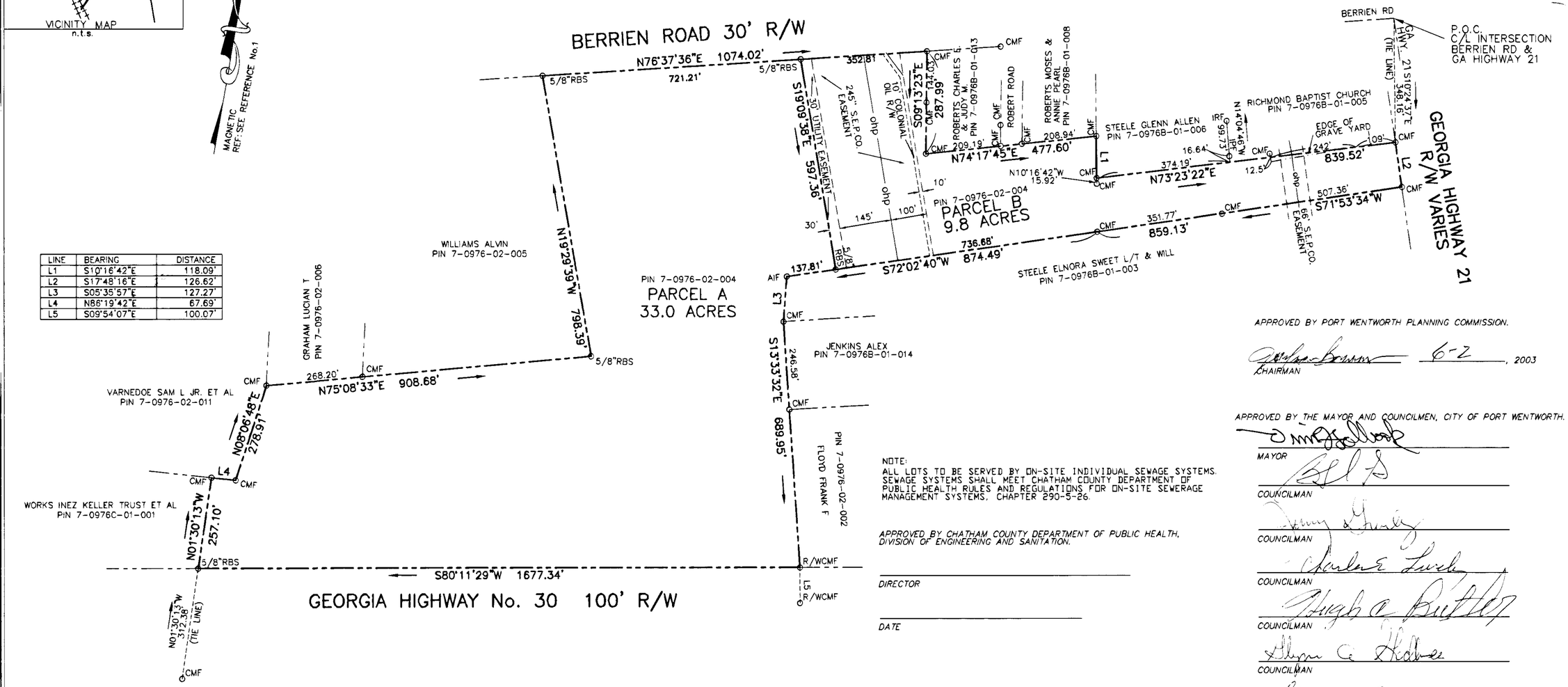
THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF GARDNER, WILLIAMS AND ASSOCIATES, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF GARDNER, WILLIAMS AND ASSOCIATES, INC. IS NOT PERMITTED.



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





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.

CHAIRMAN 6-2, 2003

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

MAYOR

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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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

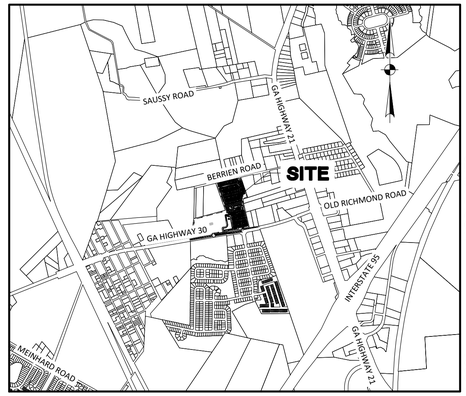
SEPTEMBER 16, 2021

J-28896.0001

PREPARED BY:

THOMAS & HUTTON

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



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.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

PERMIT SET - FOR REVIEW PURPOSES ONLY

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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

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

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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WATER LEGEND

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

OTHER UTILITIES LEGEND

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

DRAINAGE LEGEND

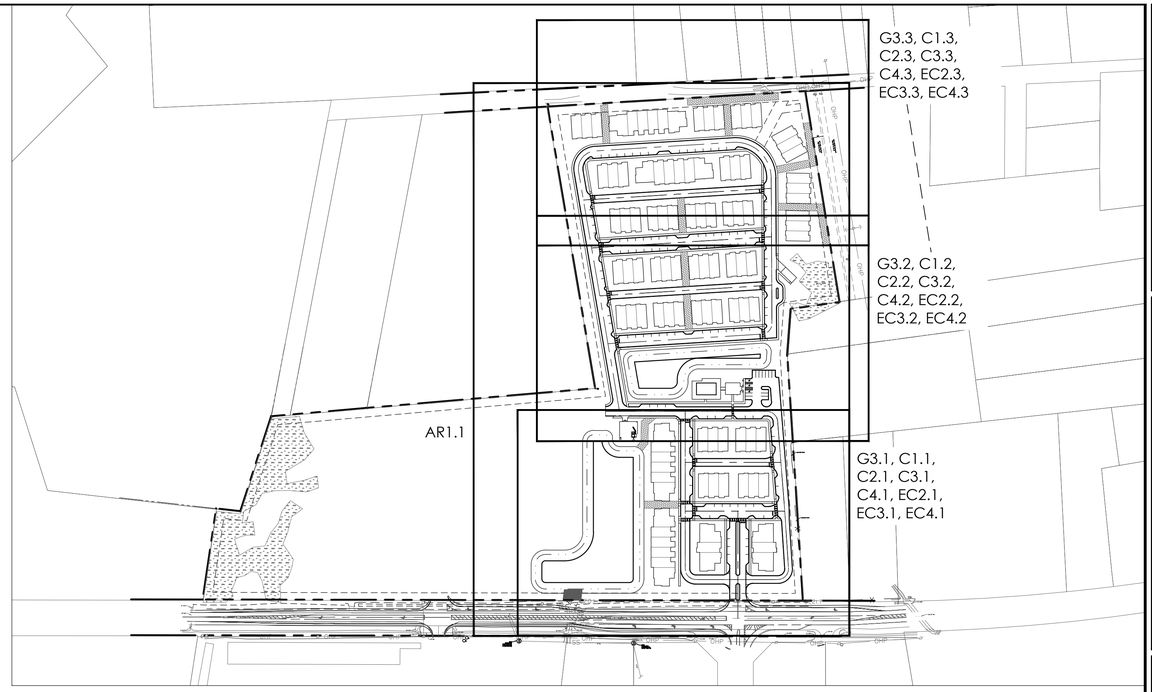
DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

SEWER LEGEND

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

ABBREVIATIONS

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



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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS — NATHAN B. CRANE — REGISTERED PROFESSIONAL ENGINEER

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
GENERAL NOTES

JOB NO:	J-28896.000
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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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).

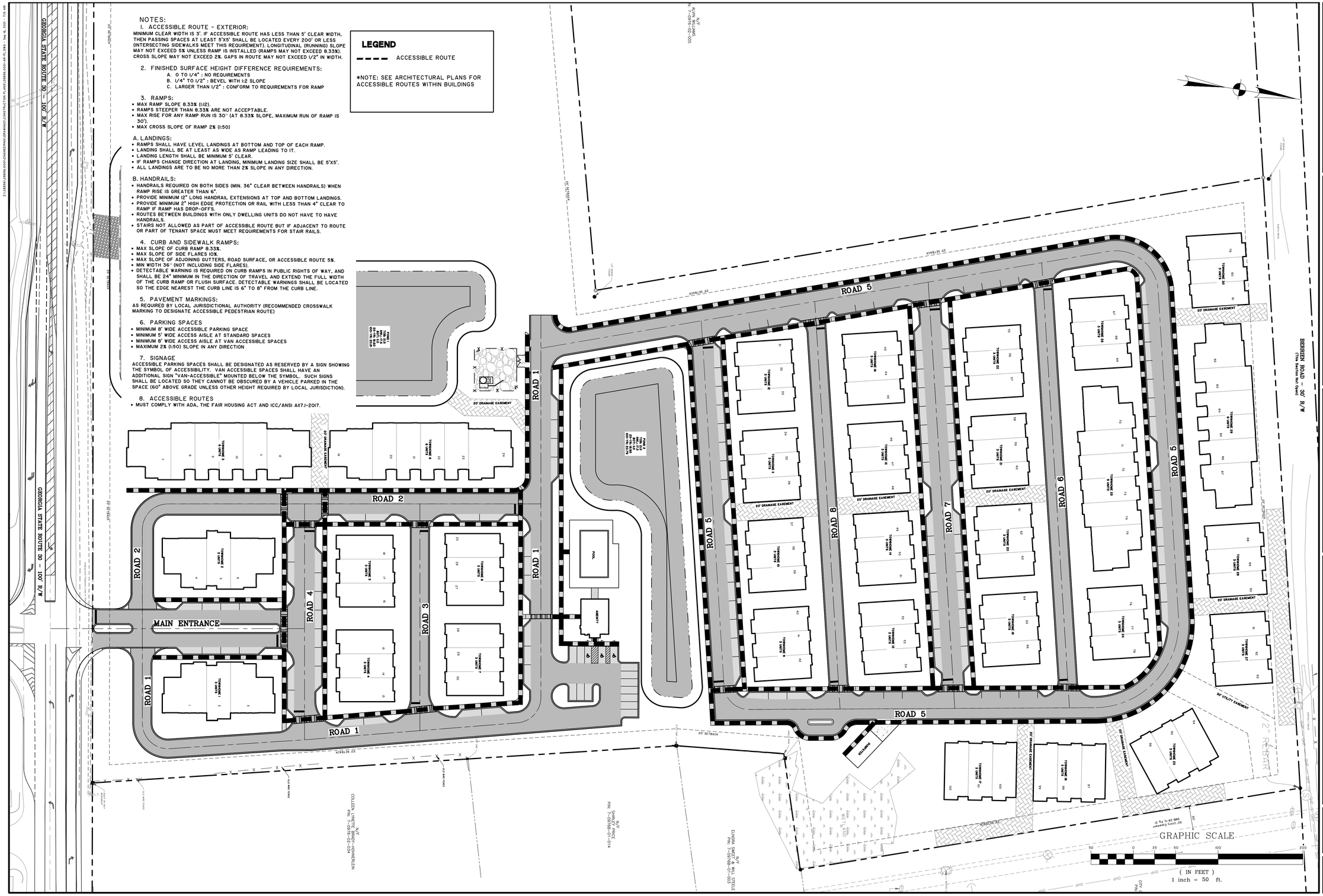
8. ACCESSIBLE ROUTES

- 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



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

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896\CLIENT\GDOT\ROAD IMPROVEMENTS\CONSTRUCTION PLANS\28896-SDOT-EX-PL.DWG - Sep 16, 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

GEORGIA STATE ROUTE 30 - 100' R/W

(4) 36" RCP

36" RCP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
JONATHAN B. THOMAS

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

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896\1-28896-00001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896-00001-EX-PL.DWG - Dec 16, 2021 - 7:47 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

PROPOSED CLEARING LIMITS

CLEAR & GRUB

EXISTING DRAINAGE DITCH

TREE REMOVAL (TYP.)

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

WILD S33 · MAP S19 16 · MAP S24 · WILD S35 · WILD S36 · RD S33 · WILD S26 · WILD S25 · WILD S17 · WILD S24 · WILD S27 · WILD S28 · WILD S26 · SGUM S29 · WILD S28 · WILD S27 · WILD S28 · MAP S19 19

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

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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

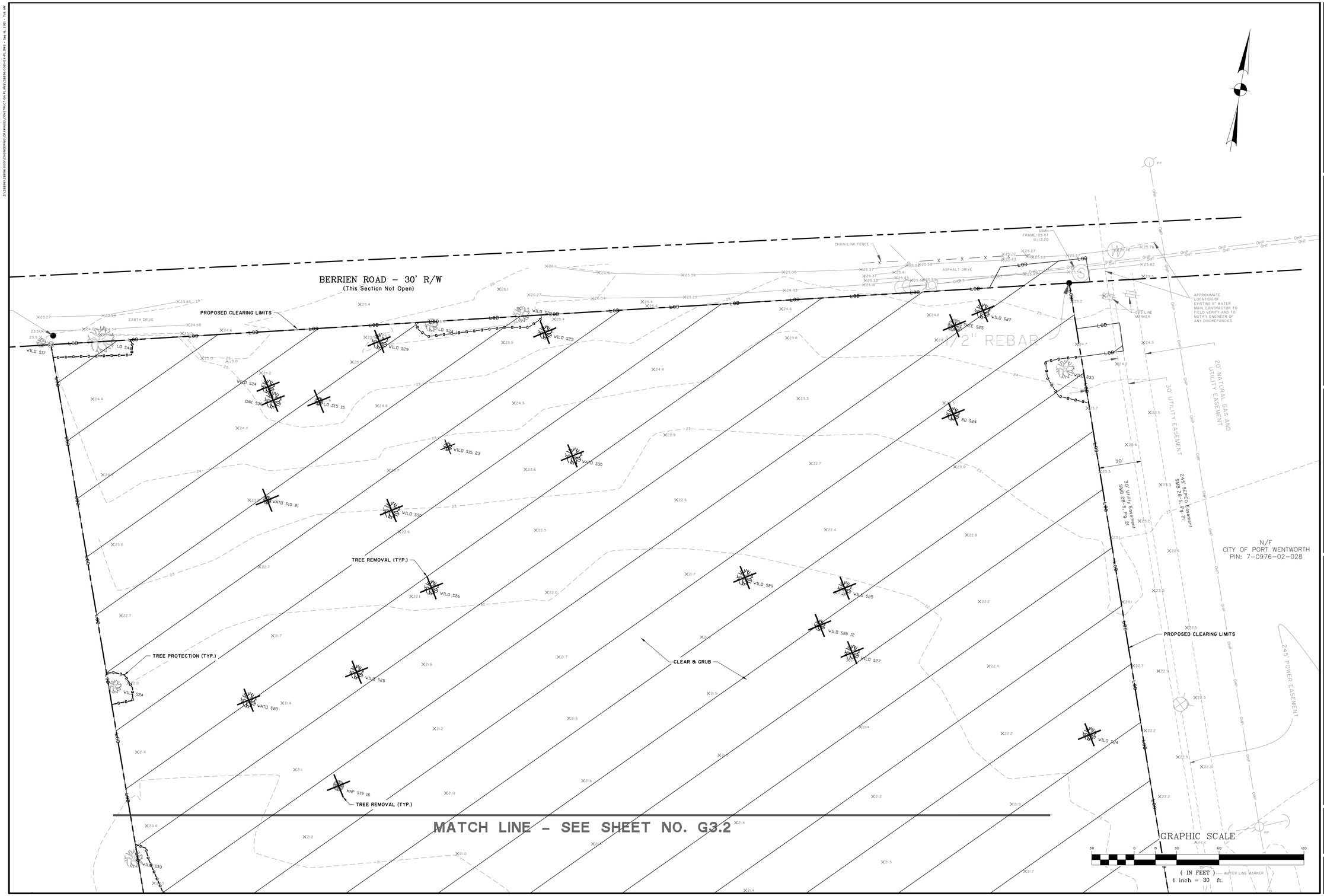
NOBLE VINES

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. ORANGE 29102

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

NOBLE VINES

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28896.0001
DATE:	09/6/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G3.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

MATCH LINE – SEE SHEET NO. C1.2

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"

ROAD 1 · ROAD 2 · ROAD 3 · ROAD 4 · MAIN ENTRANCE

N: 800,884.51 E: 953,513.38
N: 800,877.85 E: 954,017.84
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 B RAMP
TYPE A 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
18" ROLL-OVER CURB & GUTTER (TYP.)
24" THERMOPLASTIC WHITE STOP BAR
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 JONATHAN B. JONES

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
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'

C1.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

MATCH LINE - SEE SHEET NO. C1.3

LINE TABLE		
LINE	BEARING	LENGTH
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MATCH LINE - SEE SHEET NO. C1.1

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PORT WENTWORTH, GEORGIA

NOBLE VINES

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C1.2

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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 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

SEE SHEET C7.3 FOR DRIVEWAY DETAIL

ROAD 5 L11

ROAD 6 L16

ROAD 7 L15

5' SIDEWALK (TYP.)

18" CURB AND GUTTER (TYP.)

TYPE A RAMP

THERMOPLASTIC PEDESTRIAN CROSSWALK(TYP.)

24" THERMOPLASTIC WHITE STOP BAR (TYP.)

STOP R1-1 (30)30

N: 801,571.01
E: 953,825.06

N: 801,449.37
E: 953,313.41

N: 801,437.90
E: 953,848.82

245' SEPCO Easement SMB 28-S, Pg 21

30' Utility Easement SMB 28-S, Pg 21

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

EXISTING FIRE HYDRANT ASSEMBLY

MATCH LINE – SEE SHEET NO. C1.2

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. ARONES

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'

C1.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896.0001\ENGINEERING\SPA#4\CIVIL\CONSTRUCTION PLANS\28896.0001 SPA#4 CIVIL CONSTRUCTION PLANS.DWG - Nov 16, 2021 - 7:17 AM

MATCH LINE – SEE SHEET NO. C2.2

ROAD 1

130 LF 8" PVC - SDR 26 @ 0.42%

4" 45° BEND (VERTICAL)
4" 45° BEND (VERTICAL)
4" PVC - C900 - DR 18
4" 45° BEND

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

4" 45° BEND
4" 45° BEND
4" PV
20' DRAINAGE EASEMENT

52 LF 8" PVC - SDR 26 @ 0.40%

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

20 LF 8" PVC - SDR 26 @ 1.00%

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

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

8" X 2" TEE W/ 2" GV

18 LF 8" DIP CENTERED ON STORM

8" PVC - C900 - DR 18

8" X 8" TEE W/ (2) 8" GV

8" X 2" TEE W/ 2" GV

TOWNHOME WATER METER BANK SEE DETAIL W16

FH ASSEMBLY

8" CAP

4" DUAL SEWER SERVICE LATERAL (TYP.)

TOWNHOME 6 6 UNITS

TOWNHOME 3 6 UNITS

151 LF 8" PVC - SDR 26 @ 0.40%

18 LF 8" DIP CENTERED ON SEWER

123 LF 8" PVC - SDR 26 @ 0.40%

TOWNHOME 8 3 UNITS

TOWNHOME 7 3 UNITS

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

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

4" SINGLE SEWER SERVICE LATERAL (TYP.)

ROAD 3

ROAD 2

4" DUAL SEWER SERVICE LATERAL (TYP.)

189 LF 8" PVC - SDR 26 @ 0.40%

TOWNHOME 5 3 UNITS

TOWNHOME 4 3 UNITS

179 LF 8" PVC - SDR 26 @ 0.40%

18 LF 8" DIP CENTERED ON STORM

18 LF 8" DIP CENTERED ON SEWER

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

8" X 2" TEE W/ 2" GV

8" CAP

8"W

ROAD 4

18 LF 8" DIP CENTERED ON STORM

18 LF DIP CENTERED ON SEWER

153 LF 8" PVC - SDR 26 @ 0.40%

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

8" X 2" TEE W/ 2" GV

8" X 2" TEE W/ 2" GV

8" CAP

TOWNHOME WATER METER BANK SEE DETAIL W16

92 LF 8" PVC - SDR 26 @ 0.40%

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

4" SINGLE SEWER SERVICE LATERAL (TYP.)

146 LF 8" PVC - SDR 26 @ 0.40%

TOWNHOME 2 3 UNITS

TOWNHOME 1 3 UNITS

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

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

MAIN ENTRANCE

ROAD 1

ROAD 2

PC: 5+72.23
PT: 3+27.26
PC: 3+13.35
PT: 1+60.76
PC: 1+16.67
PC: 1+17

20' SETBACK

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

OLD WIRE FENCE

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

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.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. DAVIS

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

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896.000\ENGINEERING\GRADING\CONSTRUCTION PLANS\28896.000-W-PLAN - Jan 14, 2021 - 7:17 AM

MATCH LINE – SEE SHEET NO. C2.3

MATCH LINE – SEE SHEET NO. C2.1

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 5

ROAD 7

ROAD 8

ROAD 1

60 LF 8" PVC - SDR 26 @ 0.40%

260 LF 8" PVC - SDR 26 @ 0.40%

222 LF 8" PVC - SDR 26 @ 0.40%

347 LF 8" PVC - SDR 26 @ 0.40%

73 LF 8" PVC - SDR 26 @ 0.40%

74 LF 8" PVC - SDR 26 @ 0.40%

52 LF 8" PVC - SDR 26 @ 0.40%

257 LF 8" PVC - SDR 26 @ 0.40%

104 LF 8" PVC - SDR 26 @ 0.40%

130 LF 8" PVC - SDR 26 @ 0.42%

151 LF 8" PVC - SDR 26 @ 0.40%

123 LF 8" PVC - SDR 26 @ 0.40%

77 LF 8" PVC - SDR 26 @ 0.40%

MH #12
FR: 21.97
INV. IN: 11.55 (N)
INV. IN: 12.43 (NE)
INV. OUT: 11.44 (S)

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 #11
FR: 21.38
INV. IN: 10.06 (N)
INV. IN: 9.46 (NE)
INV. OUT: 9.35 (S)

MH #4
FR: 21.60
INV. IN: 9.06 (N)
INV. OUT: 8.96 (SE)

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

MH #5
FR: 21.58
INV. IN: 9.87 (E)
INV. OUT: 9.77 (SW)

MH #6
FR: 21.54
INV. IN: 11.00 (E)
INV. OUT: 10.90 (W)

MH #7
FR: 21.42
INV. OUT: 11.41 (W)

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

MH #27
FR: 21.55
INV. OUT: 16.60 (SW)

POND 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

36 LF 8" DIP CENTERED ON STORM/SEWER

36 LF 8" DIP CENTERED ON SEWER/FORCEMAIN

54 LF 8" DIP CENTERED ON SEWER/FORCEMAIN

18 LF 8" DIP CENTERED ON STORM

18 LF 8" DIP CENTERED ON SEWER

4" DUAL SEWER SERVICE LATERAL (TYP.)

4" SINGLE SEWER SERVICE LATERAL (TYP.)

8" X 8" TEE W/ (2) 8" GV

8" X 2" TEE W/ 2" GV

8" X 2" TEE

8" X 6" REDUCER

2" X 2" TEE

8" 45° BEND

4" 45° BEND (VERTICAL)

4" 45° BEND

2" 90° BEND W/ 2" GV

8" 11.25° BEND

4" PVC - C900 - DR 18

8" PVC - C900 - DR 18

TOWNHOME WATER METER BANK. SEE DETAIL W16

FH ASSEMBLY

DUMPSTER

AMENITY

POOL

WETLAND

ARV

20' DRAINAGE EASEMENT

25' SETBACK

20' SETBACK

8" X 2" TEE (2) 8" GATE VALVE IN MANHOLE 2" BALL VALVE IN BOX

2" X 2" TEE 1" IRRIGATION METER 1" DOUBLE CHECK VALVE ASSEMBLY (BY LANDSCAPE CONTRACTOR)

ALL IRRIGATION WATER DISTRIBUTION COMPONENTS SHALL COMPLY WITH SECTION 02550 OF THE CITY'S COMPREHENSIVE DEVELOPMENT MANUAL

DOMESTIC METER AND RPZ TO BE SIZED BASED ON METER SIZING (TYP.)

POOL METER AND RPZ TO BE SIZED BASED ON METER SIZING (TYP.)

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

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

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

PC: 17+19.71

PT: 6+16.97

PC: 5+72.23

PT: 17+64.40

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

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'

C2.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896.000\ENGINEERING\SITE&PAVING\CONSTRUCTION PLANS\28896.000-W-PLAN - Dec 16, 2021 - 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 #28
FR: 25.49
INV. OUT: 13.40 (E)

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

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

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

TOWNHOME WATER METER BANK. SEE DETAIL W16

66 LF 8" PVC - SDR 26 @ 0.40%

239 LF 8" PVC - SDR 26 @ 0.40%

290 LF 8" PVC - SDR 26 @ 0.40%

174 LF 8" PVC - SDR 26 @ 0.40%

14 LF 8" PVC - SDR 26 @ 0.70%

63 LF 8" PVC - SDR 26 @ 0.40%

179 LF 8" PVC - SDR 26 @ 0.40%

222 LF 8" PVC - SDR 26 @ 0.40%

260 LF 8" PVC - SDR 26 @ 0.40%

60 LF 8" PVC - SDR 26 @ 0.40%

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" X 2" TEE W/ 2" GV

4" DUAL SEWER SERVICE LATERAL (TYP.)

4" SINGLE SEWER SERVICE LATERAL (TYP.)

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

4" 22.5° BEND

18 LF 8" DIP CENTERED ON STORM

18 LF 8" DIP CENTERED ON SEWER

36 LF 8" DIP CENTERED ON STORM/SEWER

ROAD 5

ROAD 6

ROAD 7

PC: 6+79.35

PT: 13+12.60

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

245' SEPCO Easement
SMB 28 S, Pg 21

30' Utility Easement
SMB 28 S, Pg 21

MATCH LINE – SEE SHEET NO. C2.2

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

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. JONES

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

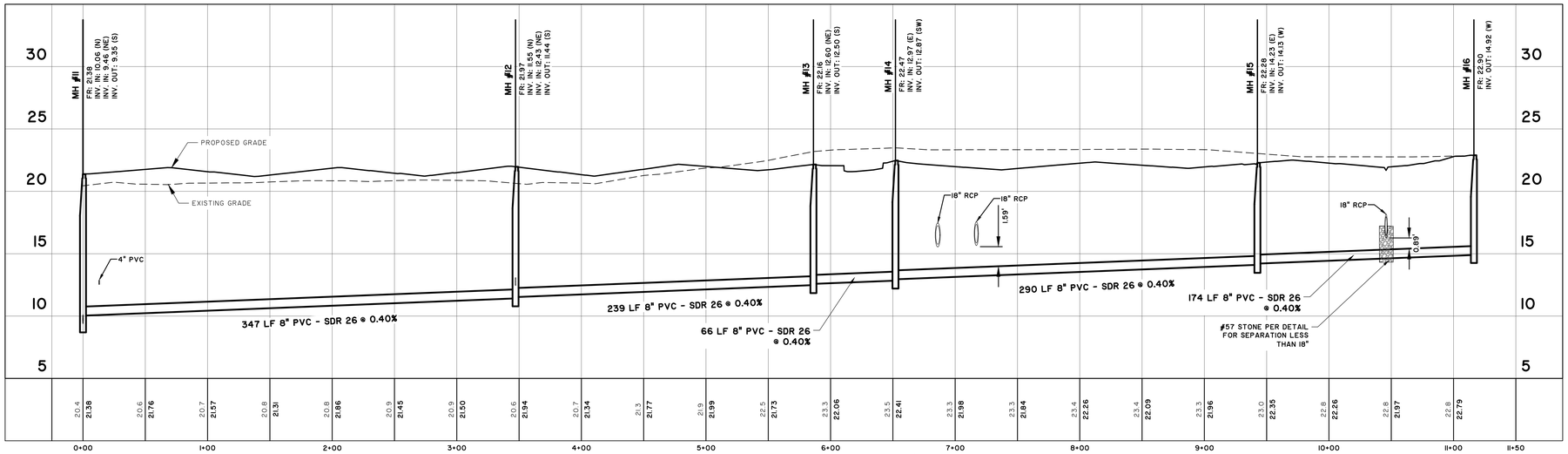
NOBLE VINES

WATER AND SEWER PLAN

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

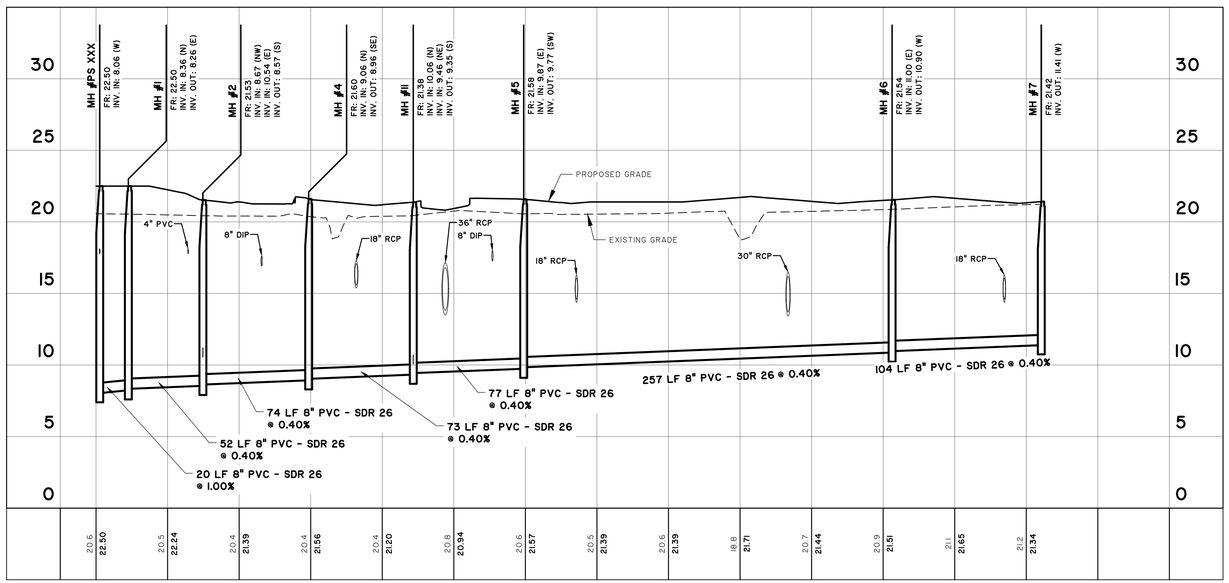
C2.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



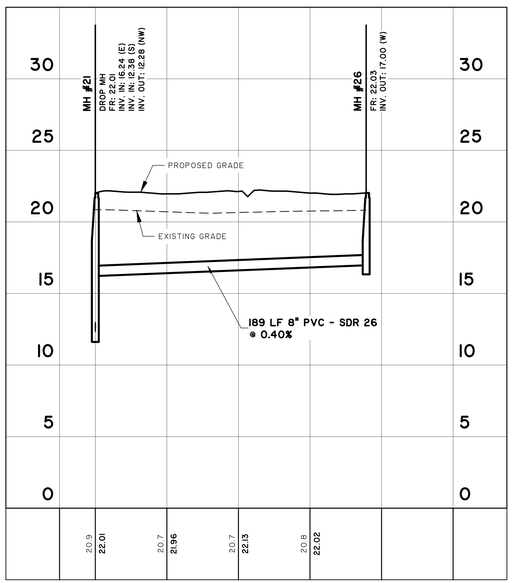
28896.0001 – SEWER DESIGN – ROAD 5 (WEST)

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
JONATHAN B. THOMAS
PROFESSIONAL ENGINEER
No. 24894
CERTIFICATE OF AUTHORIZATION

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

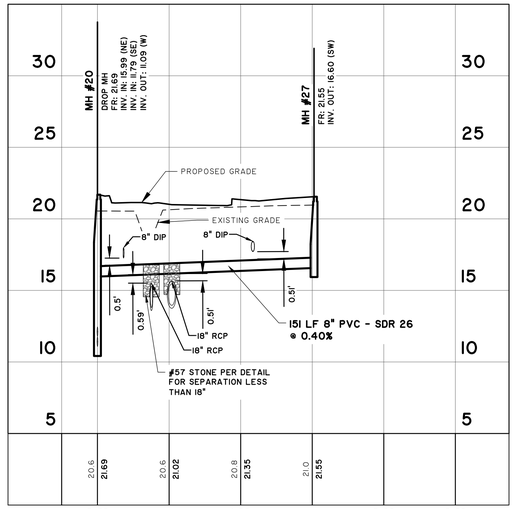
NOBLE VINES

SEWER PROFILES

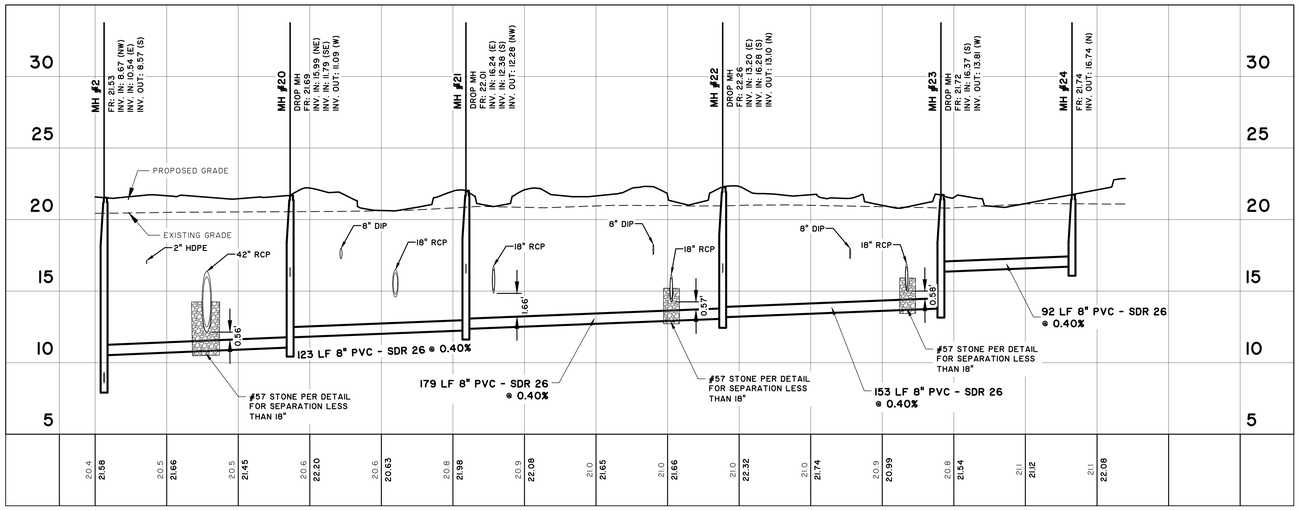
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.4

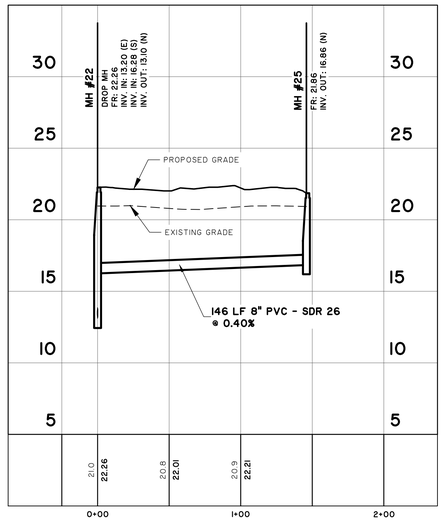
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



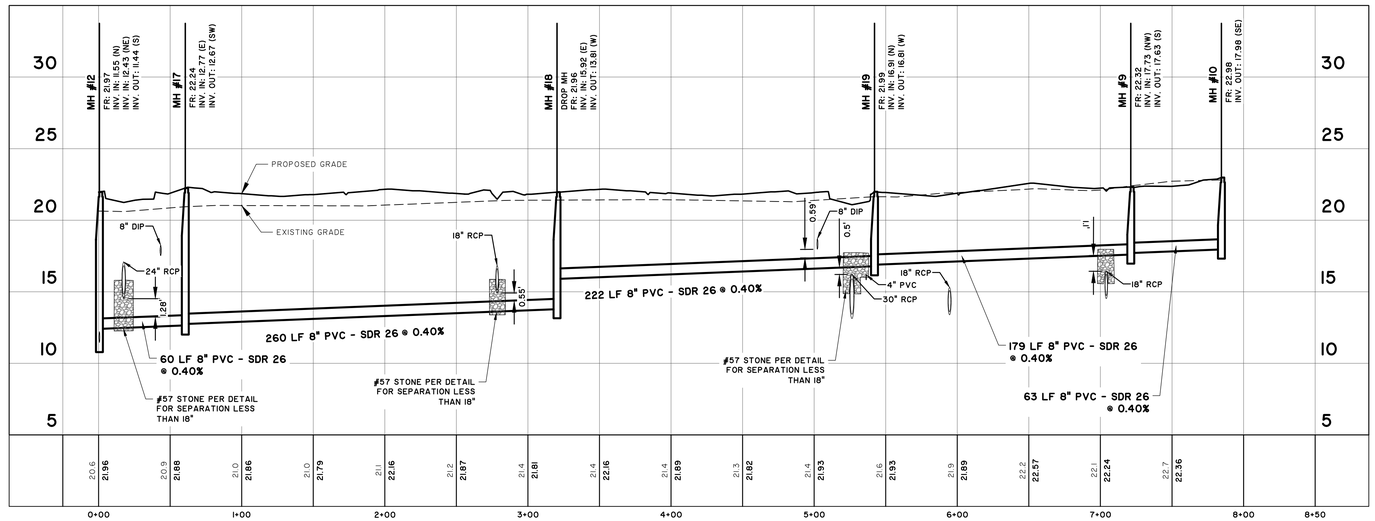
28896.0001 – SEWER DESIGN – AMENITY
STATIONS: –0+25 – 2+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



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 NATHAN B. DUTTON

NO.	REVISIONS	BY	DATE

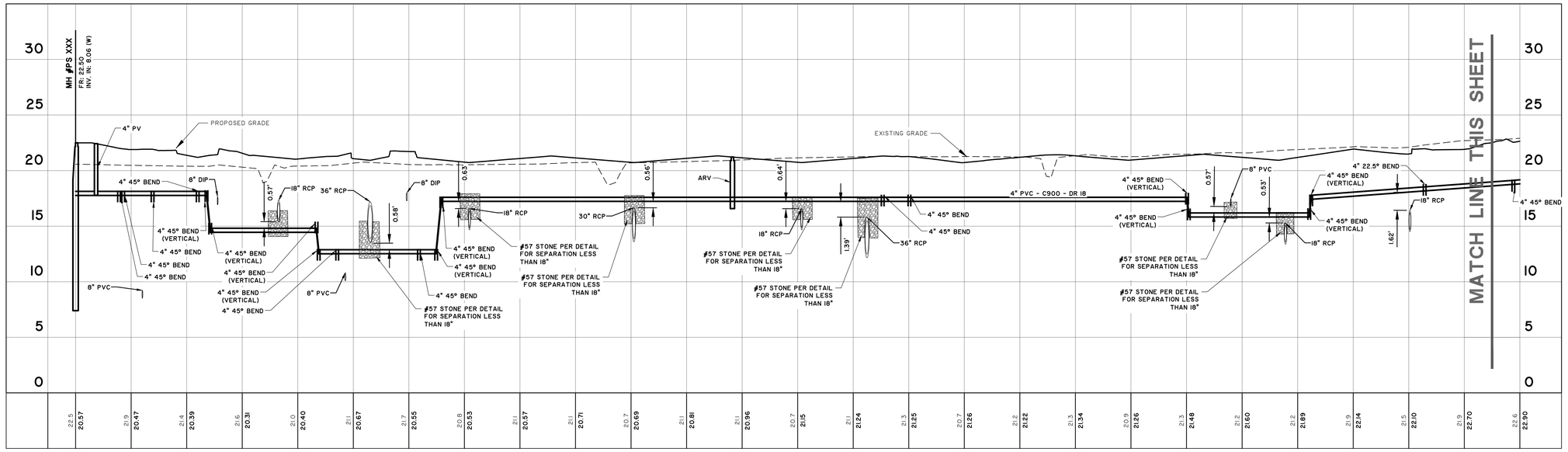
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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA
NOBLE VINES
SEWER PROFILES

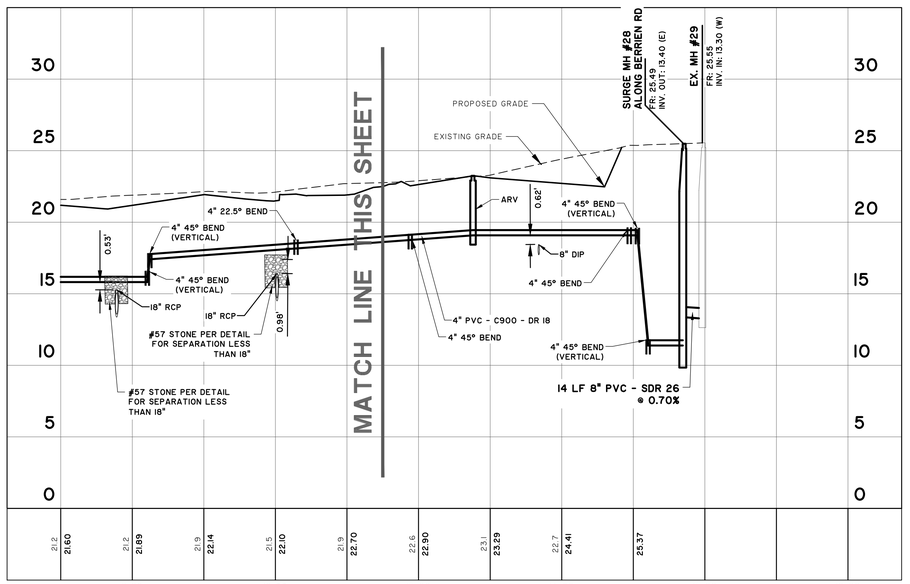
JOB NO:	J-28896.0001
DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.5

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



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. LOWE

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

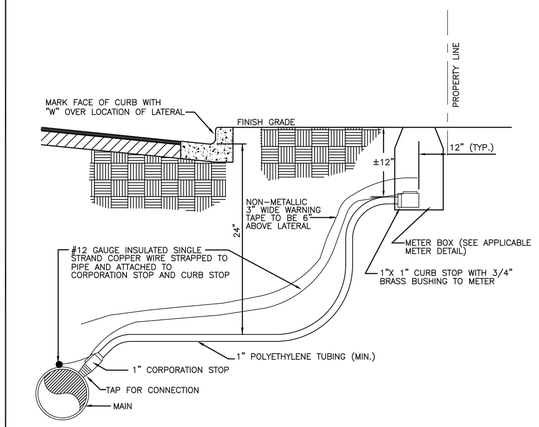
SEWER PROFILES

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

C2.6

Z:\28896.0001\ENGINEERING\SITE\PLANS\CONSTRUCTION PLANS\28896.0001-SS-PP.DWG - Thu, Sep 16, 2021 - 7:18 AM

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

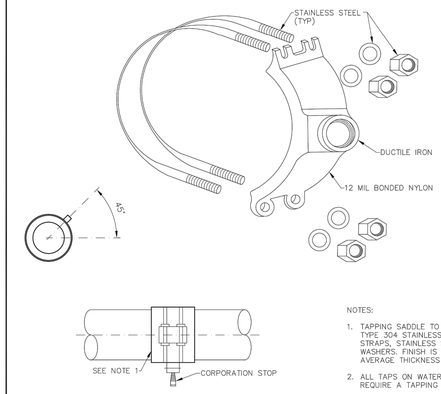
WATER SERVICE LATERAL

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.

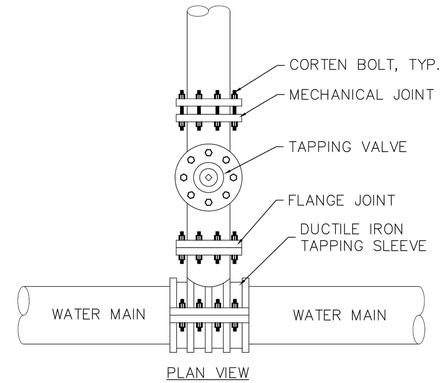
1" AND 2" TAPPING SADDLE

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.

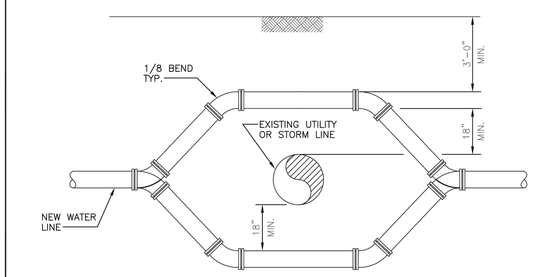
STANDARD TAPPING SLEEVE

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.

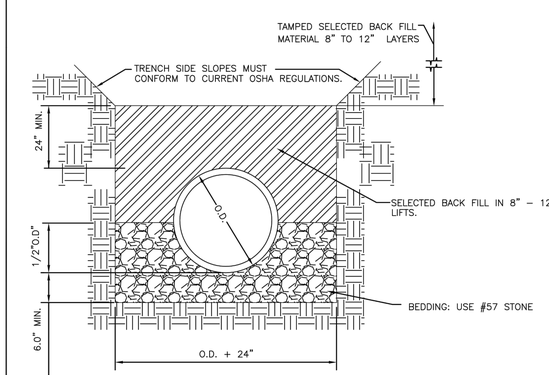
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W–6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



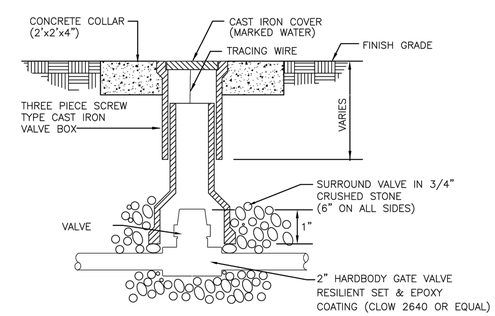
PIPE BEDDING

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

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CLARET COMMUNITIES, LLC
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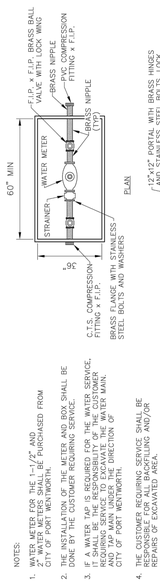
NOBLE VINES

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



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 ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREAS.
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

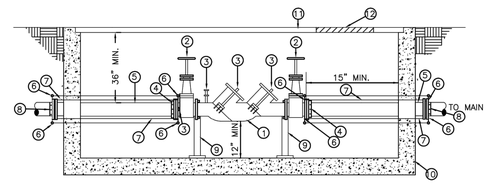
City of Port Wentworth

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)

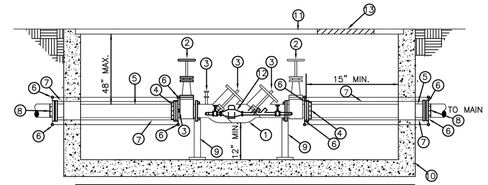
City of Port Wentworth

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

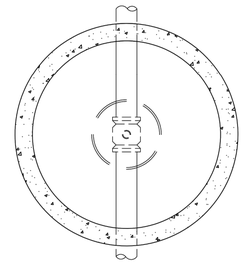
TECHNICAL DETAILS

W-36

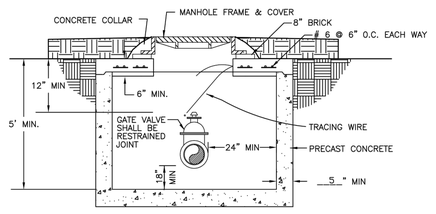
PREPARED BY SAUSSY ENGINEERING, LLC.

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

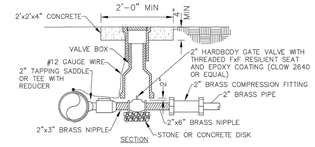
TECHNICAL DETAILS

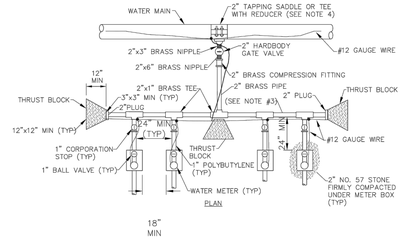
W-14

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

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

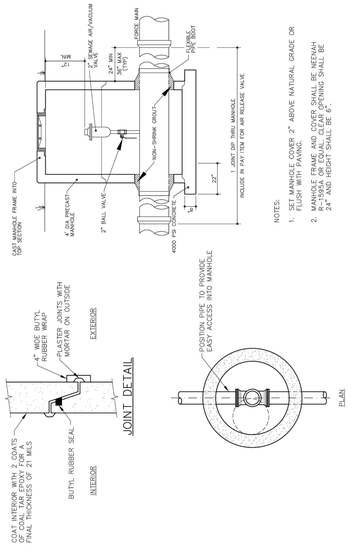
WATER AND SEWER DETAILS

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

C2.8

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

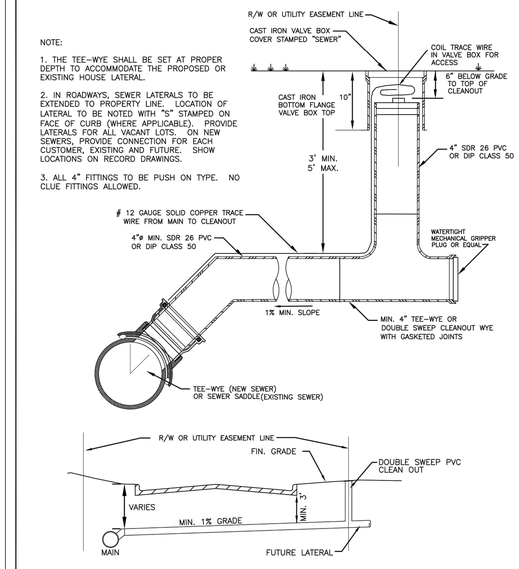
Z:\28896\28896.0001\Engineering\Drawings\Permits\CONSTRUCTION PLANS\28896.0001 WATER AND SEWER DETAILS.dwg - Sep 16, 2021 - 7:19 AM



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

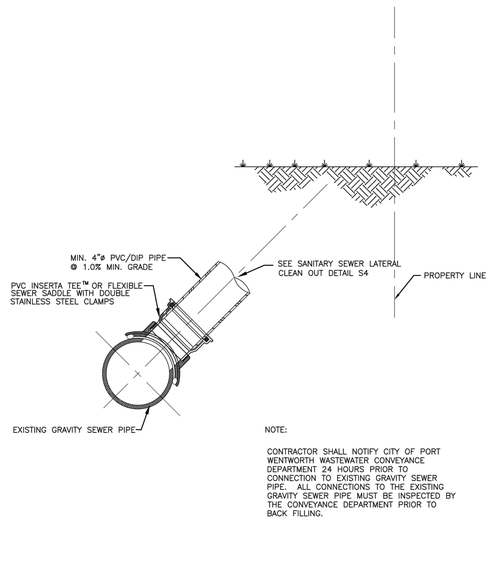
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

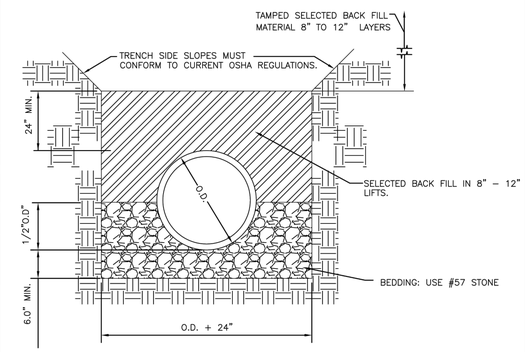
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SEWER SERVICE CONNECT TO EXT. PIPE

City of Port Wentworth
TECHNICAL DETAILS
S-5

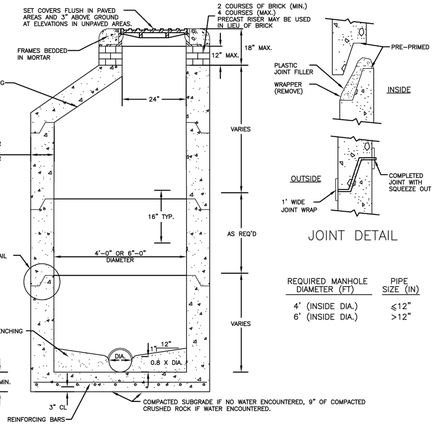
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

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



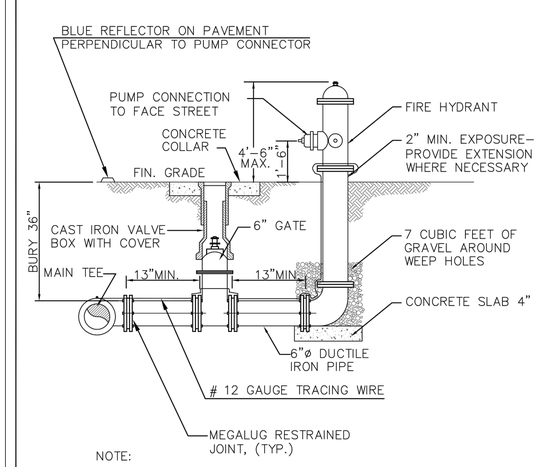
NOTES:

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



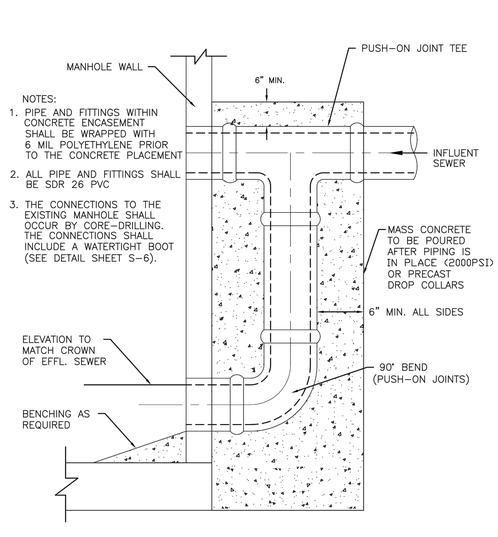
NOTE:

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

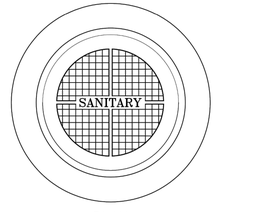
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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

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PORT WENTWORTH, GEORGIA

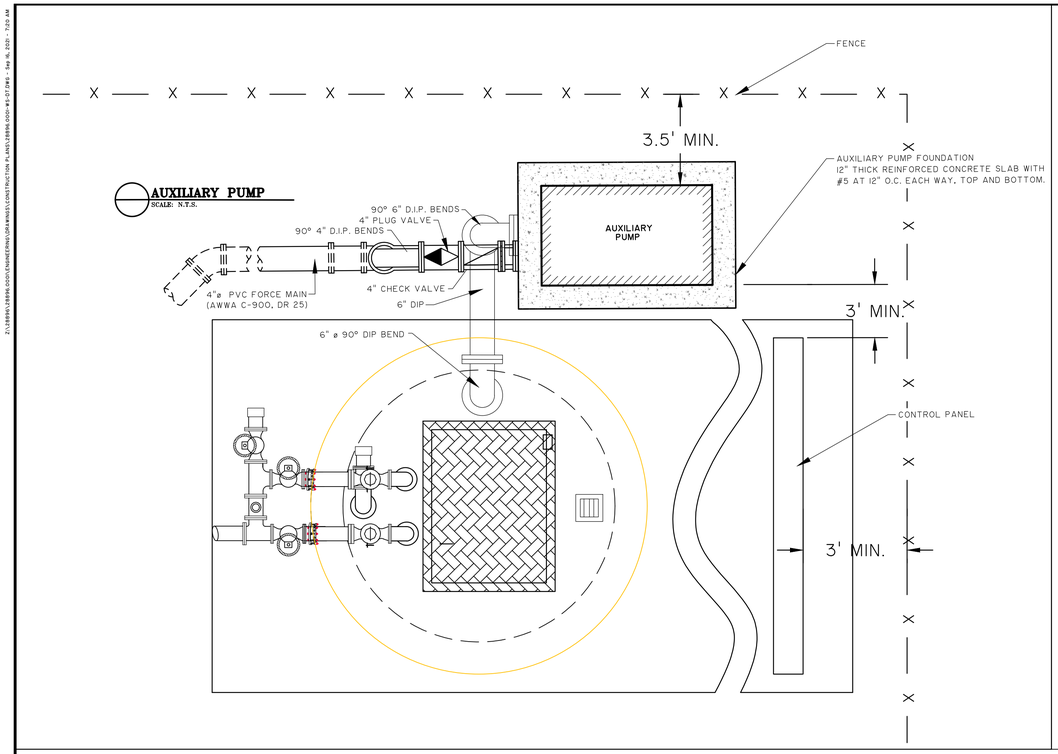
NOBLE VINES

WATER AND SEWER DETAILS

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C2.9

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



WET WELL DESIGN SCHEDULE

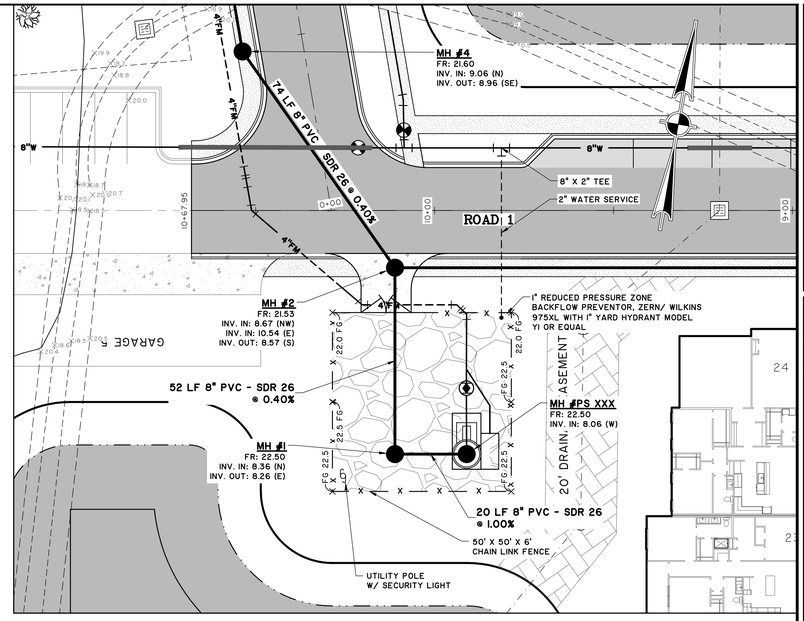
DESCRIPTION	ELEV.
(A) FIN. GRADE ELEV.	22.50
(B) INFLUENT ELEV.	8.06
(C) ALARM ELEV.	7.06
(D) START LAG PUMP	6.06
(E) START LEAD PUMP	5.06
(F) STOP PUMPS	3.06
(G) LOW WATER ALARM	2.06
(H) BOTTOM ELEV.	0.06
(J) WET WELL DIA.	6'
(I) DISCHARGE PIPE	4"

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.

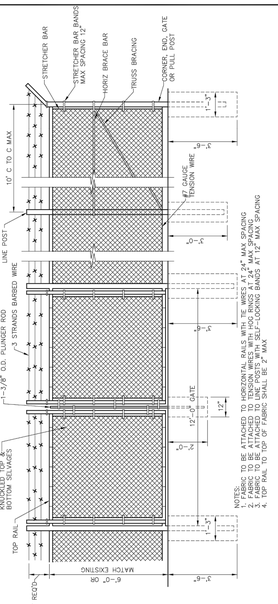
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.

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

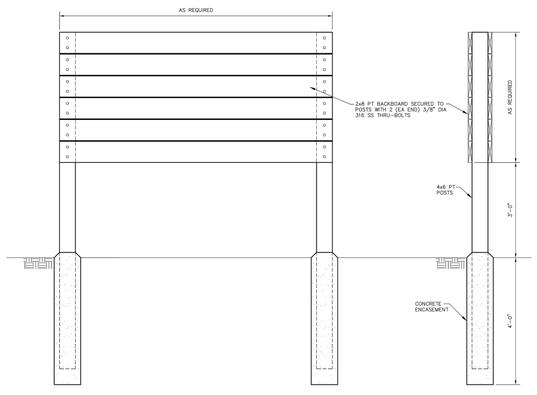
City of Port Wentworth

TECHNICAL DETAILS

S-13

PREPARED BY SAUSSY ENGINEERING, LLC.

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



CONTROL PANEL BACKBOARD

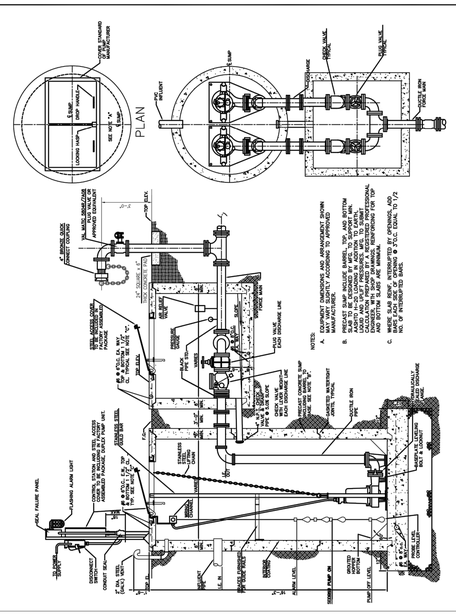
City of Port Wentworth

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

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'

C2.10

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

MAIN ENTRANCE

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

50 LF 42" RCP @ 0.00%

55 LF 42" RCP @ 0.00%

67 LF 18" RCP @ 0.30%

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

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%

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)

20' DRAINAGE EASEMENT

INV.: 12.50

142 LF 24" RCP @ 1.12%

113 LF 18" RCP @ 0.30%

GI #9
FR: 20.50
INV. IN: 14.44 (S)
INV. OUT: 14.44 (N)
TOWNHOME 5
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

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

TOWNHOME 8
3 UNITS

TOWNHOME 7
3 UNITS

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%

75 LF 18" RCP @ 0.37%

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

69 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

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+45.57

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: 3+27.26

PC: 3+13.35

OLD WIRE FENCE

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

RIGHT OF WAY MONUMENT

81 LF 18" RCP @ 0.30%

20' SETBACK

20' SETBACK

(4) 36" RCP

GEORGIA STATE ROUTE 30 - 100' R/W

0' R/W

Underground Telephone Lines In This Area

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NATHAN B. WILLIAMS

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 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

Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

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

107 LF 18" RCP @ 0.30%

ROAD 7

97 LF 18" RCP @ 0.30%

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

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 8

94 LF 18" RCP @ 0.30%

89 LF 18" RCP @ 0.30%

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

TOWNHOME 12
3 UNITS

TOWNHOME 11
3 UNITS

TOWNHOME 10
3 UNITS

TOWNHOME 9
3 UNITS

GI #32
FR: 20.50
INV. IN: 14.64 (N)
INV. OUT: 14.64 (S)

ROAD 5

164 LF 36" RCP @ 0.30%

GI #33
FR: 20.50
INV. IN: 14.24 (N)
INV. OUT: 14.24 (S)

GI #52
FR: 20.50
INV. OUT: 15.50 (S)

53 LF 18" RCP @ 5.70%

GI #54
FR: 20.50
INV. OUT: 15.50 (S)

52 LF 18" RCP @ 5.72%

52 LF 30" RCP @ 3.31%

POND 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

INV.: 12.50

62 LF 36" RCP @ 1.94%

62 LF 42" RCP @ 0.00%

73 LF 18" RCP @ 1.73%

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

73 LF 18" RCP @ 0.30%

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

WATER LINE MARKER

GAS LINE MARKER

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

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
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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'

C3.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896\28896.0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896.0001-SP-PL.DWG - Sep 16, 2021 - 7:21 AM

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

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

25' SETBACK

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%

159 LF 18" RCP @ 0.30%

108 LF 24" RCP @ 0.30%

ROAD 5

77 LF 18" RCP @ 0.30%

SMH #67
FR: 21.40
INV. IN: 15.58 (NE)
INV. OUT: 15.58 (S)

56 LF 18" RCP @ 0.30%

GI #45
FR: 20.93
INV. IN: 15.41 (N)
INV. OUT: 15.41 (S)

68 LF 18" RCP @ 0.30%

SMH #46
FR: 21.47
INV. IN: 15.21 (N)
INV. IN: 15.14 (E)
INV. OUT: 15.21 (S)

122 LF 18" RCP @ 0.30%

ROAD 6

150 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)

68 LF 24" RCP @ 0.30%

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)

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)

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

97 LF 18" RCP @ 0.30%

ROAD 7

135 LF 18" RCP @ 0.30%

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

30' UTILITY EASEMENT

20' DRAINAGE EASEMENT

DI #83
FR: 21.67
INV. OUT: 16.67 (S)

DI #84
FR: 21.96
INV. IN: 16.35 (N)
INV. OUT: 15.04 (W)

127 LF 18" RCP @ 0.30%

SMH #85
FR: 21.30
INV. IN: 14.66 (E)
INV. IN: 15.01 (NW)
INV. OUT: 14.51 (S)

115 LF 24" RCP @ 0.30%

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)

30 LF 18" RCP @ 0.30%

68 LF 30" RCP @ 0.30%

108 LF 18" RCP @ 0.30%

SMH #57
FR: 21.27
INV. IN: 13.34 (N)
INV. IN: 15.21 (W)
INV. OUT: 13.34 (S)

DI #80
FR: 21.65

44 LF 24" RCP @ 0.30%

GI #41
FR: 20.74
INV. IN: 15.14 (W)
INV. OUT: 15.14 (SE)

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

CHAIN LINK FENCE

ASPHALT DRIVE

EARTH DRIVE

1/2" REBAR

245' SEPCO Easement
SMB 28-S, Pg 21

30' Utility Easement
SMB 28-S, Pg 21

MATCH LINE – SEE SHEET NO. C3.2

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

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

MATCH LINE – SEE SHEET NO. C4.2

ROAD 1

ROAD 3

ROAD 4

ROAD 2

ROAD

ROAD 1

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

20' DRAINAGE EASEMENT

MAIN ENTRANCE

OVERFLOW WEIR
(SEE DETAIL)

20' SETBACK

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. ARONOFF

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

Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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 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

25' SETBACK

20' SETBACK

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

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.

MATCH LINE - SEE SHEET NO. C4.1

NO.	REVISIONS	BY	DATE

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NOBLE VINES

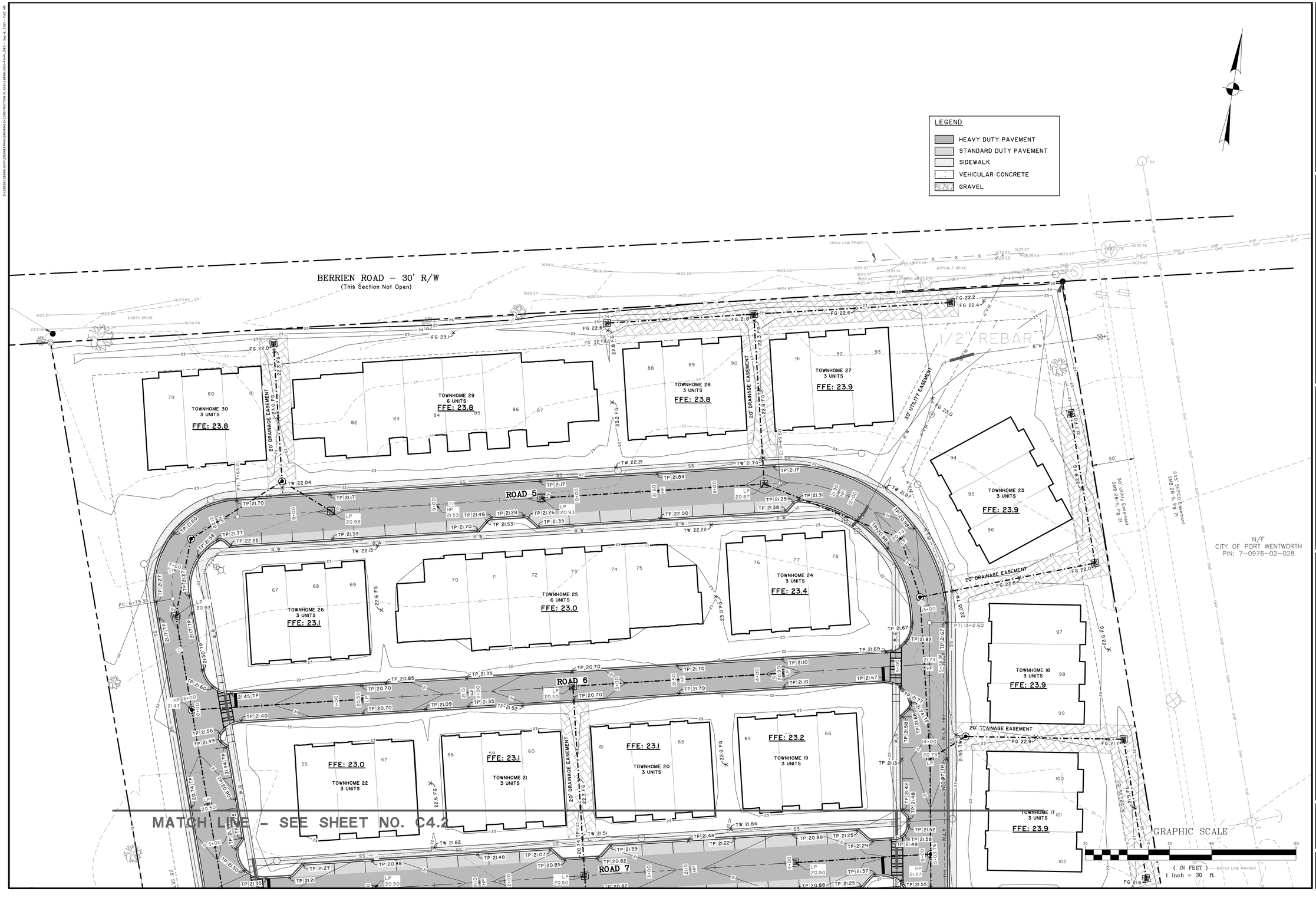
PAVING AND GRADING PLAN

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DRAWN:	CGC
DESIGNED:	JTD
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APPROVED:	NBL
SCALE:	1" = 30'

C4.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. WILLIAMS

NO.	REVISIONS	BY	DATE

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PORT WENTWORTH, GEORGIA

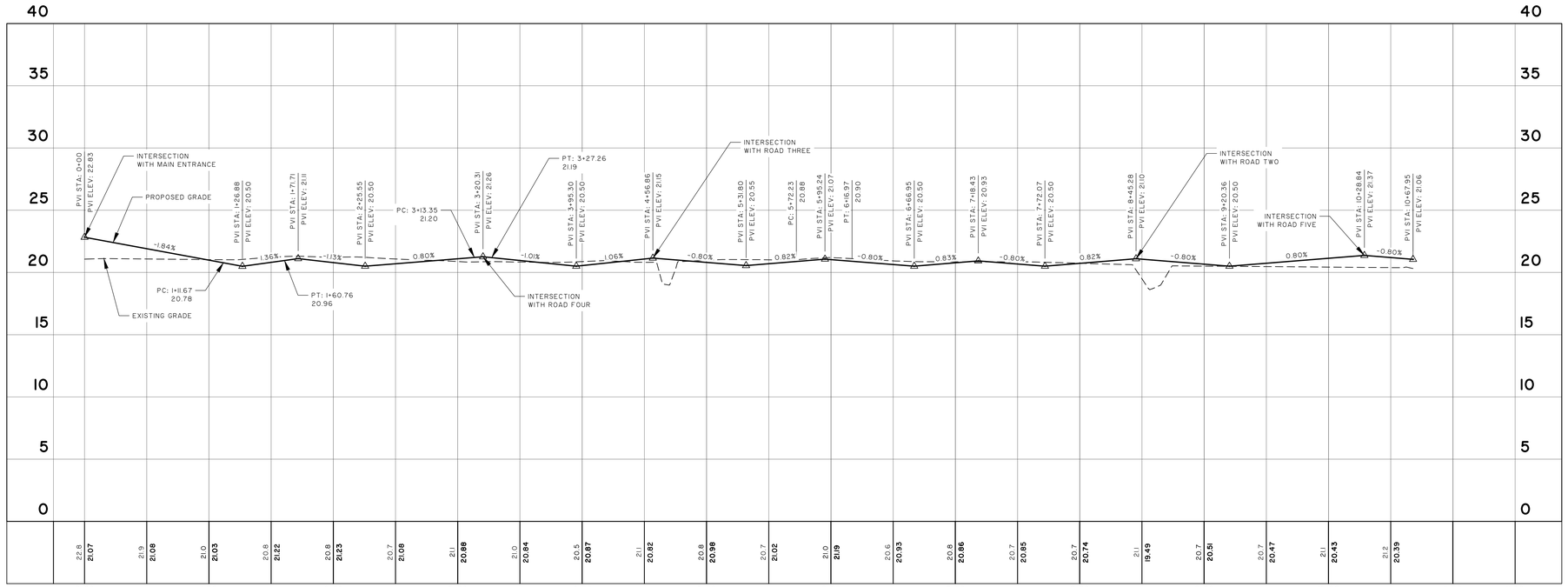
NOBLE VINES

PAVING AND GRADING PLAN

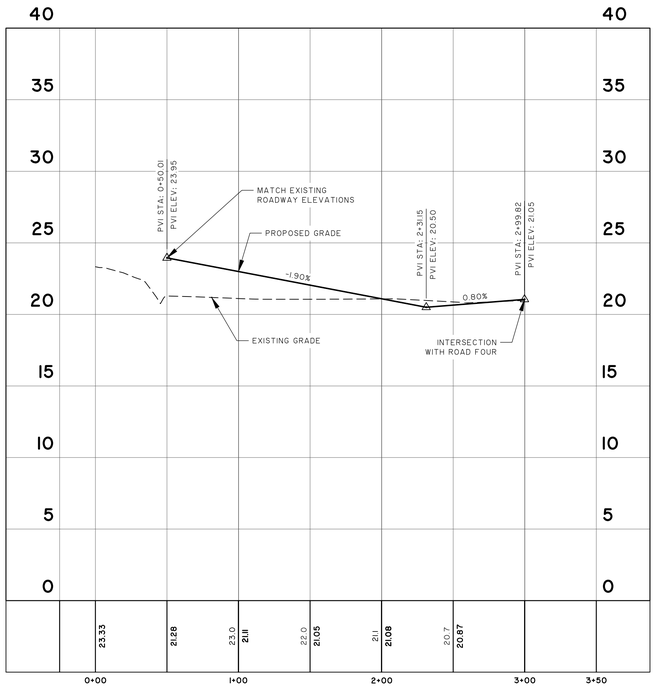
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DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.3

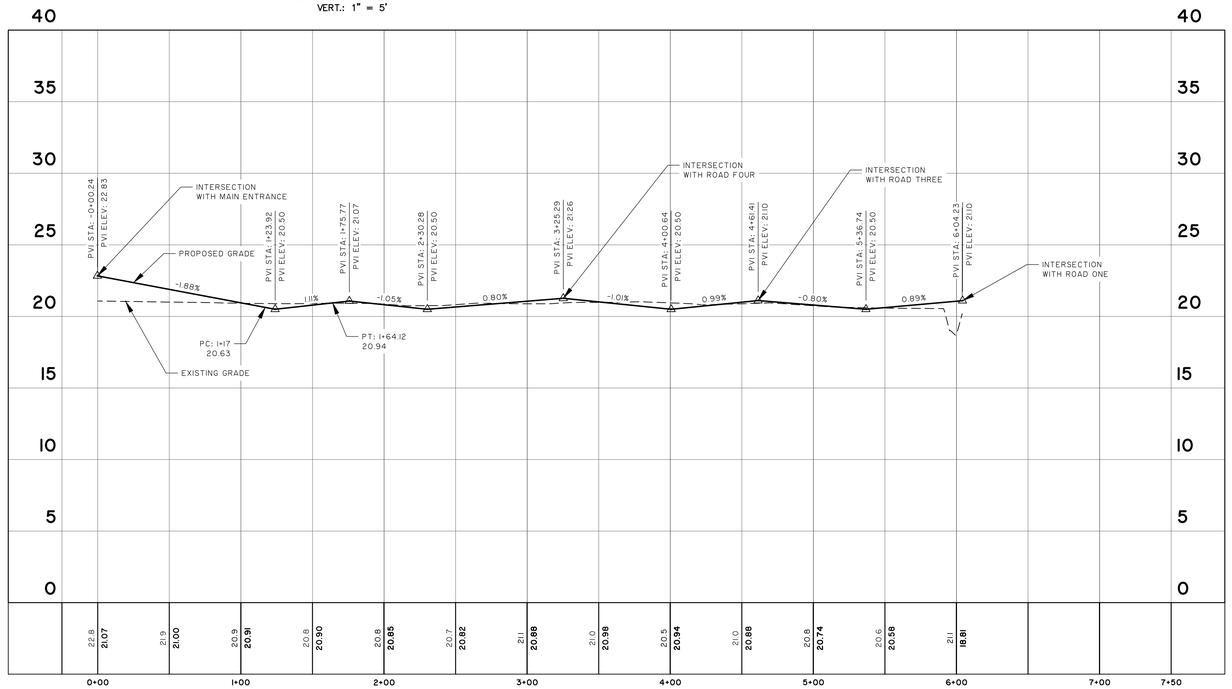
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



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'

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
NATHAN B. WHITE
No. 035

NO.	REVISIONS	BY	DATE

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PORT WENTWORTH, GEORGIA

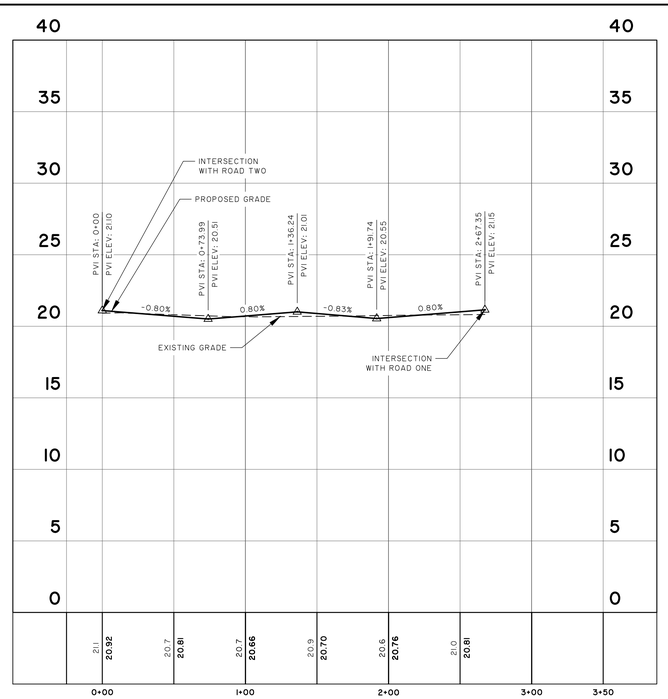
NOBLE VINES

ROAD PROFILES

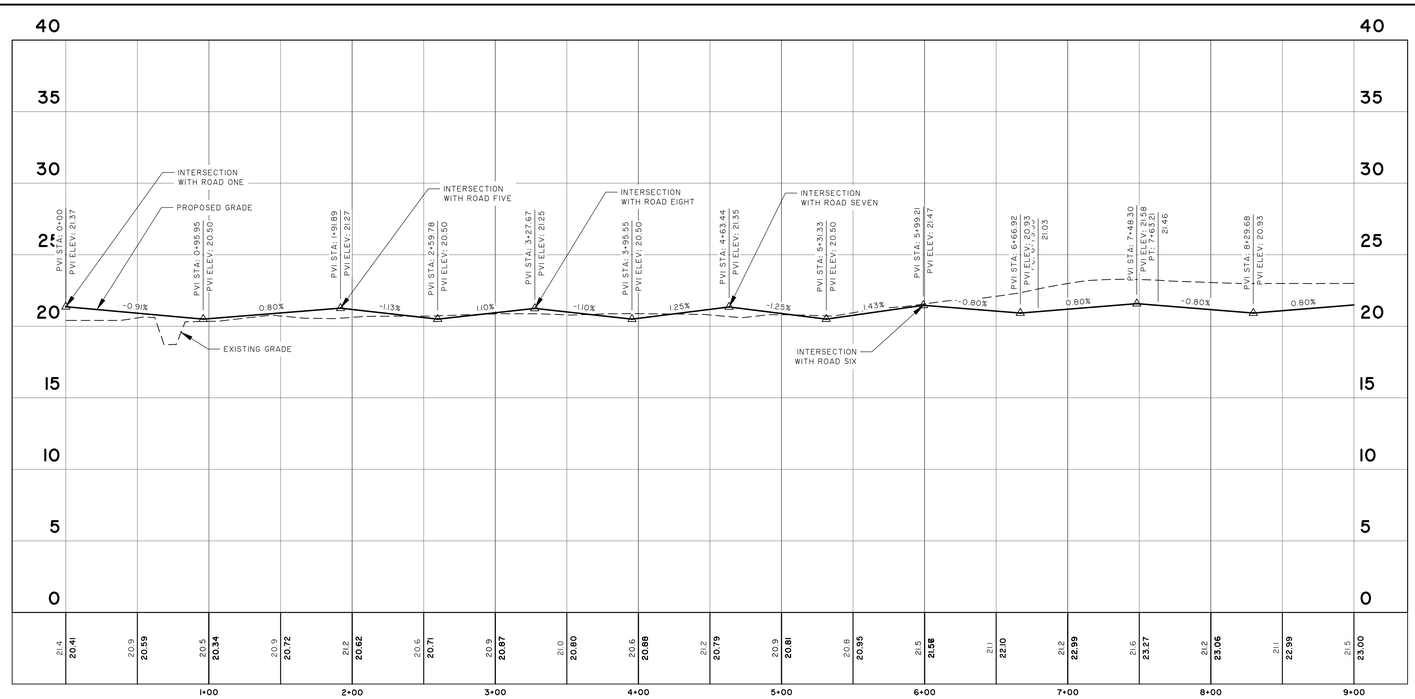
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DATE:	09/16/21
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C5.1

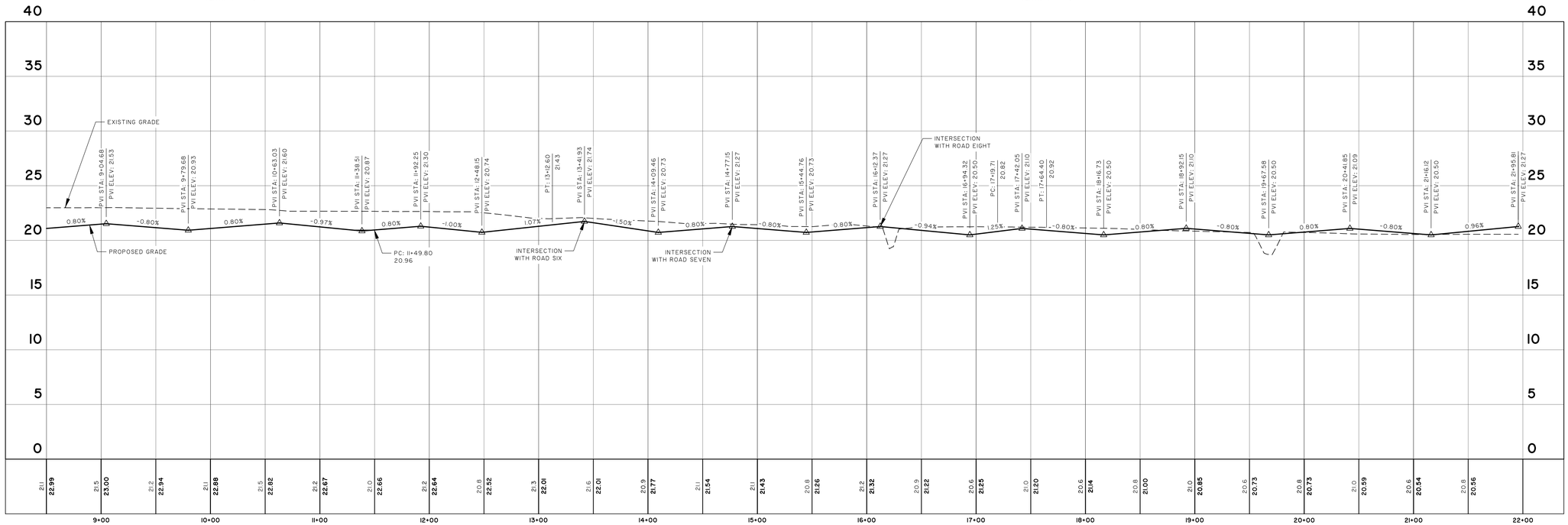
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



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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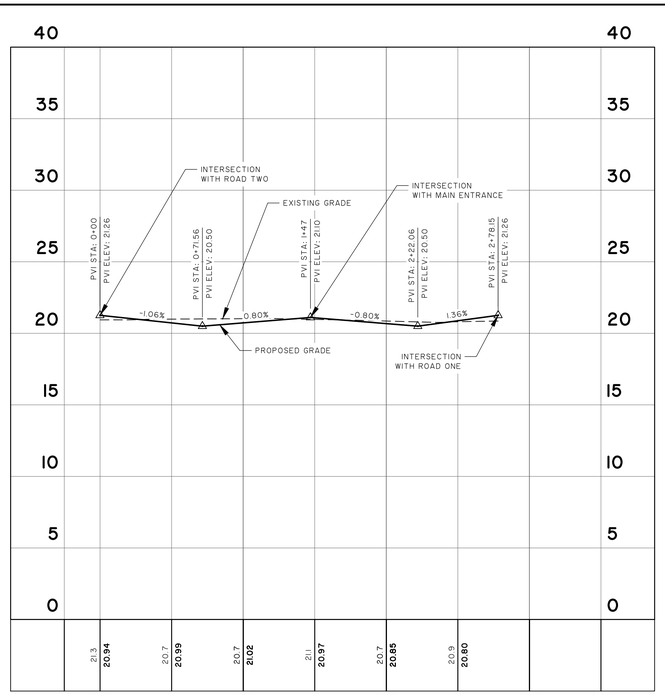
NOBLE VINES

ROAD PROFILES

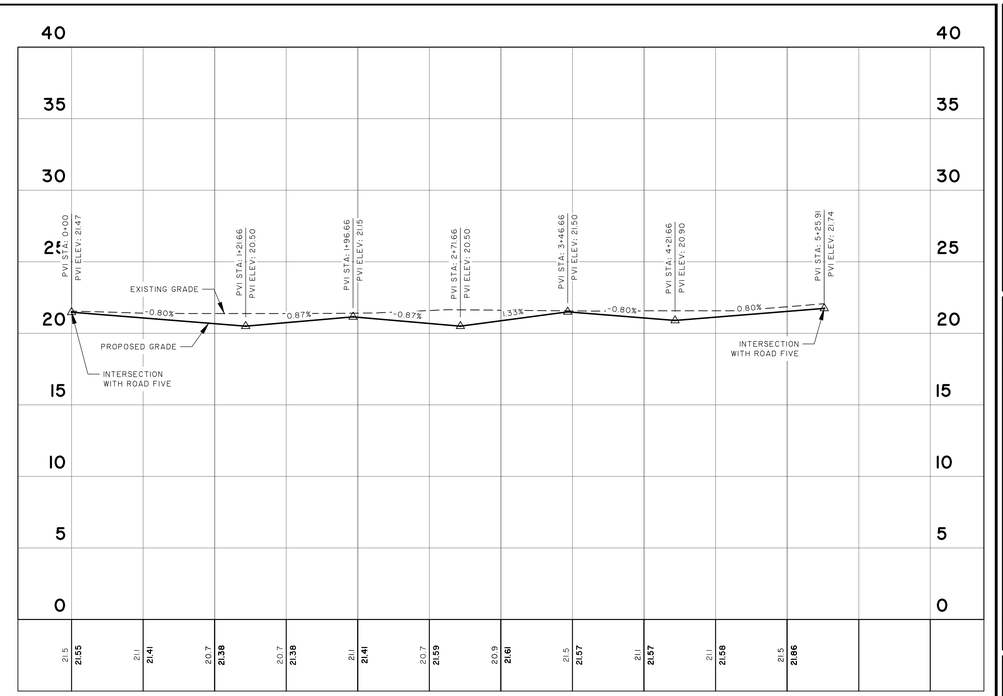
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DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C5.2

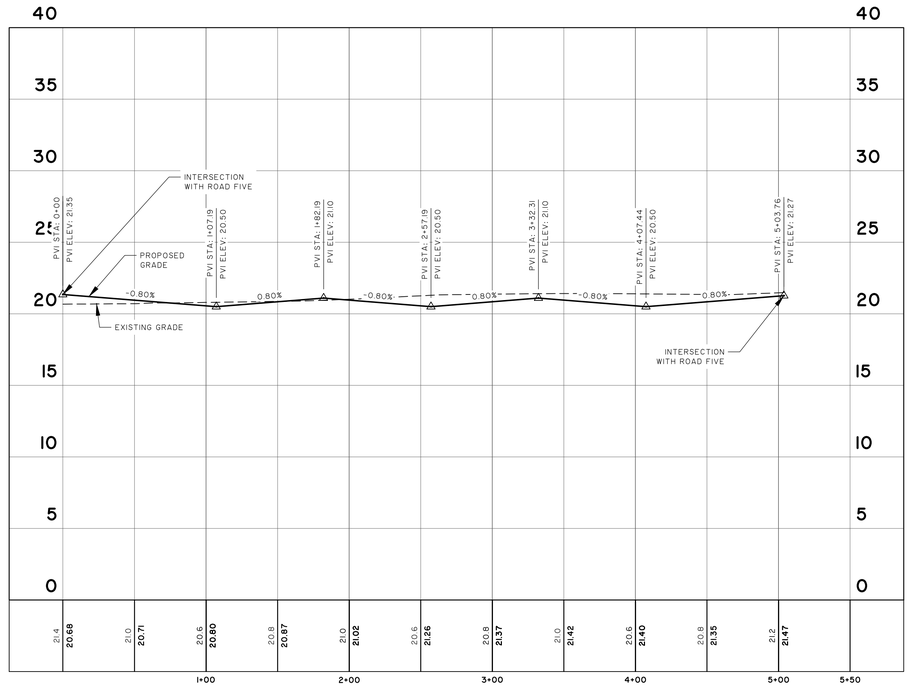
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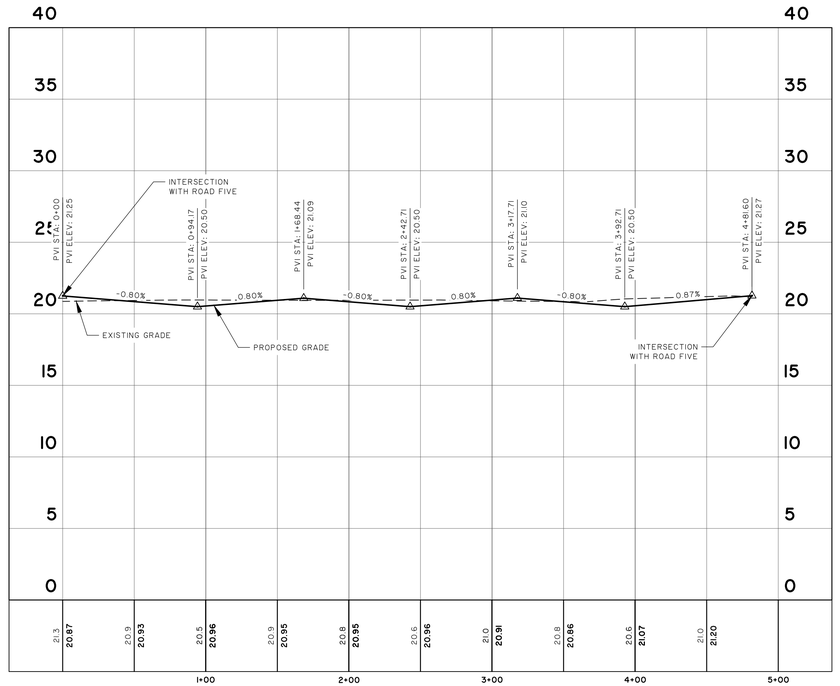
ROAD 4
STATIONS: −0+25 – 3+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



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'

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. WRIGHT
12/16/21

NO.	REVISIONS	BY	DATE

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PORT WENTWORTH, GEORGIA

NOBLE VINES

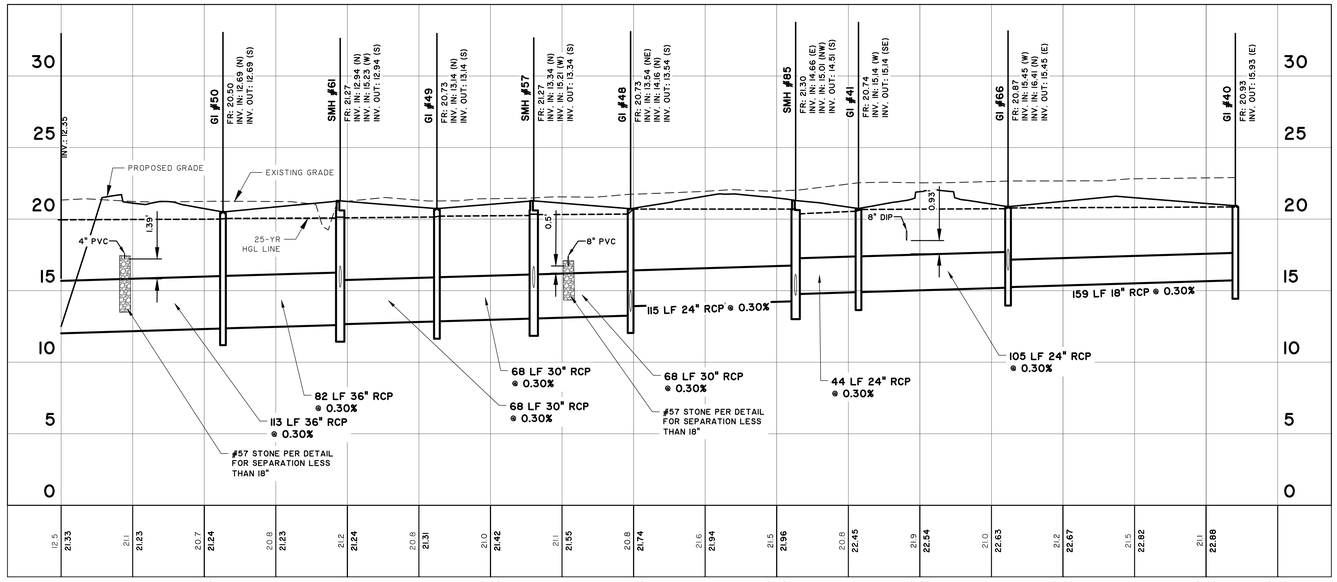
ROAD PROFILES

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APPROVED:	NBL
SCALE:	1" = 50'

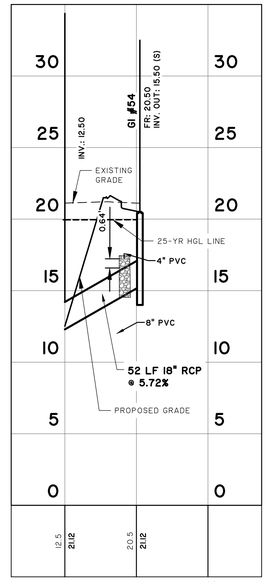
C5.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

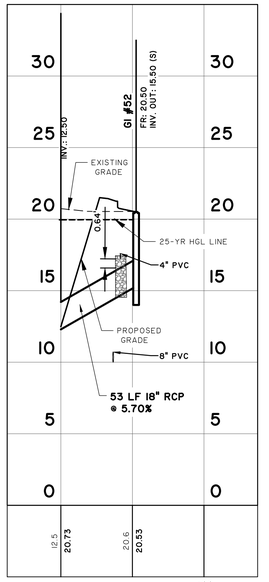
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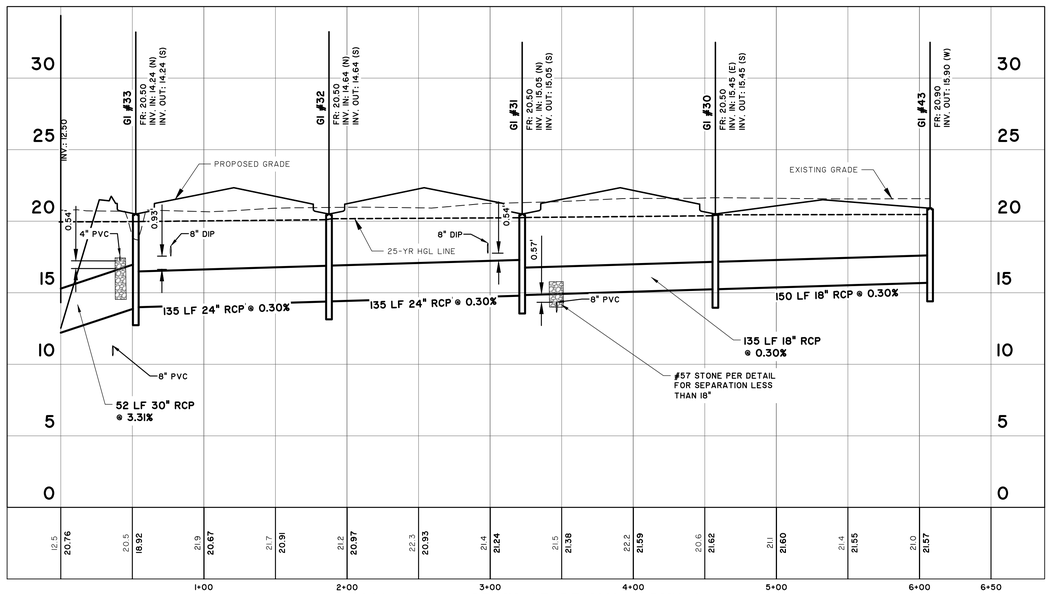
28896.0001 – DRAINAGE DESIGN – RUN 1
STATIONS: 0+00 – 8+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



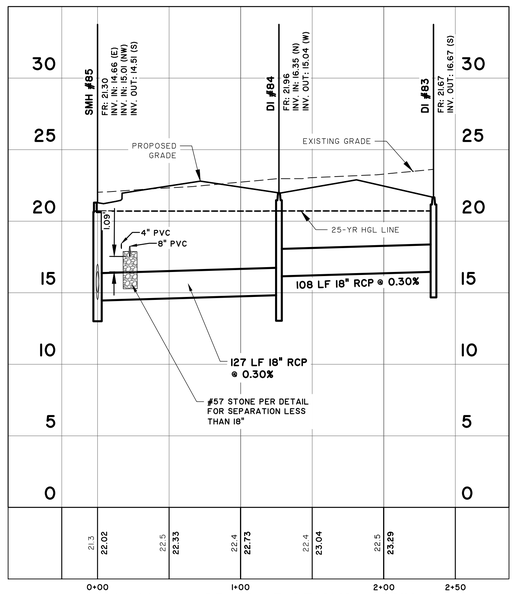
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STATIONS: 0+00 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



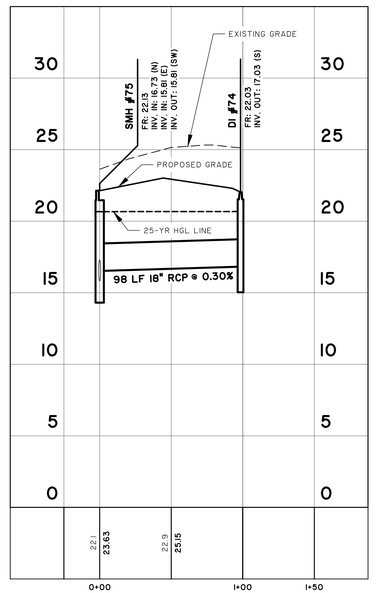
28896.0001 – DRAINAGE DESIGN – RUN 5
STATIONS: 0+00 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



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'

NO.	REVISIONS	BY	DATE

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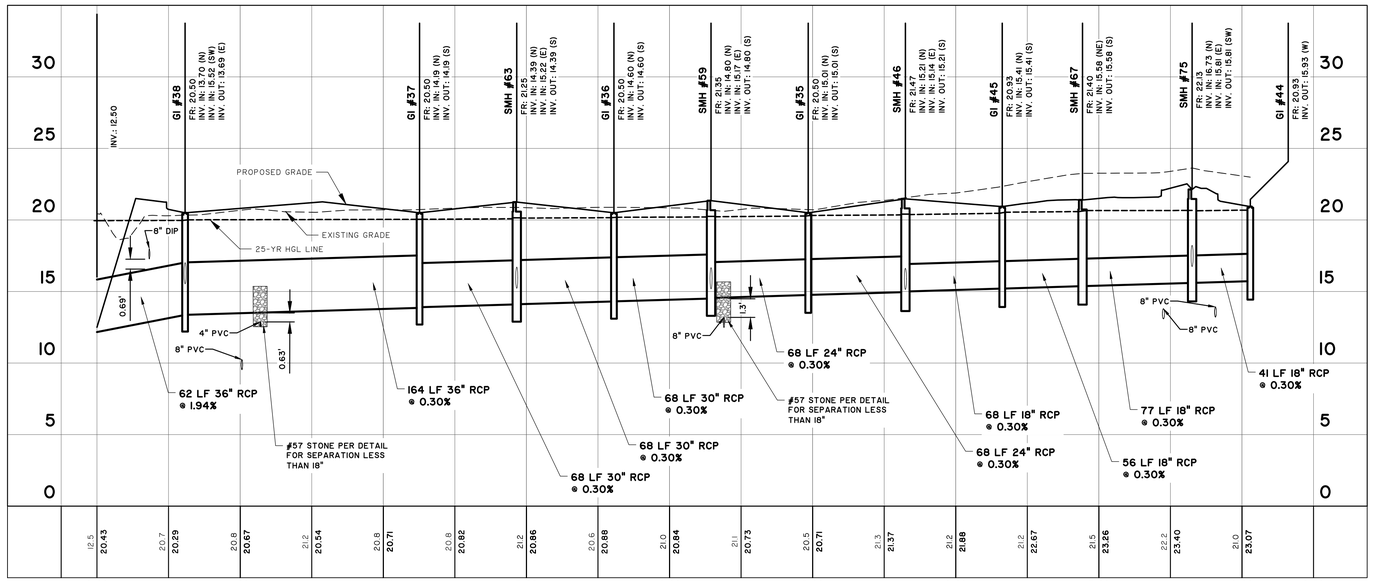
NOBLE VINES

DRAINAGE PROFILES

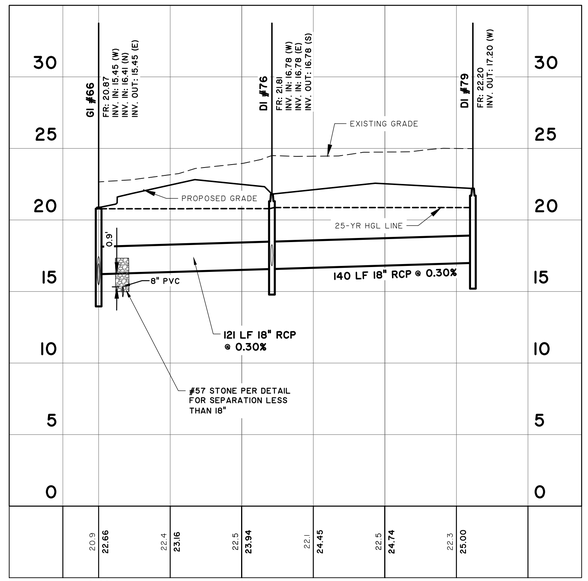
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DESIGNED:	JTD
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APPROVED:	NBL
SCALE:	1" = 50'

C6.1

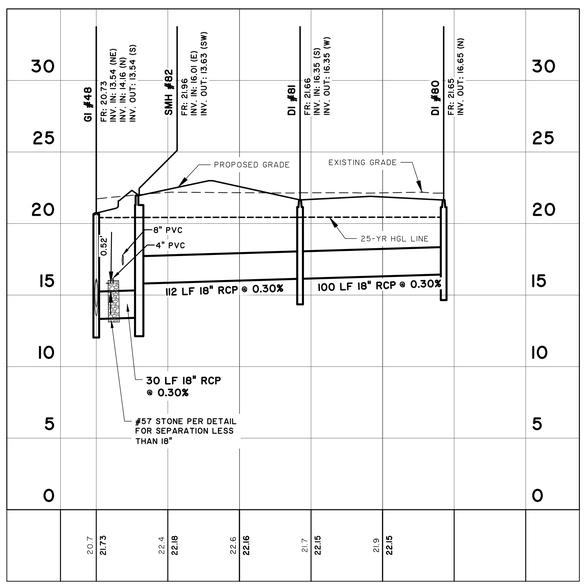
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



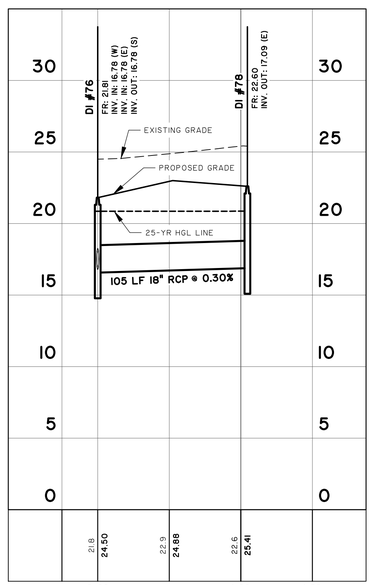
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SCALE: HORZ.: 1" = 50'
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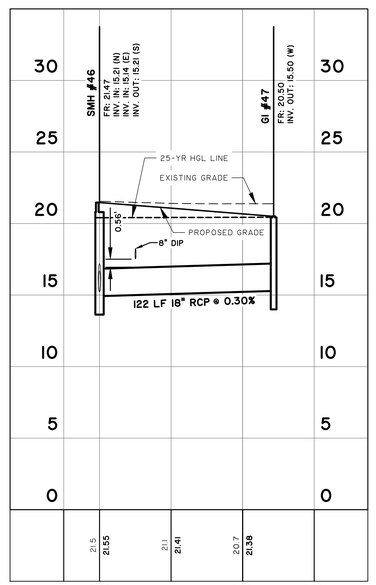
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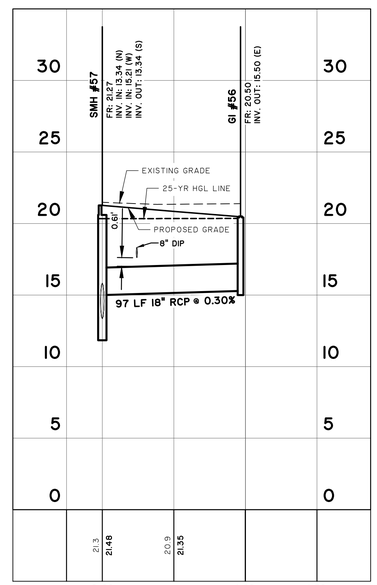
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SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



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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'

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NO.	REVISIONS	BY	DATE

CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

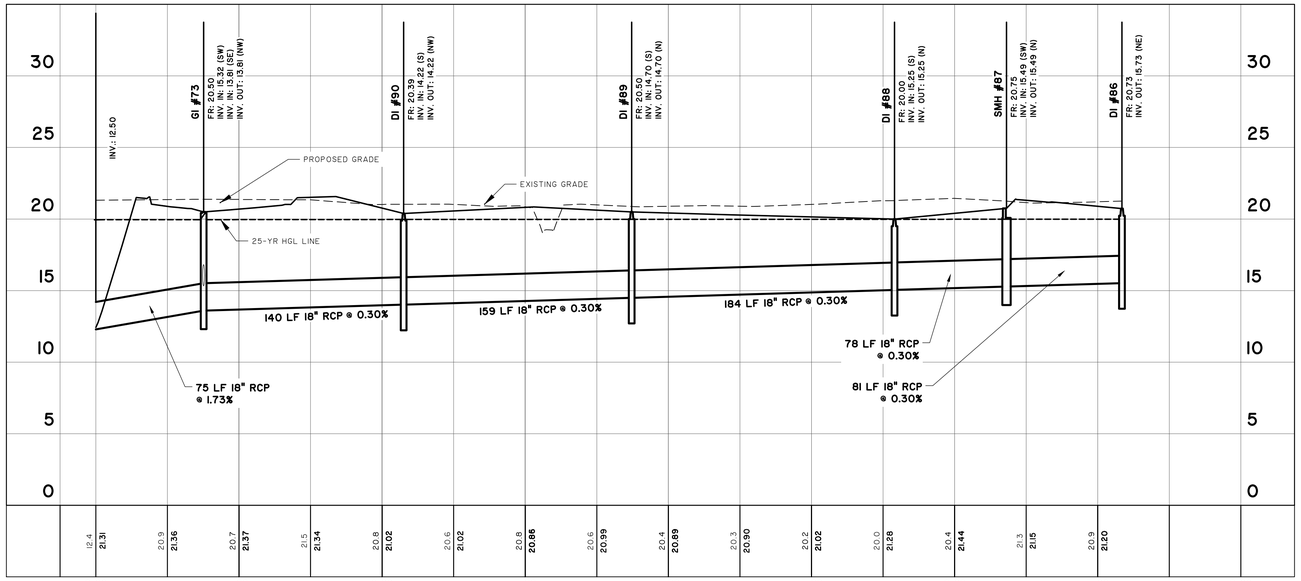
NOBLE VINES

DRAINAGE PROFILES

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REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

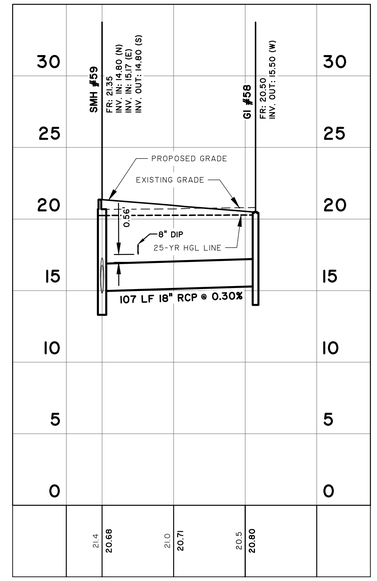
C6.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



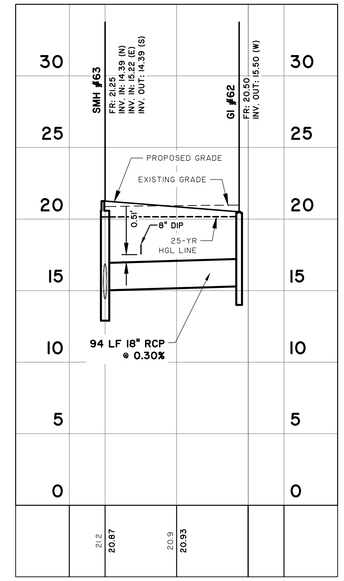
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VERT.: 1" = 5'



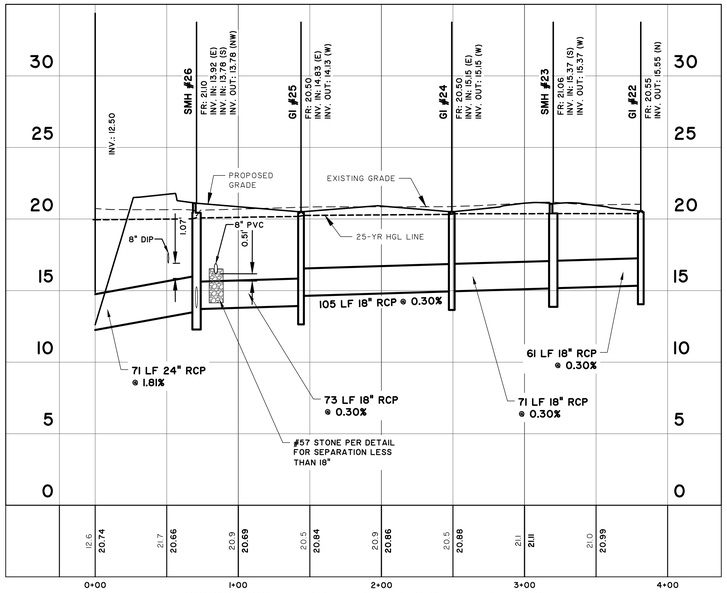
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STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



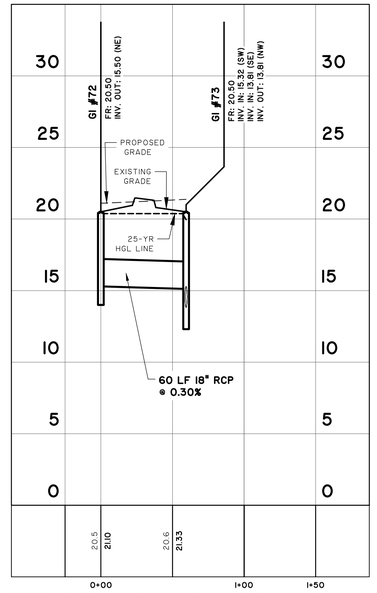
28896.0001 – DRAINAGE DESIGN – RUN 14

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



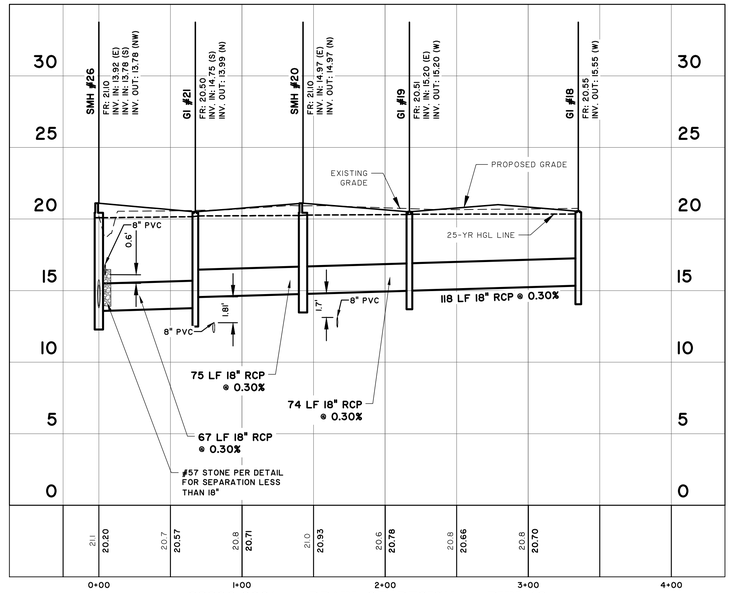
28896.0001 – DRAINAGE DESIGN – RUN 16

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'

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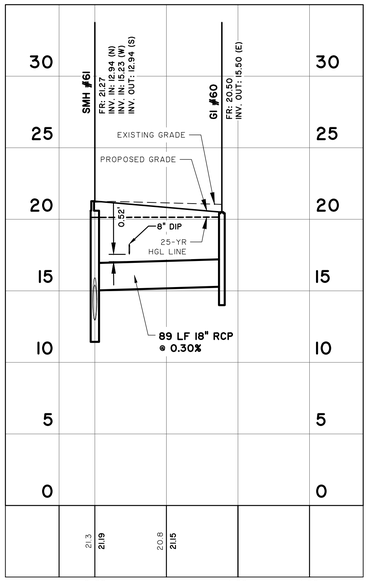
NOBLE VINES

DRAINAGE PROFILE

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

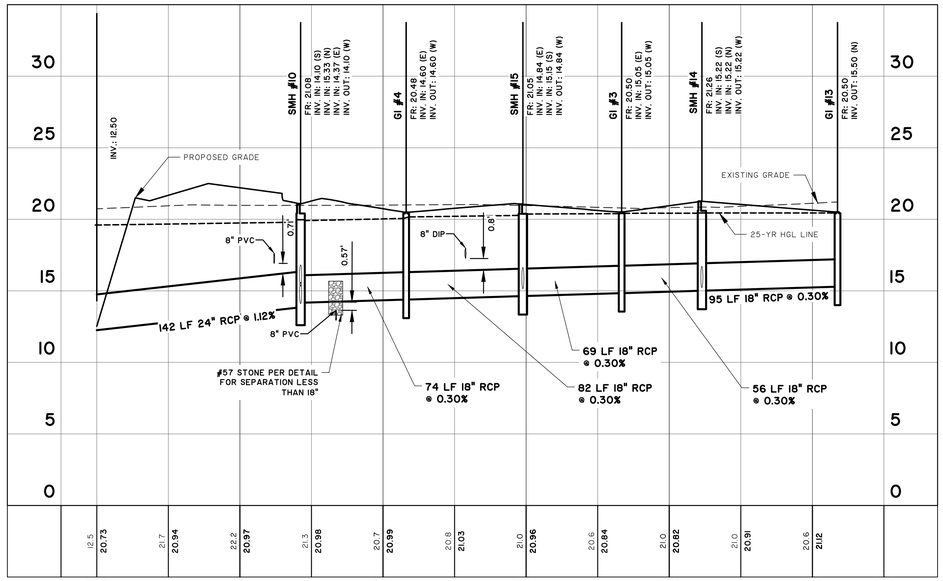
C6.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



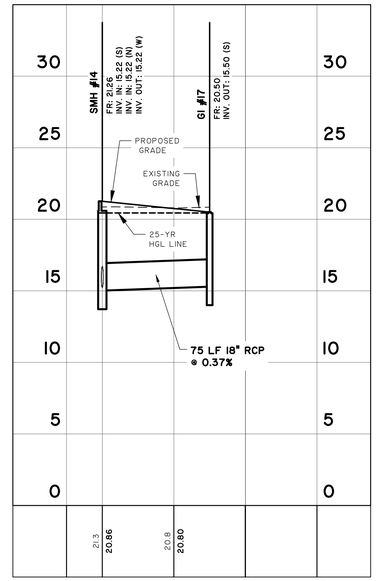
28896.0001 – DRAINAGE DESIGN – RUN 25

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



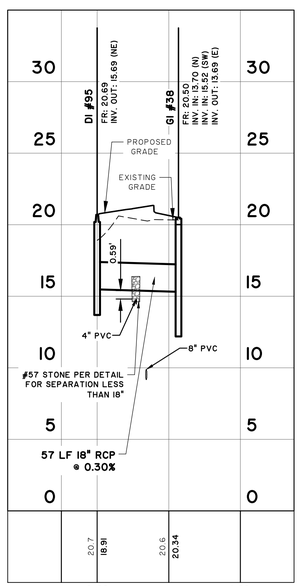
28896.0001 – DRAINAGE DESIGN – RUN 19

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



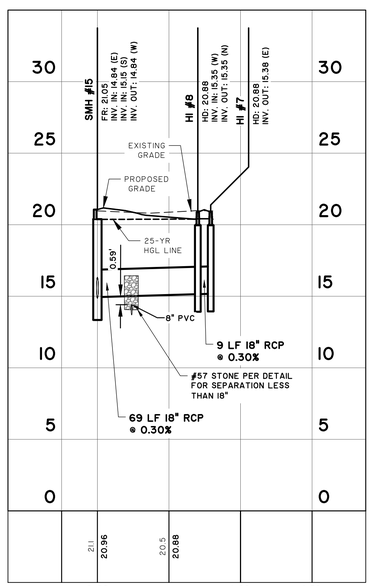
28896.0001 – DRAINAGE DESIGN – RUN 20

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



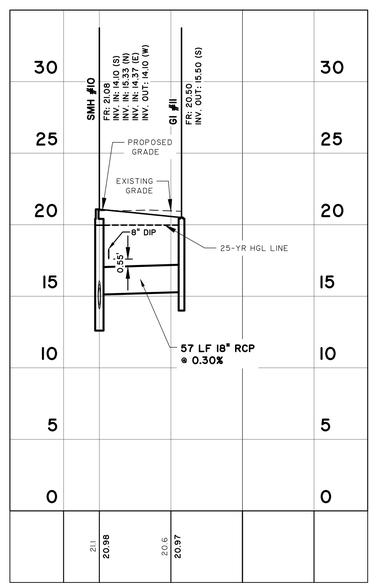
28896.0001 – DRAINAGE DESIGN – RUN 26

STATIONS: –0+25 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



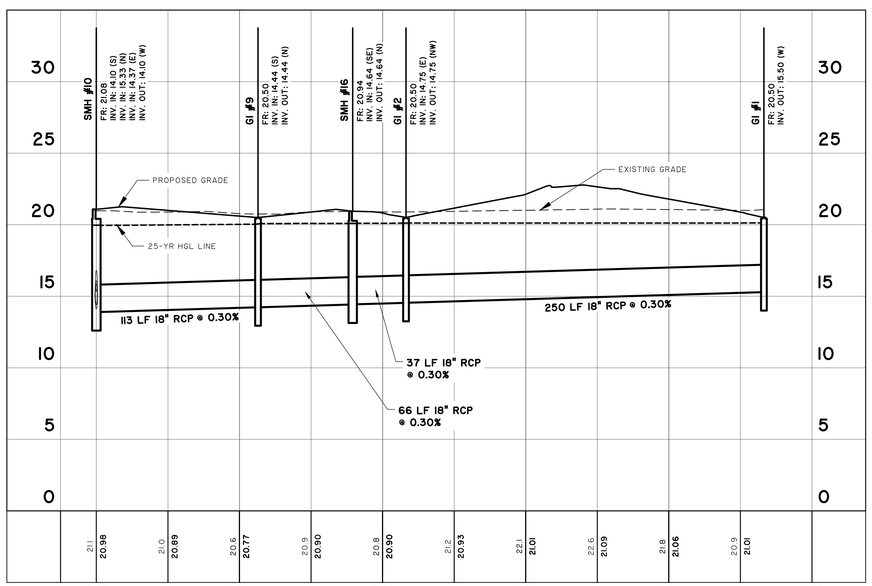
28896.0001 – DRAINAGE DESIGN – RUN 21

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 REGISTERED PROFESSIONAL ENGINEER NATHAN B. ARNETT 030

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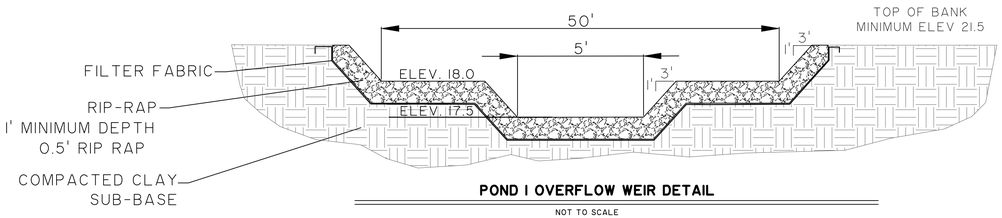
NOBLE VINES

DRAINAGE PROFILES

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

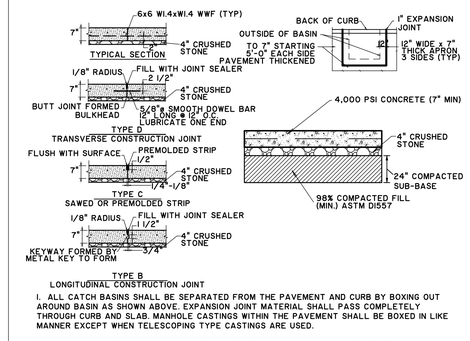
C6.4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



POND I 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.

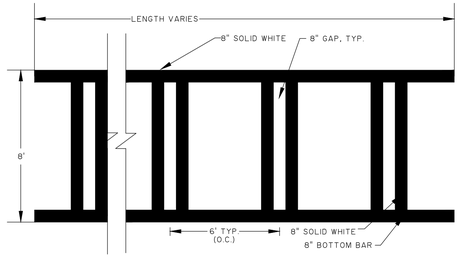
4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT SO AS TO HAVE UNIFORM DENSITY 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

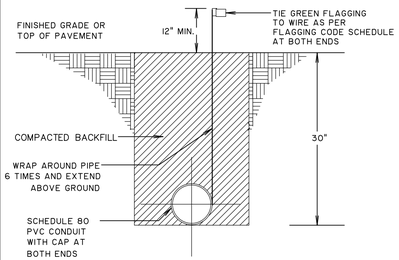
CONCRETE PAVEMENT DETAILS

NOT TO SCALE



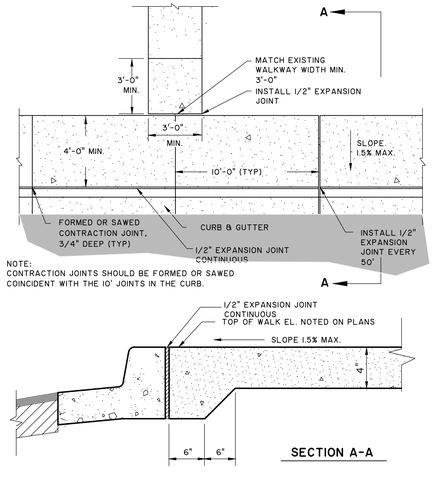
CROSSWALK DETAIL

NOT TO SCALE



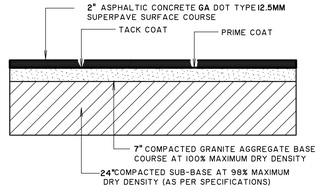
CONDUIT DETAIL

NOT TO SCALE



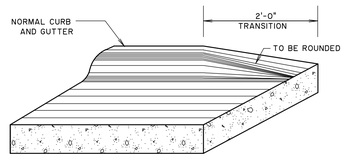
SIDEWALK AND WALKWAY DETAIL WITH 18" CURB & GUTTER

NOT TO SCALE



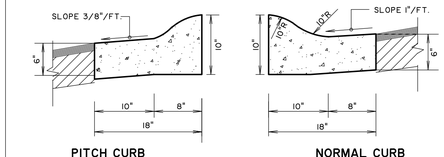
REGULAR DUTY PAVEMENT SECTION

NOT TO SCALE



FEATHERING OF CURB AND GUTTER DETAIL

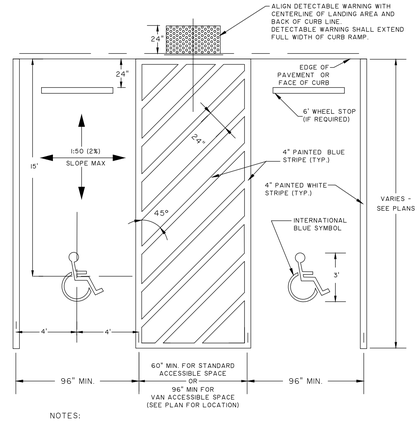
NOT TO SCALE



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

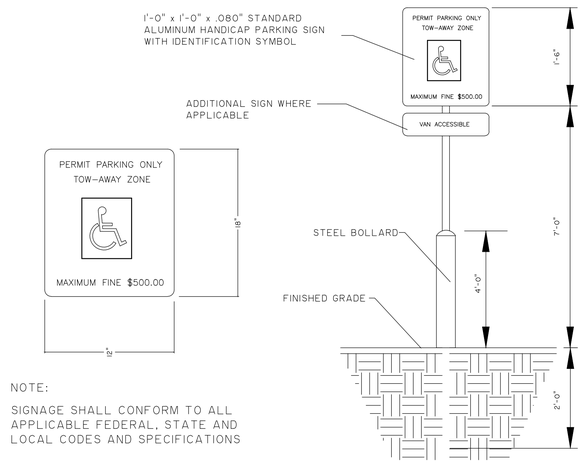
NOT TO SCALE



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



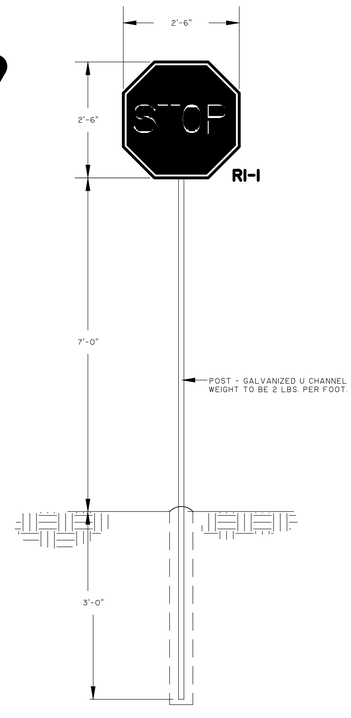
NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



RI-2
(30)30



ROAD SIGN DETAIL

NOT TO SCALE

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. [illegible]

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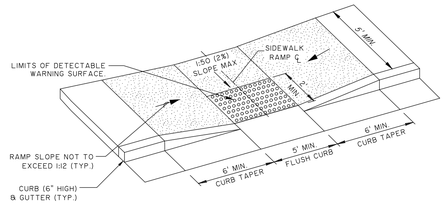
NOBLE VINES

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

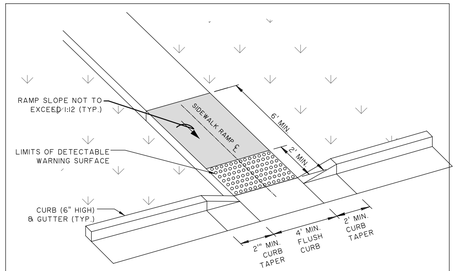


ISOMETRIC VIEW OF RAMP

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

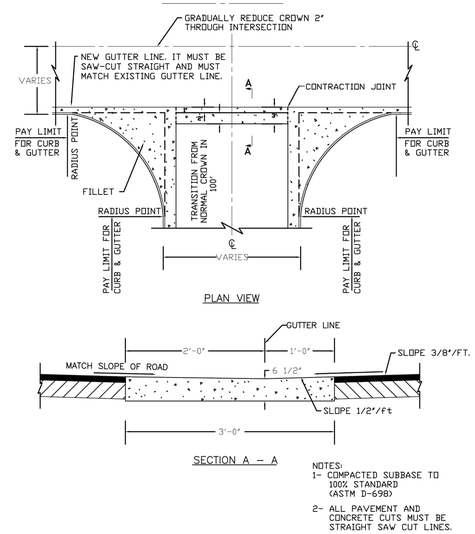


ISOMETRIC VIEW OF RAMP

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

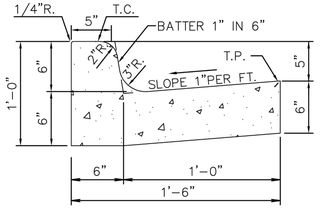


NOTES:
1- COMPACTED SUBBASE TO 100% STANDARD (ASTM D-698)
2- ALL PAVEMENT AND CONCRETE CUTS MUST BE STRAIGHT SAW CUT LINES.

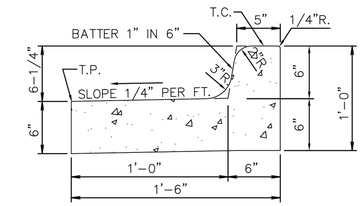
CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P-7

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



NORMAL GUTTER



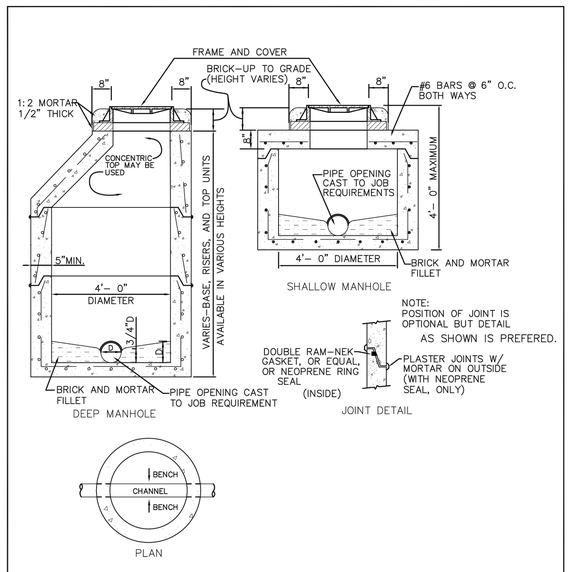
PITCHED GUTTER

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

18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS
P-3

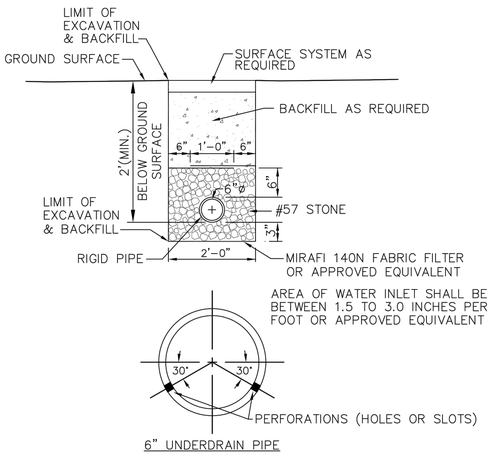
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
SD-12

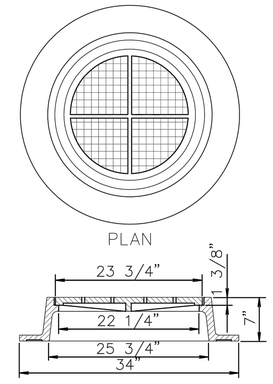
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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 — GEORGIA REGISTERED PROFESSIONAL ENGINEER — NATHAN B. [illegible]

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PORT WENTWORTH, GEORGIA

NOBLE VINES

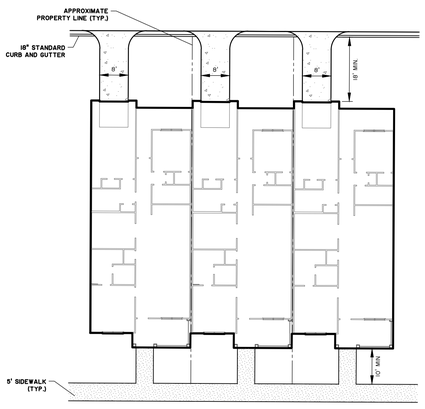
PAVING, GRADING, AND DRAINAGE DETAILS

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

C7.2

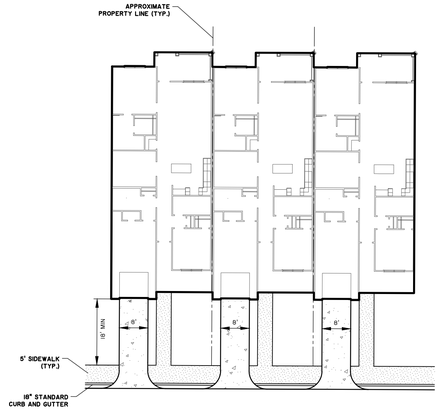
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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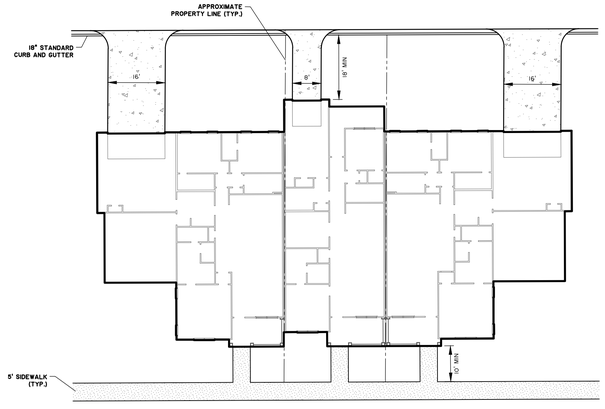
TYPICAL DRIVEWAY DETAIL - 3PLEX REAR LOADED

NOT TO SCALE



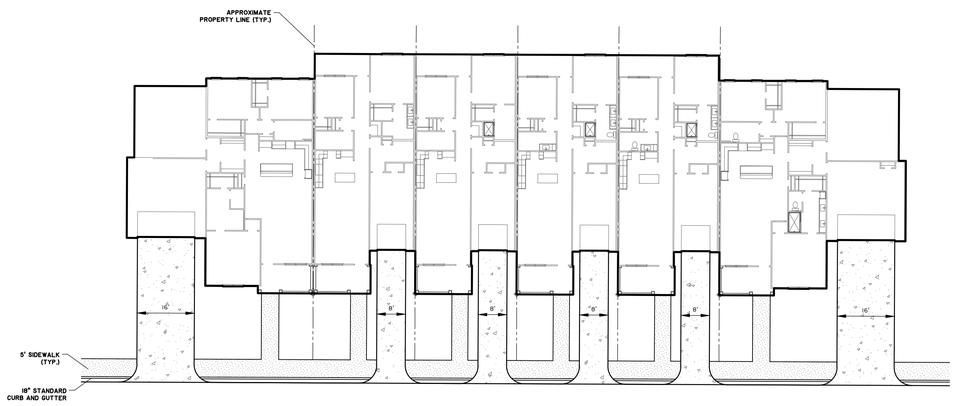
TYPICAL DRIVEWAY DETAIL - 3PLEX FRONT LOADED

NOT TO SCALE



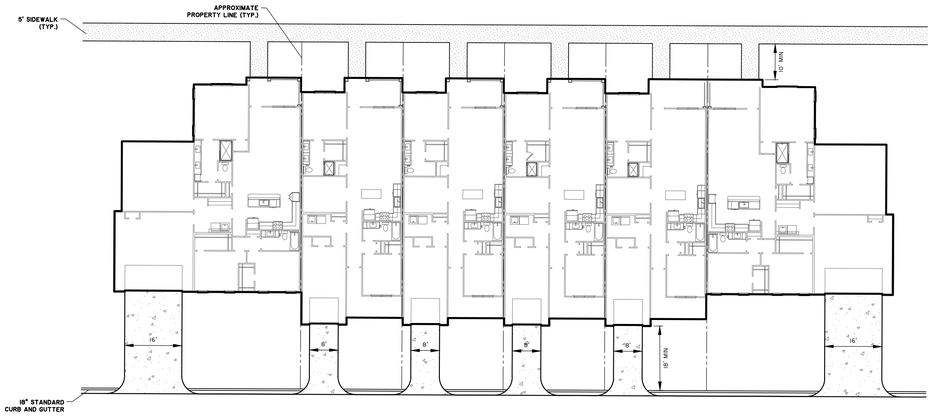
TYPICAL DRIVEWAY DETAIL - 3PLEX REAR LOADED

NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 6PLEX FRONT LOADED

NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 6PLEX REAR LOADED

NOT TO SCALE

GEORGIA
GEORGIA REGISTERED PROFESSIONAL ENGINEER
NATHAN B. LONG
No. 034567

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

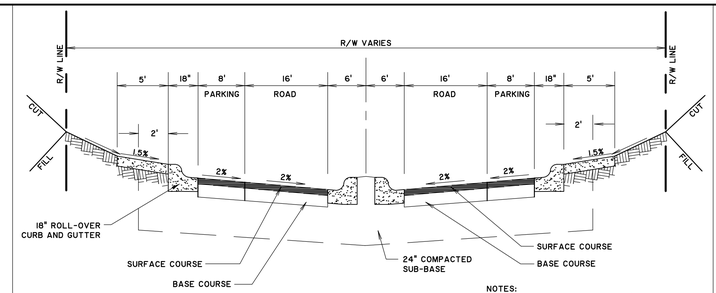
NOBLE VINES

PAVING, GRADING, AND DRAINAGE DETAILS

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

C7.3

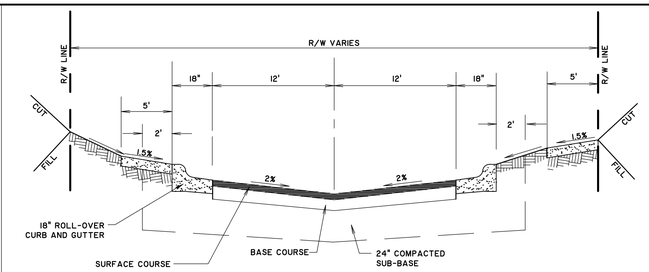
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



ENTRANCE WITH PARKING

NOT TO SCALE

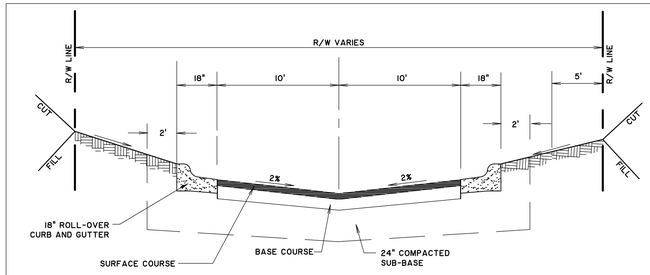
NOTES:
1. SEED & MULCH DISTURBED SLOPES FROM 6:1 TO 3:1.
2. SOD & STAKE DISTURBED SLOPES FROM 3:1 TO 2:1.
3. REFER TO PLANS FOR LOCATION OF SIDEWALK, AS MAY BE APPLICABLE.
4. REFER TO PAVEMENT SECTION DETAILS.



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.

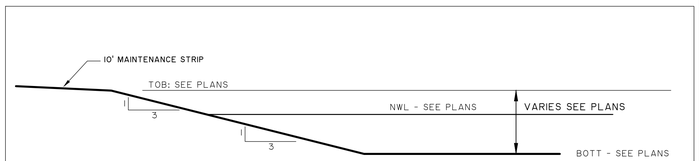


STANDARD CURB

20' INVERTED CROWN

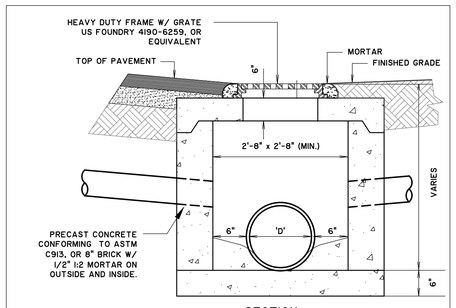
NOT TO SCALE

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.



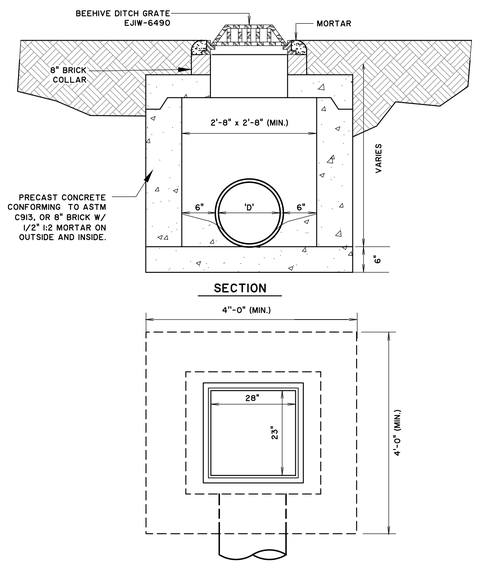
POND BANK DETAIL

NOT TO SCALE



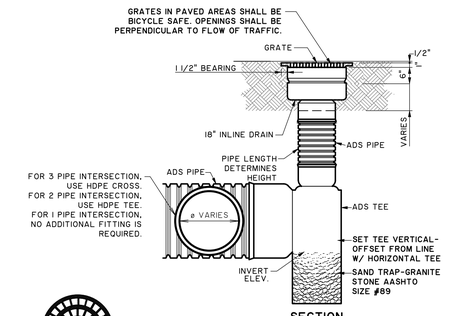
STANDARD INLET - GRATE TYPE

NOT TO SCALE



DITCH INLET

NOT TO SCALE

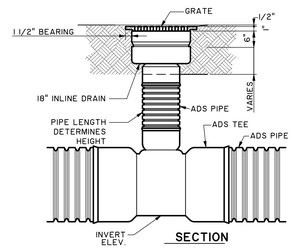


YARD INLET END OF LINE SCENARIO

NOT TO SCALE

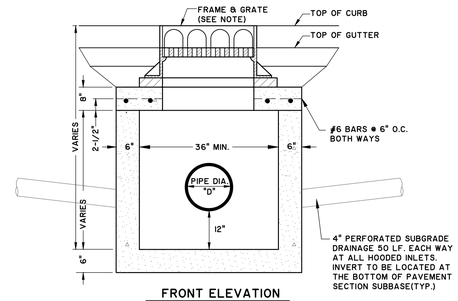
YARD INLET COVER

NOTE:
USE SOLID LID FOR SPECIAL MANHOLE

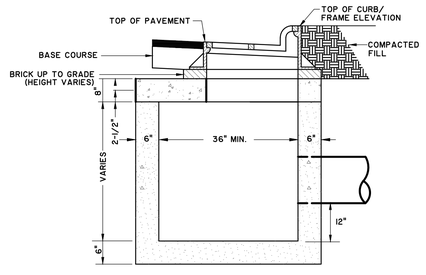


YARD INLET

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
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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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

NO BUFFER ENCROACHMENTS. NO VARIANCE REQUIRED.

ECI,J | 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,J | 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,J | 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,J | 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,J | 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,J | 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,J | 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.1 PG 19)

THE SITE IS LOCATED MORE THAN 1 LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

ECI,J | 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,J | 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,J | 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,J | 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,J | 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 REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED PROFESSIONAL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATION #
00000024602

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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
1. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - 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.
10. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
11. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1	3	5	7	9	11
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:

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

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

(2) 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-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES
2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 1 STORM WATER SAMPLING LOCATION. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR 100003, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.

1. 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, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

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

d. SAMPLING FREQUENCY

1. 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 (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

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

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

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

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

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

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

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

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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 ESⅅ 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 ESⅅ 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)

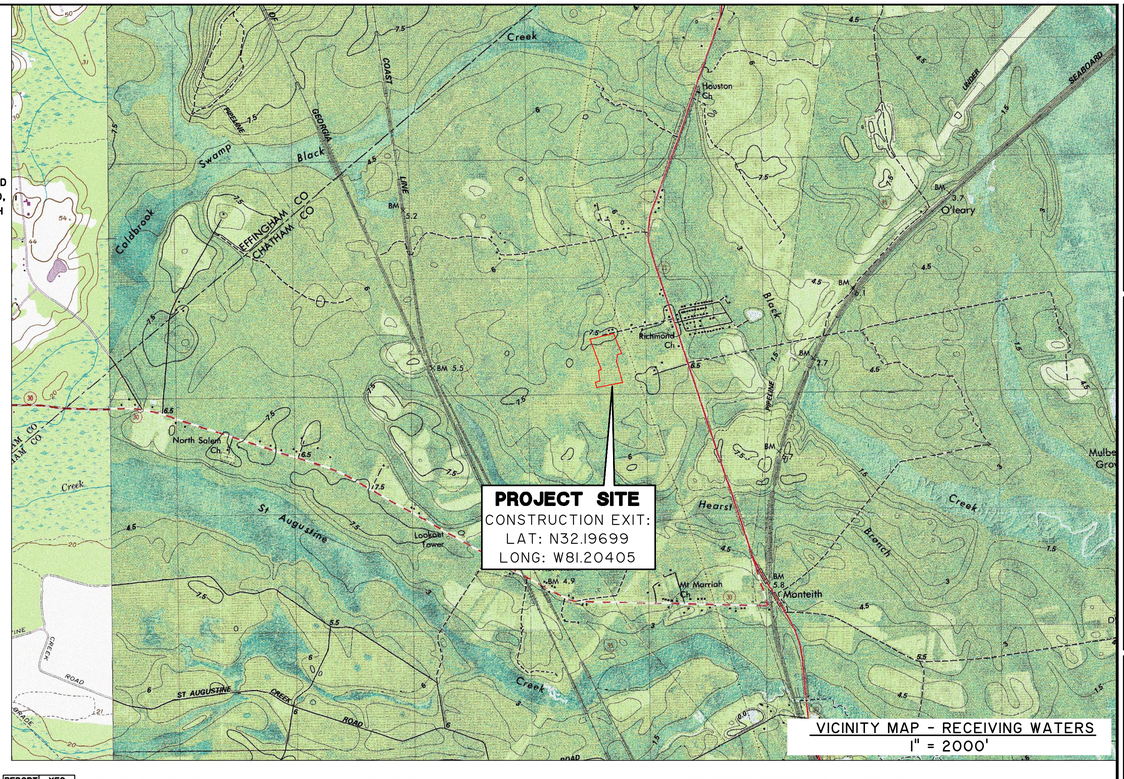
PLEASE SEE PLANS FOR UNDISTURBED WETLAND BUFFER PROVIDED. NO AREAS OF IMPACT ARE PROPOSED.

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



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
NATHAN B. LONG
REGISTERED PROFESSIONAL ENGINEER
GEORGIA
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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

MATCH LINE - SEE SHEET NO. EC2.2

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

TREE PROTECTION AREA

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)

Pn (C/D)

Co (C/D)

SOIL NAME (TYP.)

CONSTRUCTION EXIT
N: 800,409.27
E: 953,931.91
LAT: 32.19699
LONG: -81.20405

CONCRETE WASHOUT

Du
Ds1 Ds2

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

OLD WIRE FENCE

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

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

NATHAN B. LONG
GEORGIA LICENSED
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 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

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Z:\28896\28896-2000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896-2000 - ESMPC - INITIAL PHASE.DWG - Feb 16, 2021 - 7:23 AM

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.

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.

EXISTING DRAINAGE DITCH WILL BE UTILIZED TO CONVEY STORMWATER TO THE PROPOSED STORM WATER PONDS.

TREE PROTECTION AREA

MATCH LINE - SEE SHEET NO. EC2.1

END DOUBLE ROW SILT FENCING

Sd1-S

WETLAND

WATER LINE MARKER

GAS LINE MARKER

C| (B/D)

BEGIN DOUBLE ROW SILT FENCING

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

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)

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

Sd1-NS

Du
Ds1 Ds2

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

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' UNITY Easement SMB 28'-5; Pg 41

245' SEPCO Easement SMB 28'-5; Pg 41

245' POWER EASEMENT

Du
Ds1 Ds2

Sd1-NS

SOIL BOUNDARY (TYP.)

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

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

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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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

Z:\28896\28896.0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28896.0001 - ESPC - INITIAL PHASE.DWG - Feb 16, 2021 - 7:42 AM

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896.000\CIVIL\28896.000-ESDSV1ESIGNED\SPA\PWD\CONSTRUCTION PLANS\28896.000 - ESPC - INTERMEDIATE PHASE.DWG - Feb 16, 2021 - 7:26 AM

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

OLD WIRE FENCE

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

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

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
NATHAN B. LONG
NATHAN B. LONG
CIVIL ENGINEER
REGIS PROFESSIONAL
GEORGIA LICENSE
0000024602

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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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

MATCH LINE - SEE SHEET NO. EC3.3

MATCH LINE - SEE SHEET NO. EC3.1

TREE PROTECTION AREA

TREE PROTECTION AREA

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

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

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
GEORGIA REGISTERED
PROFESSIONAL
ENGINEER
0000024602

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

NOBLE VINES

ES & PC PLAN- INTERMEDIATE PHASE

JOB NO:	J-28896.0001
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SCALE:	1" = 30'

EC3.2

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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' SEPCO Easement SMB 28-S, Pg 21

245' POWER EASEMENT

WATER LINE MARKER

WILD S27 WILD S26 WILD S25 WILD S24 MAP S19 16 LO S15 15

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG 0000024602

NATHAN B. LONG
CIVIL ENGINEER
REGN PROFESSIONAL
GEORGIA
0000024602

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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
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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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

20' DRAINAGE EASEMENT

TREE PROTECTION AREA

LIMITS OF DISTURBANCE (TYP)

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 NPDES SAMPLING LOCATION #1
N: 800,343.82
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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

Sd1-NS
Sd2-F
Sd2-G
Sd2-P
Ds3
St 1
St 2
Co

20' SETBACK

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
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

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

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 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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

WETLAND

DUMPSTER

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.

GEORGIA
NATHAN B. LONG
LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL
0000024602

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SCALE:	1" = 30'

EC4.2

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Z:\28896\28896.0000\ENGR\ENGR\28896.0000 ENGR CONSTRUCTION PLANS\28896.0000 - ESMP - FINAL PHASE.DWG - Feb 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

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

CHAIN LINK FENCE

ASPHALT DRIVE

EARTH DRIVE

LOD

1/2" REBAR

8"W

30' Utility Easement
SMB 28-S Pg 21

245' SEPCO Easement
SMB 28-S Pg 21

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

MATCH LINE – SEE SHEET NO. EC4.2

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

WATER LINE MARKER

NATHAN B. LONG
GEORGIA LICENSE
REGIS. PROFESSIONAL
DATE
0000024602

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CLARET COMMUNITIES, LLC
PORT WENTWORTH, GEORGIA

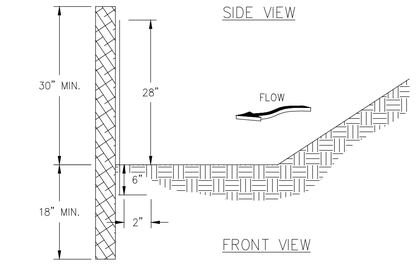
NOBLE VINES

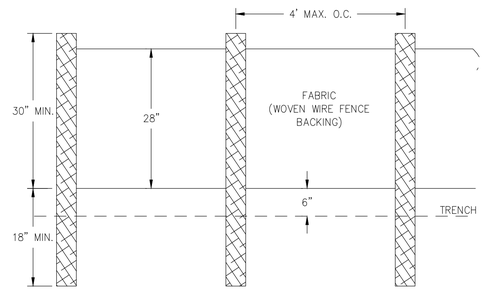
ES & PC- PLAN – FINAL PHASE

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EC4.3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



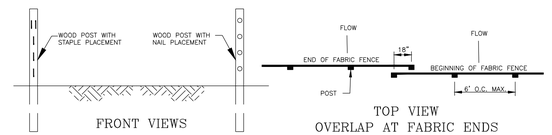


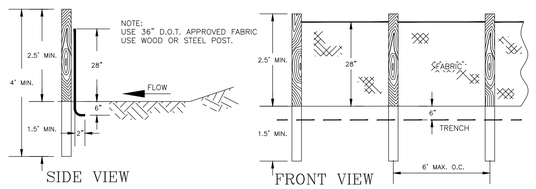
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

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

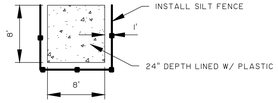
Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

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**.

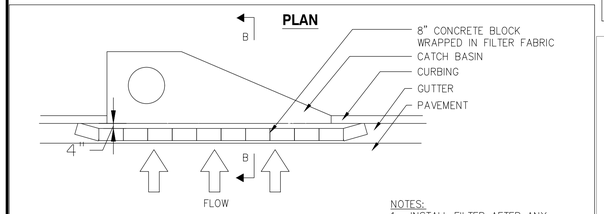
GBWCC 2016 Edition

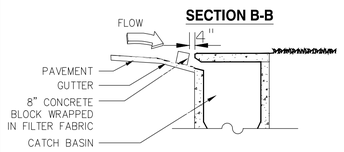
6-55



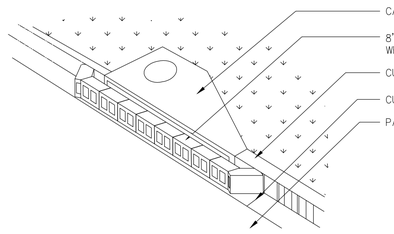
CONCRETE WASHOUT DETAIL

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

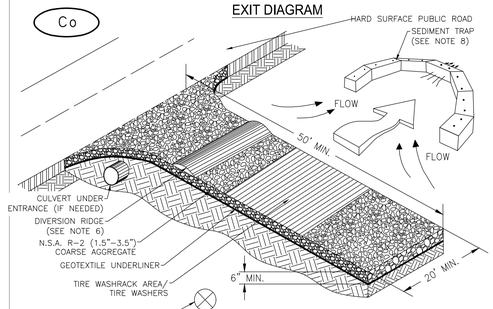
NOT TO SCALE

Sd2-P

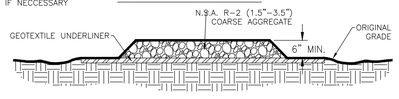
CRUSHED STONE CONSTRUCTION EXIT

Co

EXIT DIAGRAM



ENTRANCE ELEVATION

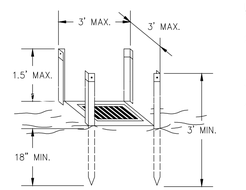


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD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

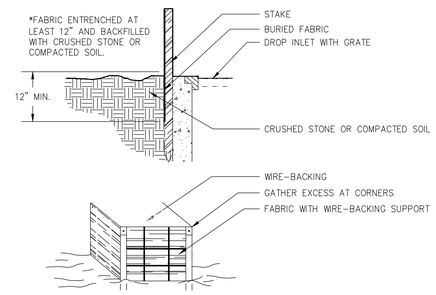
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

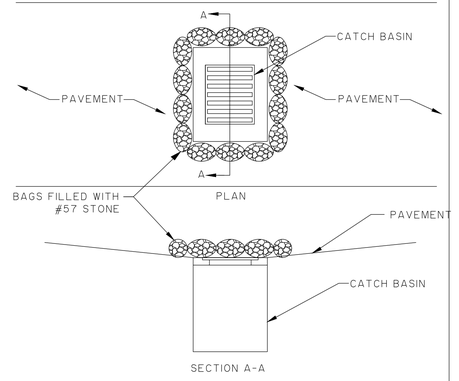
Sd2-F

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

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
LANDSCAPE ARCHITECT
0000024602

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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:	1" = 1'

EC5.1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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.

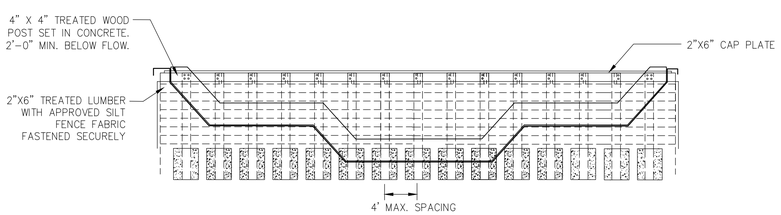
Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 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, cultipacker-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand. 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)**.

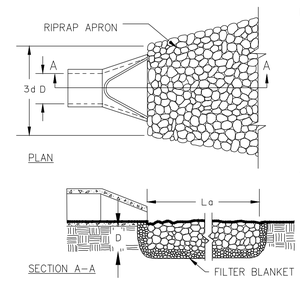
Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

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

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'
   ø50 = 3.6"
   ømax = 5.4"
   D = 8.1"

PIPE OUTLET TO WELL DEFINED CHANNEL

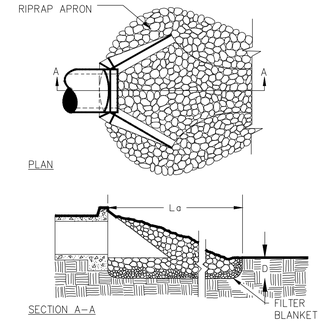


Table 1. Mulching Application Requirements

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	-

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
GEORGIA REGISTERED PROFESSIONAL ENGINEER
0000024602
NATHAN B. LONG
LICENSED PROFESSIONAL ENGINEER
0000024602

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50 Park of Commerce Way
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www.thomasandhutton.com

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NOBLE VINES

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EC5.2

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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
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Ds3

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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 nto 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		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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.
			P		
Coastal, Common, of Tift 44			C		Same as above.
Tift 78			C		Southern Coastal Plain only.
CENTIPEDE *Eremochloa ophuiroides*					
	Block 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		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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		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	P C		

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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 amarulkum*					
	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 perrenials	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		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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		

Species	Broadcast Rates		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
MILLET, PEARL *Pennesetum glaucum*					
alone	50 lbs	1.1 lbs	M-L		68,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
			P		
			C		
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		227,000 seed per pound. Dense cover. Very competitive and a not to be used in mixtures.
			P		
			C		
SUDANGRASS *Sorghum sudanase*					
alone	60 lbs	1.4 lbs	M-L		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
			P		
			C		

Species	Broadcast Rates		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
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
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 Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(see Figure 6-4.1, p. 6-40)

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

EROSION CONTROL DETAILS

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

EC5.4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Site Plan 9.16.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)



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 (2555 : 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 (2555 : 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 (2555 : 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 (2555 : 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 (2555 : 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 (2555 : Site Plan Review Application (Specific) 7-0976-02-

Reference

1. Plat recorded at Subdivision Map Book 28-S, Pg. 21

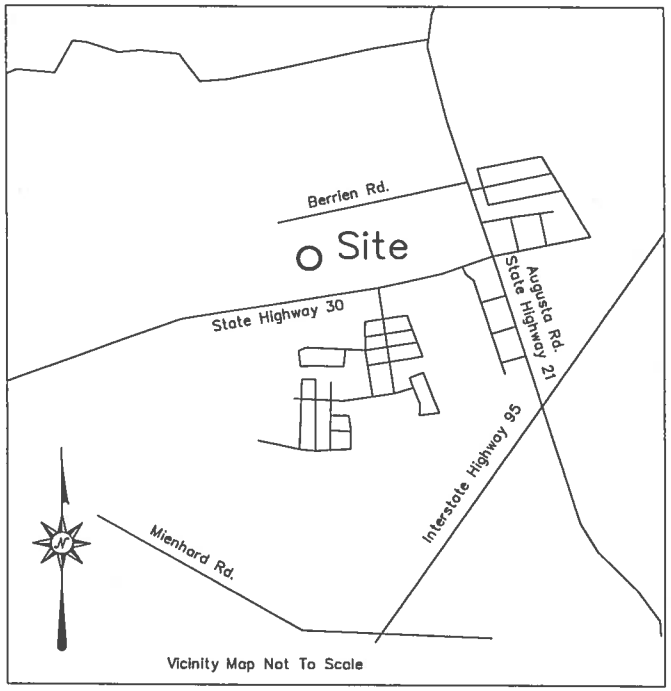
Property Information

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

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

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

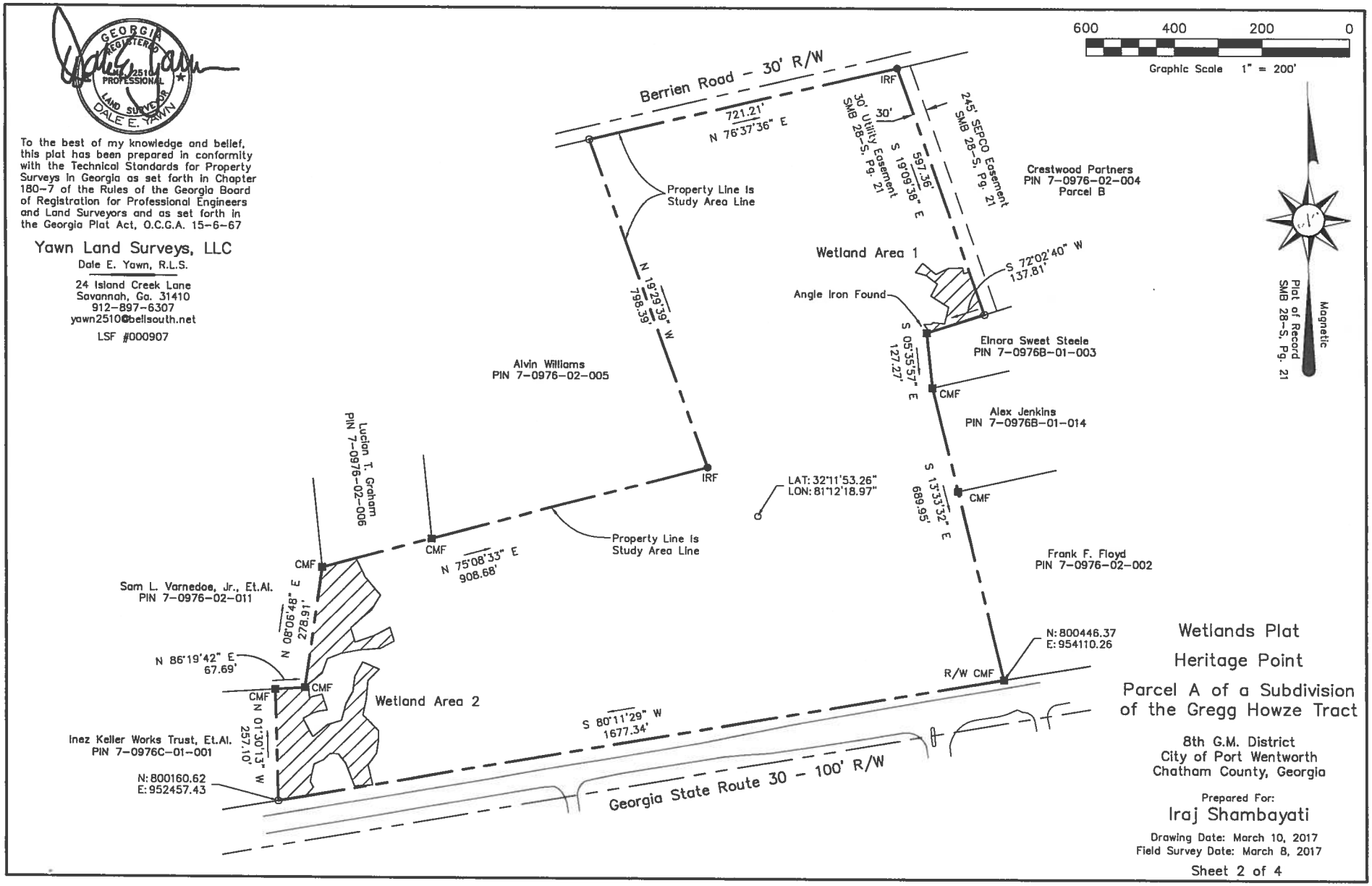
8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati

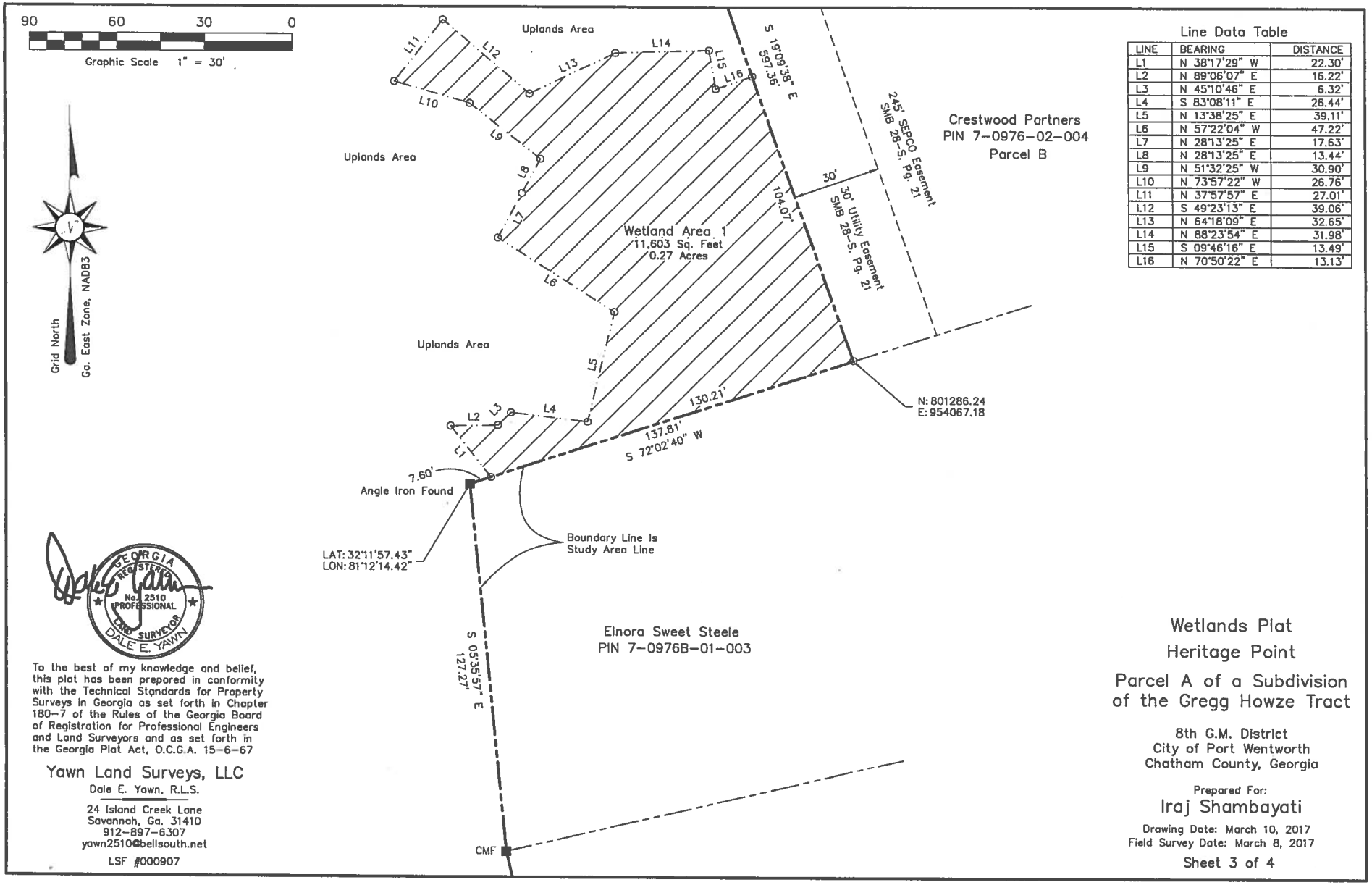
Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 1 of 4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2555 : Site Plan



Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Wetland JD 6.28.17 (2555 : 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

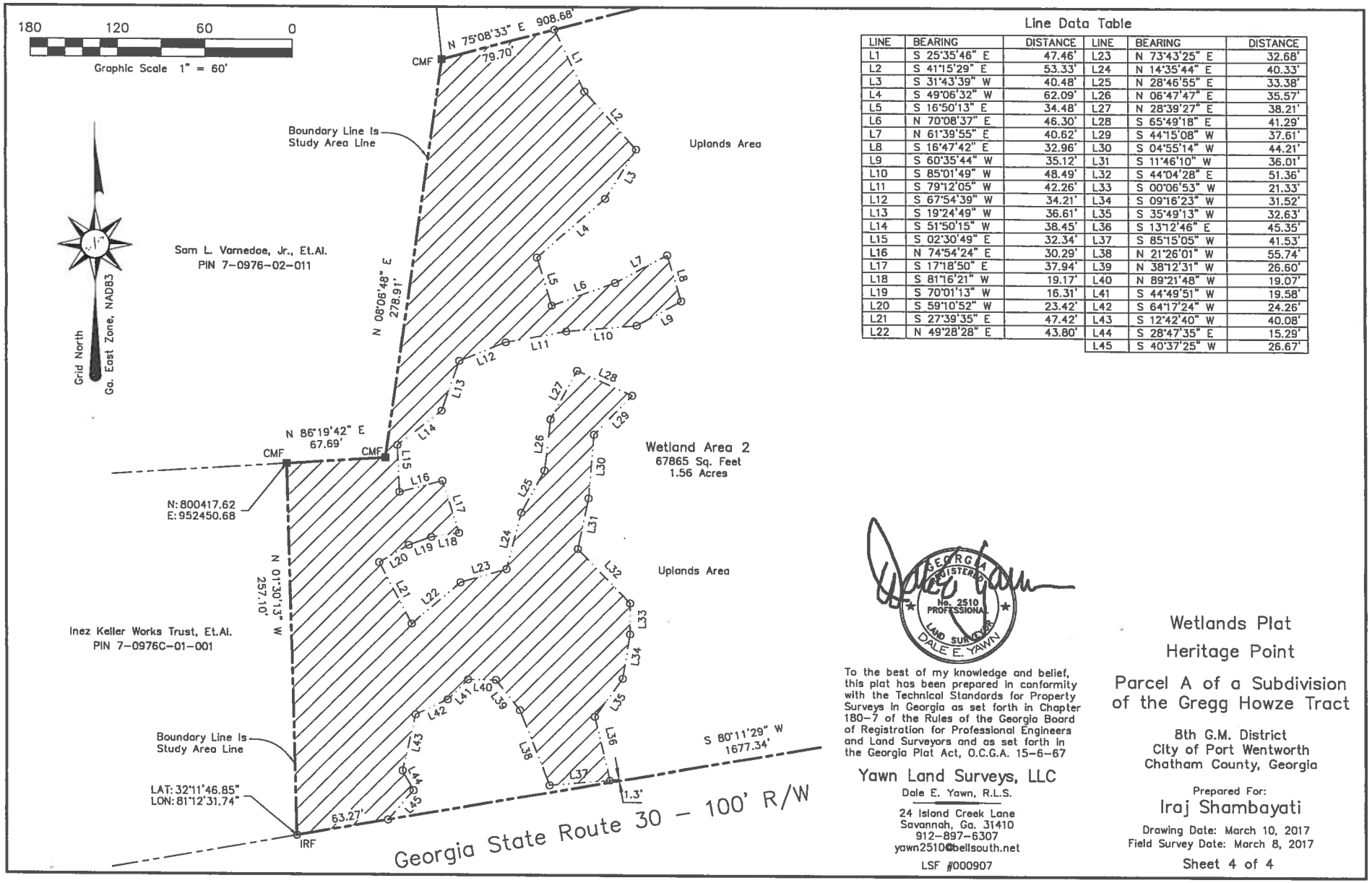
8th G.M. District
City of Port Wentworth
Chatham County, Georgia

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 (2555 : 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
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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 (2555 : 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.

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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.

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STORMWATER MANAGEMENT REPORT FOR:

NOBLE VINES

PORT WENTWORTH, GEORGIA

PREPARED FOR:
CLARET COMMUNITIES, LLC

J – 28896.0001

JULY 2021
REVISED: AUGUST 2021

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

STORMWATER MANAGEMENT REPORT
Noble Vines

Project:	Noble Vines
T&H Job Number:	J–28896.0001
Location:	Port Wentworth, Georgia
Date Prepared:	July 2021

Owner:	Claret Communities, LLC
Address:	5553 Peachtree Road, Suite 170
	Chamblee, GA 30341
Phone:	(404) 308 - 5507

Engineer:	Thomas & Hutton
Address:	50 Park of Commerce Way
	Savannah, Georgia 31405
Phone:	(912) 234 - 5300

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Section 11 – Coastal Stormwater Supplement (CSS) ..... Page 7

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Section 13 – Conclusions ..... Page 8

APPENDICES

Location Map ..... Map

Flood Zone Map ..... Map

Pre–Development SSA Model Diagram, Input, & Results ..... Appendix A

Post–Development SSA Model Diagram, Input, & Results ..... Appendix B

CN and Tc Calculations ..... Appendix C

CSS Exhibit and Calculations ..... Appendix D

Extended Detention ..... Appendix E

Pipe Sizing Calculations ..... Appendix F

The following can be found in pockets at the end of this report:

Pre-Development Basins Exhibit ..... 24" x 36" Exhibit

Post-Development Basins Exhibit ..... 24" x 36" Exhibit

SECTION 1 – SUMMARY OF RESULTS
Noble Vines

TABLE 1 Summary of Results – Peak Runoff (Site Only)						
Condition	**Peak Runoff (cfs)**					
	2–yr	***5–yr***	***10–yr***	***25–yr***	***50–yr***	***100-yr***
Pre–development (Pre-Out-01)	116.83	167.86	214.77	283.22	337.58	390.26
Post–development (Post-Out-01)	78.69	113.67	145.44	192.91	232.15	273.45

TABLE 2 Summary of Results – Peak Pond Stages								
Basin/Pond	**NWL (ft)**	**TOB (ft)**	**Peak Pond Stage (ft)**					
			2–yr	***5-yr***	***10–yr***	***25–yr***	***50–yr***	***100-yr***
Pond-01	17.5	21.5	18.73	19.03	19.27	19.60	19.86	20.15
Pond-02	17.5	21.5	18.81	19.17	19.48	19.95	20.35	20.79

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SECTION 2 – PROJECT NARRATIVE

Noble Vines, is a multi-family/townhome development within the city limits of Port Wentworth. The tract is bordered to the east and west by undeveloped land, to the north by Berrien Road and to the south by GA Hwy 30. The development will ultimately consist of at least one amenity area with a pool, townhomes, multi-family buildings, stormwater ponds, and associated infrastructure.

No wetland impacts are proposed as part of this project. Water, sewer and storm infrastructure necessary to serve the project will be included and integrated in to the existing infrastructure in this development.

The majority of the site is currently wooded with a mixture of hardwoods and planted pines. Elevations on the tract range from approximately 15.0 feet (NAVD 1988) to 25.0 feet (NAVD 1988). The existing soil types consist of hydrologic soil types B/D and C/D. The existing drainage system is predominantly the silviculture ditches that exist within the site. These ditches help discharge through the culvert pipes running under GA Hwy 30. The project area lies in Zone X, Area of Minimal Flood Hazard, as shown on FEMA FIRM map 13051C0030G, dated August 16, 2018. Permanent seeding will provide a groundcover to stabilize the area after completion.

This stormwater management report uses Storm and Sanitary Analysis (SSAO) computer program developed by AutoCAD to analyze post-development flows for Noble Vines and adjacent properties. The post-development section of this report compares the post-development conditions of the proposed areas with the pre-development conditions. Proposed stormwater ponds and proposed drainage infrastructure will be constructed as part of the project to serve as permanent stormwater BMP which will provide the required storm water attenuation.

SECTION 3 – PURPOSE

- To define the limits of the drainage basin or basins that contain this project.
- To define the tailwater conditions for the project.
- To document that major drainage infrastructure such as road crossings, drainage connectors, ponds, and outfalls are adequate for all existing, proposed, and future development within the drainage basin, and/or that infrastructure construction can be phased to accommodate future development.
- To document compliance with regulatory requirements of the State of Georgia and the City of Port Wentworth summarized as follows:

  Georgia EPD

  - Sediment shall be prevented from leaving the site during construction.

  City of Port Wentworth

  - Post-Development peak runoff rates shall be detained for 2, 10, 25, and 50 year storms.
  - Peak stages in ponds shall be below the minimum Finished Floor Elevations.
  - Study entire drainage basin at a buildout condition, including areas upstream and downstream of the current project.
  - Drainage culverts shall be sized to accommodate runoff from the 25-year storm.

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SECTION 4 – PROPOSED DRAINAGE SYSTEM

The components of the proposed system are roads, swales, pipes/culverts, ponds/lakes/lagoons and outfalls. Roads, and in some cases rear yard swales, provide positive drainage from lots. A combination system of pipes, weirs and lagoons provides conveyance of stormwater runoff throughout the project and the wetlands. Proposed stormwater ponds (Pond 1 and Pond 2) will interconnect with each other to detain excessive runoff. A spillway is proposed to provide the necessary detention of runoff and this spillway will discharge through existing culverts under GA Hwy 30.

SECTION 5 – STORMWATER QUANTITY METHODOLOGY

The existing and proposed conditions will be analyzed using the Storm and Sanitary Analysis (SSA) computer program developed by AutoCAD. Please see appendices A and B for model input and results for the pre-development and post-development models, respectively. SSA is used to model rainfall and stormwater runoff and to perform hydraulic routing through the storm drainage system. The SSA program is a FEMA approved model that has the ability to analyze complex interconnected drainage systems dynamically over extended time periods.

The hydrologic input data consists of information for each drainage basin, or subwatershed, within the project. Input variables include runoff curve number, rainfall distribution pattern, hydrograph peaking factor, area of each drainage basin, and time of concentration (see below section "Hydrology" for specifics on the values of these variables that were used in this model). The SSA program generates runoff hydrographs for each subwatershed based on the user–specified variables. Hydrographs are generated by SSA using the SCS Unit Hydrograph Method.

The model hydraulic input data consists of a system of nodes and links. Nodes represent locations where flows enter or exit the system, pipe or channel characteristics change, or where stage/storage/time relationships are provided. Links represent traditional types of hydraulic conveyance such as pipes, channels, drop structures, weirs, etc. The sizes, inverts, lengths, and Manning n values for all pipes connecting the lagoons are input into the model. In addition to pipe information, all lagoon and detention area stage–storage information and the respective outfall structure information is input into the model. The node and link conditions are analyzed within the model for a given storm, and flow conditions are determined.

The basic equation used by SSA to route flows through the system is:

$\Delta s = (Q_{in} - Q_{out})\ \Delta t$

Where:

	Δs	=	Change in storage for time step
Q_{in}	=	Flow into a node at time "t"	
Q_{out}	=	Flow out of a node at time "t"	
Δt	=	Length of time step; user defined range from 1.0 sec to 0.1 sec.	

Hydrographs for each drainage area are merged within the SSA program, and the hydrologic results are then combined with the hydraulic information to model the hydraulic interactions of the entire drainage system. The results include detention area discharge rates and stage/storage information during the design storm.

For the design of the storm drainage system, a warning stage elevation is set for each detention area and structure to assure no stormwater ponding. In addition, the ultimate discharge rate from the system cannot exceed the pre–developed runoff rate. Knowing these two factors, the drainage system is designed by trial and error.

SECTION 6 – HYDROLOGY

- SCS Unit Hydrograph Method is used.
- Amount of rainfall for each storm frequency is determined based on NOAA Atlas 14 Point Precipitation Frequency Estimates at the project site in Port Wentworth, GA. The following design storms are used in the model simulations:

TABLE 3
Rainfall Amounts

Storm Event	Duration	Rainfall (inches)
2–year	24–hour Design Storm	4.47
5-year	24–hour Design Storm	5.68
10–year	24–hour Design Storm	6.78
25–year	24–hour Design Storm	8.45
50–year	24–hour Design Storm	9.86
100–year	24–hour Design Storm	11.4

- SCS Type III Statistical Rainfall Distribution is used. This distribution pattern is determined by the Soil Conservation Service comparing regional rain–gage data.
- A 323 Hydrograph Peaking Factor is used instead of the Typical SCS 484 Peaking Factor. The 323 Factor is based on statistical analysis of actual rainfall and runoff data from the Southeastern United States, and is typical for coastal areas.

SECTION 7 – PRE–DEVELOPMENT RUNOFF CALCULATIONS

Pre–development peak flow rates for each design storm are calculated by the SSA program. The pre–development drainage basins are shown in an attached exhibit at the end of this report.

7.1 Curve Numbers

Curve numbers are generated according to procedures set forth in SCS TR–55. The composite curve numbers for each drainage basin are calculated using soils information from the SCS Soil Survey of Bryan and Chatham Counties, Georgia. Pre–Development Curve Numbers were weighted based on the type and amount of soil within each basin.

7.2 Time of Concentration

Times of concentration were calculated according to procedures set forth in SCS Hydrology Technical Note No. N4 [as referenced in TR–55]. The travel times (T_t) for overland flow, shallow concentrated flow, and channel flow are added together for the drainage basin to get the time of concentration T_c.

- Overland Flow
  The equation for overland flow travel time is as follows:

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$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$ Where: n = Manning's friction factor
L = slope length (ft)
S = Slope (ft/ft)
P_2 = 2-yr, 24–hour precipitation (inches)

The travel time as calculated in the above equation is in hours (multiply by 60 minutes per hour to convert to minutes).

- Shallow Concentrated Flow
  The equation for shallow concentrated flow travel time is as follows:

  $T_t = \frac{L}{60v}$ (min) Where: L = length (ft)
  v = velocity (ft/sec)

- Channel and Pipe Flow
  The equation for channel flow travel time is as follows:

  $T_t = \frac{L}{60v}$ (min) Where: L = length of channel (ft)
  v = velocity (ft/sec)

  The velocity is determined using Manning's equation:
  $v = (1.49/n)r^{2/3}S^{1/2}$ Where: r = hydraulic radius (ft) = A_x/P
  A_x = cross–sectional area (sf)
  P = wetted perimeter (ft)
  S = slope (ft/ft)

  Travel times for each sub–basin were then added together to determine the time of concentration for each pre–developed drainage area.

TABLE 5
Pre–Development Conditions Summary

Basin Name	Area (ac)	CN	Tc (min)
PRE-DA1	4.29	79.0	14.6
PRE-DA2	2.63	79.0	14.0
PRE-DA3	3.09	79.0	10.8
PRE-DA4	10.60	79.0	23.6
PRE-DA5	10.05	79.0	20.5
PRE-DA6	7.05	79.0	13.9
PRE-DA7	5.28	79.0	24.5
OFFSITE DA-1	3.95	79.0	12.4
OFFSITE DA-2	7.05	79.0	19.4
OFFSITE DA-3	16.71	84.0	34.8
OFFSITE DA-4	19.02	84.8	135.4
OFFSITE DA-5	5.50	87.2	31.5

SECTION 8 – POST–DEVELOPMENT RUNOFF CALCULATIONS

The components of the proposed system are roads, swales, pipes/culverts, ponds/lakes/lagoons and an outfall. Roads, and in some cases rear yard swales, provide positive drainage from lots. A combination system of pipes, weirs and lagoons provides conveyance of stormwater runoff throughout the project and the wetlands. Proposed stormwater ponds (Pond 1 and Pond 2) will

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interconnect with each other other to detain excessive runoff. A spillway is proposed to provide the necessary detention of runoff and this spillway will discharge to existing culverts under GA Hwy 30.

8.1 Curve Numbers

Curve numbers are generated according to procedures set forth in SCS TR–55. The composite curve numbers for each drainage basin are calculated using soils information from the SCS Soil Survey of Bryan and Chatham Counties, Georgia. Post–Development Curve Numbers were weighted based on the type and amount of soil within the basin and shown in the appendix.

8.2 Time of Concentration

Times of concentration for post–development are determinded according to the longest anticipated travel path within each basin. The travel times (T_t) for overland flow, shallow concentrated flow, and pipe flow are added together for each drainage basin to calculate the time of concentration T_c.

- Overland Flow

  The equation for overland flow travel time is as follows:

  $$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

  Where: n = Manning's friction factor
  L = slope length (ft)
  S = Slope (ft/ft)
  P_2 = 24–hour precipitation (inches)
  For 2–year storm event

  The travel time as calculated in the above equation is in hours. Multiply the result by 60 minutes per hour to convert to minutes.

- Shallow Concentrated Flow

  The equation for shallow concentrated flow travel time is as follows:

  $$T_t = \frac{L}{60v} \text{ (min)}$$

  Where: L = length (ft)
  v = velocity (ft/sec)

  The velocity is determined using the TR–55 method.

- Pipe and Channel Flow

  The equation for channel flow travel time is as follows:

  $$T_t = \frac{L}{60v} \text{ (min.)}$$

  Where: L = length of channel (ft)
  v = velocity (ft/sec)

  Times of concentration for post–development are determined according to the longest anticipated travel path within each basin. Travel times are assumed to be as follows:

Description	Velocity
Pipe Flow	2 ft/sec

  Travel times for each sub–basin were then added together to calculated time of concentration for each pre–developed drainage area.

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TABLE 6 Post–Development Conditions Summary			
Basin Name	**Area (ac)**	**CN**	**Tc (min)**
POST-DA-1	7.83	92.7	28.9
POST-DA-2	13.12	89.4	157.9
POST-DA-3	9.23	91.2	32.3
POST-DA-4	2.79	83.0	7.0
POST-DA-5	10.05	79.0	40.0
OFFSITE-DA-1	3.95	79.0	12.4
OFFSITE-DA-2	7.05	79.4	19.4
OFFSITE-DA-3	16.71	84.0	34.8
OFFSITE-DA-4	19.02	84.8	135.4
OFFSITE-DA-5	5.50	87.2	31.5

The minimum time of concentration used for basins is six (6) minutes. Times of concentration are generated according to procedures set forth in SCS Technical Release 55.

The specific hydrology theory is described in the Soils Conservation Services National Handbook, Section 4, "Hydrology."

SECTION 9 – PRE-DEVELOPMENT CONDITIONS

Pre–development drainage basins are shown in an attached exhibit at the end of this report. Please see Summary of Results (Pre–Development vs. Post–Development Conditions) at the beginning of report in Table 1. The project area lies in Zone X, Area of Minimal Flood Hazard, as shown on FEMA FIRM map 13051C00350, dated August 16, 2018.

SECTION 10 – TAILWATER CONDITIONS

The tailwaters for our project were established in both the pre-development and post-development models for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year storms. In both stormwater models, all the runoff discharging to the outfall downstream of the site was accounted for. This allows for a normal depth condition to be assumed at the outfall. As a result, the tailwater conditions are automatically calculated within the stormwater models.

The tail water condition is the maximum stage in the receiving water which can be:

- Mean annual high tide for tidal areas
- Mean annual seasonal high water elevation
- Peak stage in receiving water (pond level, ditch water elevation, etc.)

SECTION 11 – COASTAL STORMWATER SUPPLEMENT (CSS)

The stormwater runoff volume generated by the first 1.2" of rainfall is called the runoff reduction storm event (RRv), in Section 4.4.1 of the latest edition of the CSS to the GSMM. The RRv shall be captured on-site. A stormwater management system is presumed to comply with these criteria if:

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1. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the CSS to the GSMM and the LDM; and,

2. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the CSS to the GSMM.

A combination of high groundwater, poor draining soils, and the nature of the curb-and-gutter parking design does not allow significant opportunity to effectively implement green infrastructure practices. In addition, some work is proposed within the right-of-way of GA Hwy 30, which has limited space and does not allowSection 4.4.2 of the latest edition of the CSS states that any runoff from the 1.2-inch rainfall event that cannot be reduced due to site constraints should be intercepted and treated by stormwater management practices to provide an 80% reduction in total suspended solids (TSS) and a reduction in the load of total nitrogen (TN) and bacteria loads to the maximum extent practical. By detaining the 1-year, 24-hour design storm event, which represents a rainfall event of 3.80 inches over 24 hours, to the pre-development peak runoff rate, it is presumed that the first 1.2 inches of runoff will also be detained for treatment (please see Appendix E for extended detention for the 1-yr storm). Based on section 4.25.3 of Volume 2 of the GSMM (2016 Edition), wet detention ponds are assumed to provide an 80% reduction in the TSS load, a 30% reduction in TN load, and a 70% reduction in fecal coliform load. Please see Appendix D for CSS Calculations and exhibit.

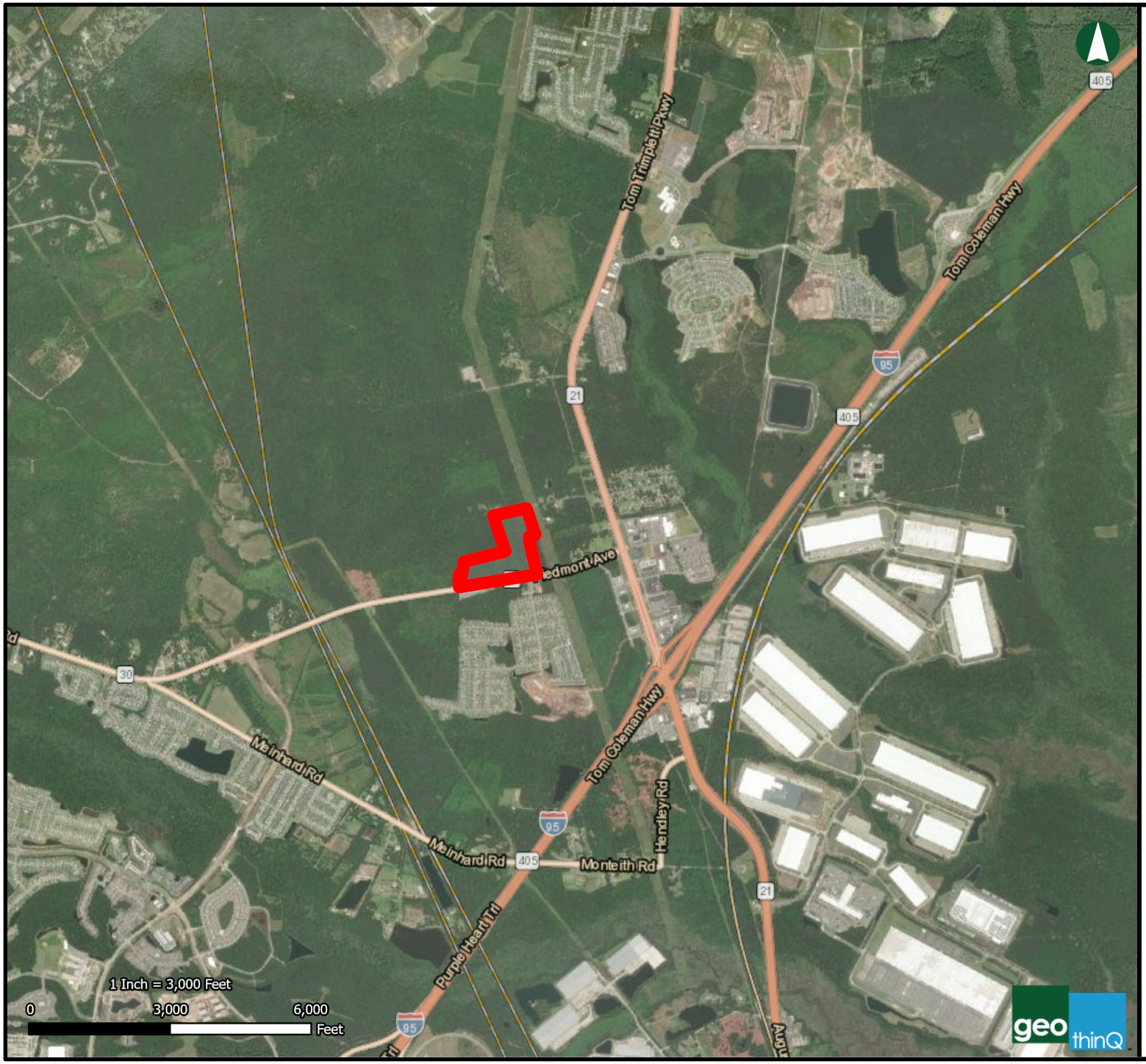
SECTION 12 – POST–DEVELOPMENT CONDITIONS

Post–development drainage basins are shown in an attached exhibit at the end of this report. See Appendices for post–development ICPR model input and results. See Summary of Results (Pre–Development vs. Post–Development Conditions) at the beginning of report in Table 1. The hydraulic grade line (peak stage elevation) for the ponds or lakes in the drainage system are shown in Table 2 at the beginning of the report.

SECTION 13 – CONCLUSIONS

The post-developed runoff is detained on site and is released at less than pre-developed rates. The stormwater system satisfies design requirements for Georgia EPD and The City of Port Wentworth. No adverse upstream or downstream impacts should occur to the existing stormwater system due to the proposed development.

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This map was created using geothinQ | www.geothinQ.com | Mapping Smart Land Decisions

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NOBLE VINES

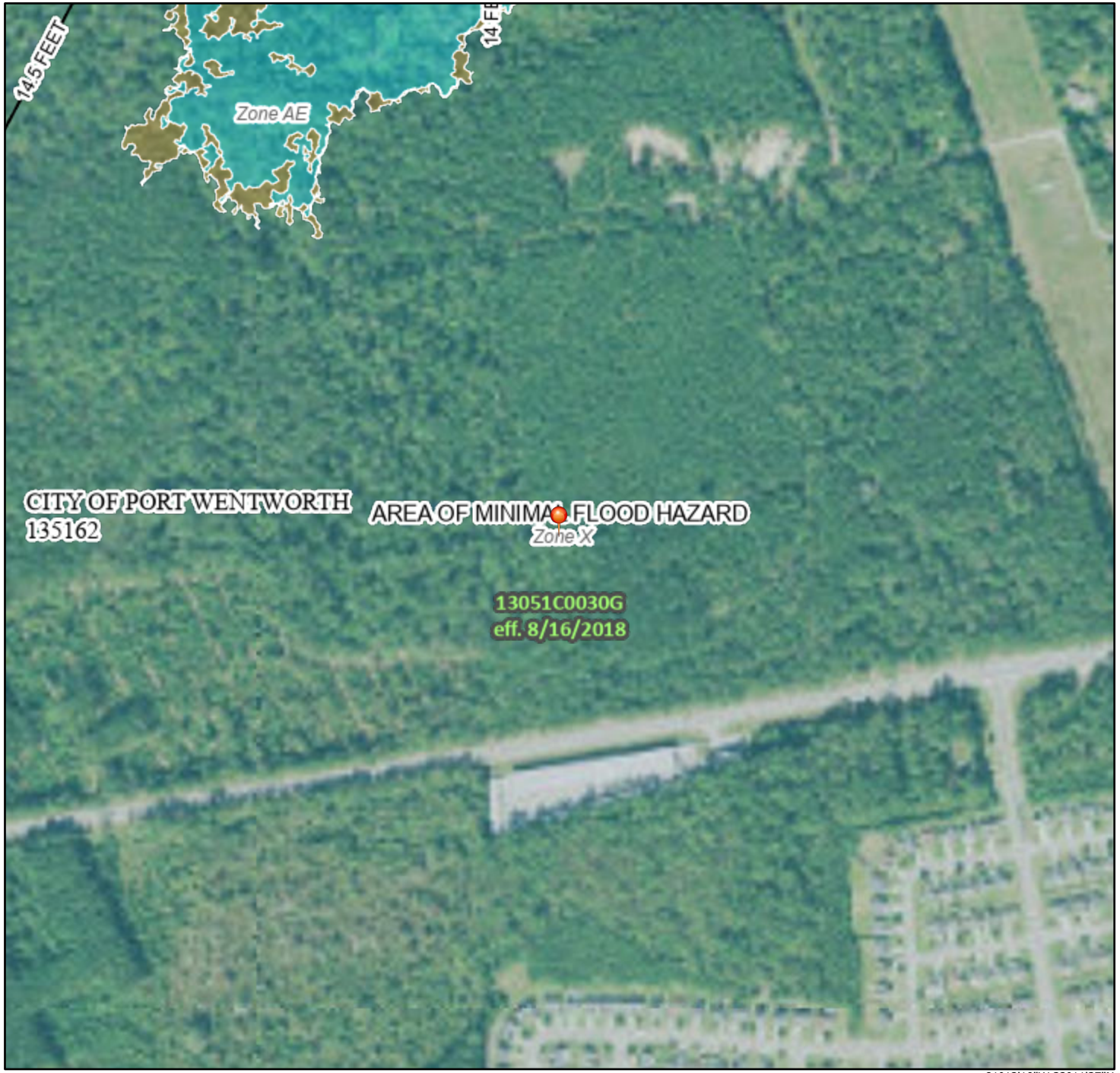
VICINITY MAP

07/23/2021

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National Flood Hazard Layer FIRMette

81°12'48"W 32°12'8"N



81°12'10"W 32°11'37"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BF Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH,
  - Regulatory Floodway
- **OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazar as of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk du Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee
- **OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard Zo
  - Effective LOMRs
  - Area of Undetermined Flood Haza
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Cl
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 7/23/2021 at 2:16 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

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STORMWATER MANAGEMENT REPOR

NOBLE VINE

APPENDIX A

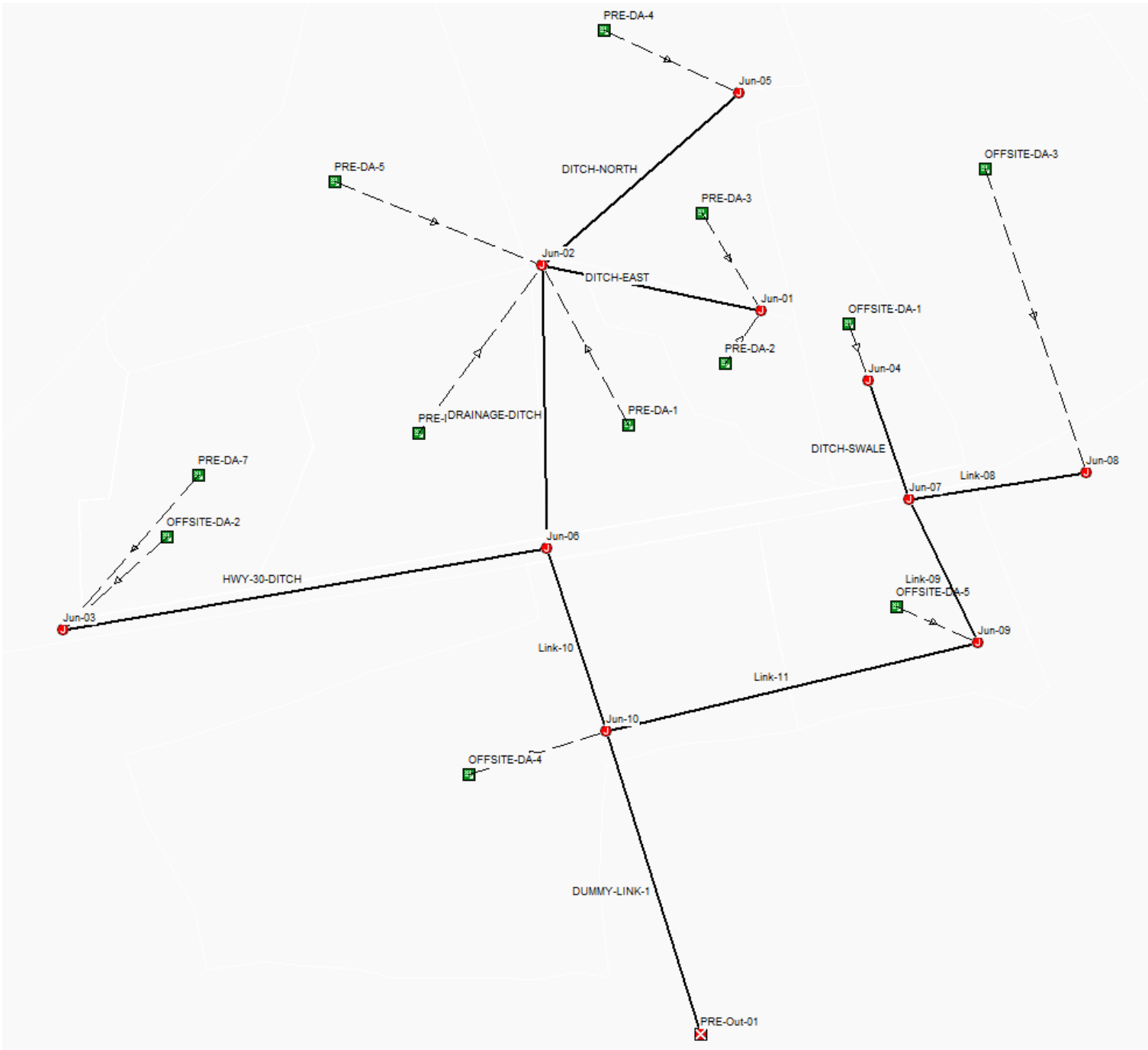
PRE–DEVELOPMEN
SSA MODEL DIAGRAM, INPUT, & RESULT

J – 28896.000

THOMAS & HUTTON

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Pre-Development Model



Attachment: NOBLE VINE -02-027

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-002	Intensity	inches	Georgia	Chatham	2	4.47	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	4.47	2.35	9.29	7.57	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	4.47	2.35	16.57	11.31	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	4.47	2.79	46.62	24.07	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	4.47	2.87	54.49	11.51	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	4.47	3.09	16.97	9.18	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	4.47	2.35	10.09	7.73	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	4.47	2.35	6.18	4.83	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	4.47	2.35	7.26	6.22	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	4.47	2.35	24.92	15.61	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	4.47	2.35	23.63	15.75	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	4.47	2.35	16.57	12.97	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	4.47	2.35	12.41	7.64	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	10.97	20.55	0.00	2.45	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	58.08	20.52	0.00	3.08	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	18.64	21.36	0.00	2.34	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	7.57	21.83	0.00	2.17	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	15.60	21.43	0.00	4.17	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	74.89	19.01	0.00	3.68	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	29.19	21.19	0.00	2.11	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	23.99	21.21	0.00	2.09	0 00:00	0.00	0.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	37.93	21.15	0.00	1.85	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	116.82	18.27	0.00	4.23	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					116.83	18.26					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	28.77	105.95	0.27	1.36	2.95	0.98	0.00	Calculated
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	74.01	26.42	2.80	6.02	1.35	0.45	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	8.43	166.72	0.05	0.45	1.74	0.43	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	15.41	575.55	0.03	1.01	1.38	0.28	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	7.44	170.24	0.04	0.81	1.79	0.60	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	56.39	469.21	0.12	2.51	1.80	0.36	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	116.83	6836.31	0.02	30.83	0.97	0.19	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	18.54	169.84	0.11	1.85	1.68	0.42	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	23.98	95.54	0.25	1.99	2.90	0.58	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	37.23	196.41	0.19	2.51	2.06	0.41	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	8.43	0 12:24	166.72	0.05	0.45	20.78	1.74	0.43	0.00		
2	DITCH-NORTH	15.41	0 12:26	575.55	0.03	1.01	10.50	1.38	0.28	0.00		
3	DITCH-SWALE	7.44	0 12:16	170.24	0.04	0.81	6.40	1.79	0.60	0.00		
4	DRAINAGE-DITCH	56.39	0 12:26	469.21	0.12	2.51	4.13	1.80	0.36	0.00		
5	DUMMY-LINK-1	116.83	0 12:31	6836.31	0.02	30.83	0.01	0.97	0.19	0.00		
6	HWY-30-DITCH	18.54	0 12:25	169.84	0.11	1.85	10.85	1.68	0.42	0.00		
7	Link-08	23.98	0 12:30	95.54	0.25	1.99	0.04	2.90	0.58	0.00		
8	Link-11	37.23	0 12:33	196.41	0.19	2.51	5.58	2.06	0.41	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	28.77	0 12:30	105.95	0.27	1.36	1.31	2.95	0.98	0.00		Calculated
2	Link-10	74.01	0 12:29	26.42	2.80	6.02	0.28	1.35	0.45	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-005	Intensity	inches	Georgia	Chatham	5	5.68	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	5.68	3.40	13.41	10.94	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	5.68	3.40	23.93	16.36	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	5.68	3.90	65.14	33.46	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	5.68	3.98	75.76	16.00	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	5.68	4.23	23.26	12.44	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	5.68	3.40	14.56	11.18	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	5.68	3.40	8.93	6.98	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	5.68	3.40	10.49	8.98	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	5.68	3.40	35.99	22.57	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	5.68	3.40	34.12	22.78	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	5.68	3.40	23.93	18.75	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	5.68	3.40	17.93	11.05	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	15.86	20.95	0.00	2.05	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	84.87	20.91	0.00	2.69	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	27.06	21.61	0.00	2.09	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	10.94	21.97	0.00	2.03	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	22.53	21.62	0.00	3.98	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	109.20	19.39	0.00	3.30	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	40.96	21.63	0.00	1.67	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	33.36	21.65	0.00	1.65	0 00:00	0.00	0.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	52.75	21.54	0.00	1.46	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	167.84	18.43	0.00	4.07	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					167.86	18.42					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	40.32	105.95	0.38	1.90	3.00	1.00	35.00	SURCHARGED
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	107.87	26.42	4.08	6.94	1.61	0.54	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	12.62	166.72	0.08	0.47	2.13	0.53	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	22.33	575.55	0.04	1.12	1.67	0.33	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	10.78	170.24	0.06	0.87	1.98	0.66	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	82.70	469.21	0.18	2.79	2.19	0.44	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	167.86	6836.31	0.02	33.78	1.13	0.23	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	26.51	169.84	0.16	1.98	1.99	0.50	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	33.36	95.54	0.35	1.99	3.33	0.67	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	52.04	196.41	0.26	2.78	2.33	0.47	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	12.62	0 12:22	166.72	0.08	0.47	19.89	2.13	0.53	0.00		
2	DITCH-NORTH	22.33	0 12:26	575.55	0.04	1.12	9.46	1.67	0.33	0.00		
3	DITCH-SWALE	10.78	0 12:16	170.24	0.06	0.87	5.96	1.98	0.66	0.00		
4	DRAINAGE-DITCH	82.70	0 12:25	469.21	0.18	2.79	3.72	2.19	0.44	0.00		
5	DUMMY-LINK-1	167.86	0 12:29	6836.31	0.02	33.78	0.00	1.13	0.23	0.00		
6	HWY-30-DITCH	26.51	0 12:25	169.84	0.16	1.98	10.13	1.99	0.50	0.00		
7	Link-08	33.36	0 12:30	95.54	0.35	1.99	0.04	3.33	0.67	0.00		
8	Link-11	52.04	0 12:31	196.41	0.26	2.78	5.04	2.33	0.47	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	40.32	0 12:29	105.95	0.38	1.90	0.94	3.00	1.00	35.00		SURCHARGED
2	Link-10	107.87	0 12:28	26.42	4.08	6.94	0.24	1.61	0.54	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-010	Intensity	inches	Georgia	Chatham	10	6.78	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	6.78	4.38	17.31	14.09	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	6.78	4.38	30.90	21.07	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	6.78	4.93	82.40	42.04	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	6.78	5.02	95.52	20.13	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	6.78	5.29	29.07	15.42	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	6.78	4.38	18.80	14.38	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	6.78	4.38	11.53	8.98	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	6.78	4.38	13.54	11.55	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	6.78	4.38	46.46	29.05	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	6.78	4.38	44.05	29.33	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	6.78	4.38	30.90	24.13	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	6.78	4.38	23.14	14.22	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	20.37	21.25	0.00	1.75	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	109.80	21.21	0.00	2.39	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	34.91	21.82	0.00	1.88	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	14.08	22.08	0.00	1.92	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	28.96	21.77	0.00	3.83	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	141.28	19.73	0.00	2.96	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	51.66	21.98	0.00	1.32	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	41.96	21.99	0.00	1.31	0 00:00	0.00	0.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	65.96	21.82	0.00	1.18	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	214.74	18.55	0.00	3.95	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					214.77	18.54					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	50.73	105.95	0.48	2.39	3.00	1.00	49.00	SURCHARGED
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	139.26	26.42	5.27	7.63	1.84	0.62	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	16.50	166.72	0.10	0.50	2.43	0.61	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	28.75	575.55	0.05	1.21	1.89	0.38	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	13.88	170.24	0.08	0.96	2.04	0.68	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	107.25	469.21	0.23	2.97	2.51	0.50	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	214.77	6836.31	0.03	35.94	1.25	0.25	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	34.10	169.84	0.20	2.04	2.26	0.57	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	41.96	95.54	0.44	1.98	3.68	0.74	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	65.27	196.41	0.33	2.97	2.54	0.51	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	16.50	0 12:22	166.72	0.10	0.50	18.70	2.43	0.61	0.00		
2	DITCH-NORTH	28.75	0 12:25	575.55	0.05	1.21	8.76	1.89	0.38	0.00		
3	DITCH-SWALE	13.88	0 12:15	170.24	0.08	0.96	5.40	2.04	0.68	0.00		
4	DRAINAGE-DITCH	107.25	0 12:24	469.21	0.23	2.97	3.49	2.51	0.50	0.00		
5	DUMMY-LINK-1	214.77	0 12:29	6836.31	0.03	35.94	0.00	1.25	0.25	0.00		
6	HWY-30-DITCH	34.10	0 12:25	169.84	0.20	2.04	9.84	2.26	0.57	0.00		
7	Link-08	41.96	0 12:30	95.54	0.44	1.98	0.04	3.68	0.74	0.00		
8	Link-11	65.27	0 12:31	196.41	0.33	2.97	4.71	2.54	0.51	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	50.73	0 12:25	105.95	0.48	2.39	0.75	3.00	1.00	49.00		SURCHARGED
2	Link-10	139.26	0 12:27	26.42	5.27	7.63	0.22	1.84	0.62	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-025	Intensity	inches	Georgia	Chatham	25	8.45	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	8.45	5.93	23.42	18.90	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	8.45	5.93	41.79	28.29	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	8.45	6.53	109.08	55.05	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	8.45	6.63	126.03	26.42	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	8.45	6.91	37.99	19.90	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	8.45	5.93	25.43	19.29	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	8.45	5.93	15.59	12.04	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	8.45	5.93	18.32	15.49	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	8.45	5.93	62.84	38.99	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	8.45	5.93	59.58	39.36	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	8.45	5.93	41.79	32.37	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	8.45	5.93	31.30	19.10	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	27.32	21.64	0.00	1.36	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	148.19	21.60	0.00	2.00	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	46.93	22.09	0.00	1.61	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	18.89	22.51	0.00	1.49	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	38.82	21.97	0.00	3.63	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	190.66	20.35	0.00	2.34	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	67.07	22.47	0.00	0.83	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	55.01	22.49	0.00	0.81	0 00:00	0.00	0.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	86.24	22.21	0.00	0.79	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	283.16	18.71	0.00	3.79	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					283.22	18.70					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	66.41	105.95	0.63	3.13	3.00	1.00	64.00	SURCHARGED
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	183.14	26.42	6.93	8.23	2.21	0.74	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	22.61	166.72	0.14	0.54	2.81	0.70	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	38.62	575.55	0.07	1.32	2.18	0.44	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	18.66	170.24	0.11	1.20	2.26	0.75	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	145.06	469.21	0.31	3.17	2.98	0.60	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	283.22	6836.31	0.04	38.53	1.41	0.28	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	45.82	169.84	0.27	2.08	2.70	0.68	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	55.01	95.54	0.58	2.06	4.18	0.84	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	85.58	196.41	0.44	3.23	2.81	0.56	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	22.61	0 12:20	166.72	0.14	0.54	17.31	2.81	0.70	0.00		
2	DITCH-NORTH	38.62	0 12:25	575.55	0.07	1.32	8.03	2.18	0.44	0.00		
3	DITCH-SWALE	18.66	0 12:15	170.24	0.11	1.20	4.32	2.26	0.75	0.00		
4	DRAINAGE-DITCH	145.06	0 12:23	469.21	0.31	3.17	3.27	2.98	0.60	0.00		
5	DUMMY-LINK-1	283.22	0 12:29	6836.31	0.04	38.53	0.00	1.41	0.28	0.00		
6	HWY-30-DITCH	45.82	0 12:25	169.84	0.27	2.08	9.65	2.70	0.68	0.00		
7	Link-08	55.01	0 12:30	95.54	0.58	2.06	0.04	4.18	0.84	0.00		
8	Link-11	85.58	0 12:30	196.41	0.44	3.23	4.33	2.81	0.56	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	66.41	0 12:29	105.95	0.63	3.13	0.57	3.00	1.00	64.00		SURCHARGED
2	Link-10	183.14	0 12:29	26.42	6.93	8.23	0.21	2.21	0.74	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-050	Intensity	inches	Georgia	Chatham	50	9.86	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	9.86	7.26	28.68	22.97	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	9.86	7.26	51.18	34.41	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	9.86	7.89	131.89	66.04	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	9.86	8.00	152.08	31.69	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	9.86	8.29	45.59	23.67	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	9.86	7.26	31.15	23.46	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	9.86	7.26	19.09	14.64	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	9.86	7.26	22.43	18.82	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	9.86	7.26	76.96	47.48	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	9.86	7.26	72.96	47.89	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	9.86	7.26	51.18	39.35	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	9.86	7.26	38.33	23.23	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	33.19	21.91	0.00	1.09	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	180.00	21.88	0.00	1.72	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	57.17	22.28	0.00	1.42	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	22.95	22.92	0.00	1.08	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	47.18	22.16	0.00	3.44	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	229.81	20.99	0.00	1.70	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	80.56	22.88	0.00	0.42	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	65.99	22.89	0.00	0.41	0 00:00	0.00	0.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	103.41	22.49	0.00	0.51	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	337.56	18.81	0.00	3.69	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					337.58	18.80					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	79.88	105.95	0.75	3.77	3.00	1.00	73.00	SURCHARGED
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	216.57	26.42	8.20	9.47	2.26	0.75	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	28.25	166.72	0.17	0.58	3.10	0.77	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	47.22	575.55	0.08	1.38	2.42	0.48	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	21.27	170.24	0.12	1.33	2.46	0.82	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	174.65	469.21	0.37	3.28	3.46	0.69	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	337.58	6836.31	0.05	40.26	1.51	0.30	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	55.77	169.84	0.33	2.09	3.12	0.78	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	65.99	95.54	0.69	2.12	4.58	0.92	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	102.85	196.41	0.52	3.41	3.01	0.60	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	28.25	0 12:19	166.72	0.17	0.58	16.12	3.10	0.77	0.00		
2	DITCH-NORTH	47.22	0 12:25	575.55	0.08	1.38	7.68	2.42	0.48	0.00		
3	DITCH-SWALE	21.27	0 12:12	170.24	0.12	1.33	3.90	2.46	0.82	0.00		
4	DRAINAGE-DITCH	174.65	0 12:22	469.21	0.37	3.28	3.16	3.46	0.69	0.00		
5	DUMMY-LINK-1	337.58	0 12:30	6836.31	0.05	40.26	0.00	1.51	0.30	0.00		
6	HWY-30-DITCH	55.77	0 12:25	169.84	0.33	2.09	9.60	3.12	0.78	0.00		
7	Link-08	65.99	0 12:30	95.54	0.69	2.12	0.04	4.58	0.92	0.00		
8	Link-11	102.85	0 12:31	196.41	0.52	3.41	4.11	3.01	0.60	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	79.88	0 12:28	105.95	0.75	3.77	0.47	3.00	1.00	73.00		SURCHARGED
2	Link-10	216.57	0 12:29	26.42	8.20	9.47	0.18	2.26	0.75	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Project Description

File Name ..... 28896.0001 - PRE Model.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 26, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	12
Nodes	11
Junctions	10
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	10
Channels	8
Pipes	2
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-100	Intensity	inches	Georgia	Chatham	100	11.40	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	11.40	8.73	34.49	27.40	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.00	11.40	8.73	61.56	41.06	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	11.40	9.40	156.99	77.96	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	11.40	9.50	180.73	37.50	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	11.40	9.81	53.93	27.76	0 00:31:30
6	PRE-DA-1	4.29	323.00	79.00	11.40	8.73	37.46	28.00	0 00:14:37
7	PRE-DA-2	2.63	323.00	79.00	11.40	8.73	22.97	17.47	0 00:13:57
8	PRE-DA-3	3.09	323.00	79.00	11.40	8.73	26.98	22.46	0 00:10:49
9	PRE-DA-4	10.60	323.00	79.00	11.40	8.73	92.56	56.66	0 00:23:34
10	PRE-DA-5	10.05	323.00	79.00	11.40	8.73	87.76	57.18	0 00:20:29
11	PRE-DA-6	7.05	323.00	79.00	11.40	8.73	61.56	46.97	0 00:13:51
12	PRE-DA-7	5.28	323.00	79.00	11.40	8.73	46.10	27.75	0 00:24:28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-01	Junction	19.00	19.30	19.00	999.00	1.00	39.61	22.26	0.00	0.74	0 00:00	0.00	0.00
2	Jun-02	Junction	18.60	20.70	18.60	999.00	1.00	213.56	22.24	0.00	1.36	0 00:00	0.00	0.00
3	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	68.24	22.47	0.00	1.23	0 00:00	0.00	0.00
4	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	27.37	23.35	0.00	0.65	0 00:00	0.00	0.00
5	Jun-05	Junction	20.60	21.20	20.60	999.00	1.00	56.27	22.46	0.00	3.14	0 00:00	0.00	0.00
6	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	267.30	21.65	0.00	1.04	0 00:00	0.00	0.00
7	Jun-07	Junction	18.30	22.50	18.30	999.00	1.00	95.22	23.29	0.00	0.01	0 00:00	0.00	0.00
8	Jun-08	Junction	0.00	6.00	0.00	6.00	0.00	77.88	23.30	0.00	0.00	0 12:28	0.12	5.00
9	Jun-09	Junction	18.00	23.00	18.00	999.00	1.00	121.80	22.76	0.00	0.24	0 00:00	0.00	0.00
10	Jun-10	Junction	17.29	22.50	17.29	999.00	1.00	390.24	18.91	0.00	3.59	0 00:00	0.00	0.00
11	PRE-Out-01	Outfall	17.29					390.26	18.90					

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Link-09	Pipe	Jun-07	Jun-09	107.00	18.30	18.00	0.2800	36.000	0.0130	94.27	105.95	0.89	4.45	3.00	1.00	83.00	SURCHARGED
2	Link-10	Pipe	Jun-06	Jun-10	102.00	17.30	17.29	0.0100	36.000	0.0130	247.65	26.42	9.37	10.61	2.31	0.77	0.00	> CAPACITY
3	DITCH-EAST	Channel	Jun-01	Jun-02	561.00	19.00	18.60	0.0700	48.000	0.0320	33.56	166.72	0.20	0.63	3.44	0.86	0.00	
4	DITCH-NORTH	Channel	Jun-05	Jun-02	636.00	20.60	18.60	0.3100	60.000	0.0320	55.30	575.55	0.10	1.33	2.74	0.55	0.00	
5	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	24.19	170.24	0.14	1.40	2.66	0.89	0.00	
6	DRAINAGE-DITCH	Channel	Jun-02	Jun-06	622.00	18.60	17.30	0.2100	60.000	0.0320	202.01	469.21	0.43	3.34	3.99	0.80	0.00	
7	DUMMY-LINK-1	Channel	Jun-10	PRE-Out-01	10.00	17.30	17.29	0.1000	60.000	0.0010	390.26	6836.31	0.06	41.75	1.61	0.32	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	66.63	169.84	0.39	2.10	3.38	0.85	0.00	
9	Link-08	Channel	Jun-08	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	77.49	95.54	0.81	2.17	4.99	1.00	0.00	
10	Link-11	Channel	Jun-09	Jun-10	840.00	18.00	17.29	0.0800	60.000	0.0320	120.60	196.41	0.61	3.59	3.19	0.64	0.00	

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-EAST	561.00	19.00	0.00	18.60	0.00	0.40	0.0700	Trapezoidal	4.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DITCH-NORTH	636.00	20.60	0.00	18.60	0.00	2.00	0.3100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
3	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	DRAINAGE-DITCH	622.00	18.60	0.00	17.30	0.00	1.30	0.2100	Trapezoidal	5.000	37.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	DUMMY-LINK-1	10.00	17.30	0.01	17.29	0.00	0.01	0.1000	Trapezoidal	5.000	31.000	0.0010	0.0000	0.0000	0.0000	0.00	No
6	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
7	Link-08	5.00	18.30	18.30	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
8	Link-11	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-EAST	33.56	0 12:16	166.72	0.20	0.63	14.84	3.44	0.86	0.00		
2	DITCH-NORTH	55.30	0 12:25	575.55	0.10	1.33	7.97	2.74	0.55	0.00		
3	DITCH-SWALE	24.19	0 12:15	170.24	0.14	1.40	3.70	2.66	0.89	0.00		
4	DRAINAGE-DITCH	202.01	0 12:20	469.21	0.43	3.34	3.10	3.99	0.80	0.00		
5	DUMMY-LINK-1	390.26	0 12:31	6836.31	0.06	41.75	0.00	1.61	0.32	0.00		
6	HWY-30-DITCH	66.63	0 12:25	169.84	0.39	2.10	9.56	3.38	0.85	0.00		
7	Link-08	77.49	0 12:31	95.54	0.81	2.17	0.04	4.99	1.00	0.00		
8	Link-11	120.60	0 12:30	196.41	0.61	3.59	3.90	3.19	0.64	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-09	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3
2	Link-10	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	Link-09	94.27	0 12:26	105.95	0.89	4.45	0.40	3.00	1.00	83.00		SURCHARGED
2	Link-10	247.65	0 12:30	26.42	9.37	10.61	0.16	2.31	0.77	0.00		> CAPACITY

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

STORMWATER MANAGEMENT REPOR

NOBLE VINE

APPENDIX E

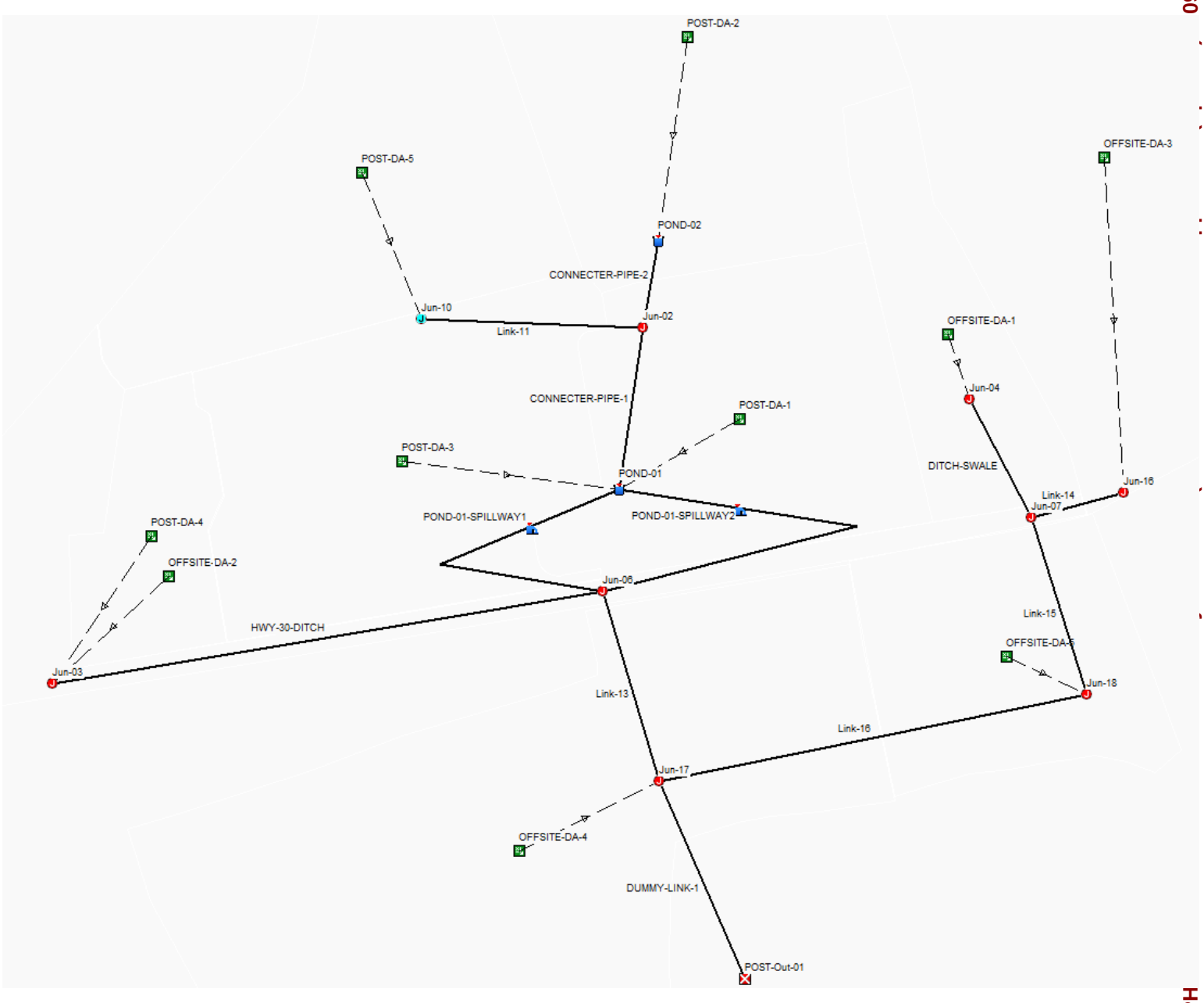
POST-DEVELOPMEN
SSA MODEL DIAGRAM, INPUT, AND RESULT

J – 28896.000

THOMAS & HUTTON

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

Post-Development Model



0976-02-027

Attachment: NOBLE VINES PH

Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-002	Intensity	inches	Georgia	Chatham	2	4.47	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	4.47	2.35	9.29	7.57	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	4.47	2.39	16.84	11.50	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	4.47	2.79	46.62	24.07	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	4.47	2.87	54.49	11.51	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	4.47	3.09	16.97	9.18	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	4.47	3.65	28.55	15.63	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	4.47	3.30	43.34	8.17	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	4.47	3.49	32.22	16.89	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	4.47	2.70	7.53	7.27	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	4.47	2.35	23.63	11.28	0 00:39:58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	15.74	18.79	0.00	2.21	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	17.16	21.67	0.00	2.03	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	7.57	21.83	0.00	2.17	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	39.16	18.72	0.00	1004.08	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	29.20	21.31	0.00	2.19	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	11.26	18.82	0.00	1.18	0 00:00	0.00	0.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	23.99	21.32	0.00	2.18	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	78.69	18.20	0.00	4.30	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	38.06	21.26	0.00	1.74	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					78.69	18.20					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	36.97	18.73				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	11.58	18.81				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	15.74	3.03	5.20	1.64	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	10.91	3.03	3.61	1.13	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	11.26	2.68	4.20	1.17	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	39.33	26.42	1.49	4.01	1.16	0.39	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	28.91	105.95	0.27	1.36	3.00	1.00	5.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	7.44	170.24	0.04	0.77	1.85	0.62	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	78.69	2903.03	0.03	11.19	0.91	0.18	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	16.66	169.84	0.10	2.01	1.51	0.38	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	23.98	95.54	0.25	0.94	3.01	0.60	0.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	38.00	196.41	0.19	2.57	2.06	0.41	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				5.09							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				31.92							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	7.44	0 12:16	170.24	0.04	0.77	6.73	1.85	0.62	0.00		
2	DUMMY-LINK-1	78.69	0 12:47	2903.03	0.03	11.19	0.01	0.91	0.18	0.00		
3	HWY-30-DITCH	16.66	0 12:25	169.84	0.10	2.01	9.98	1.51	0.38	0.00		
4	Link-14	23.98	0 12:30	95.54	0.25	0.94	0.09	3.01	0.60	0.00		
5	Link-16	38.00	0 12:34	196.41	0.19	2.57	5.45	2.06	0.41	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	15.74	0 13:15	3.03	5.20	1.64	1.12	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	10.91	0 13:37	3.03	3.61	1.13	1.63	3.50	1.00	4320.00		SURCHARGED
3	Link-11	11.26	0 12:35	2.68	4.20	1.17	2.01	3.50	1.00	4320.00		SURCHARGED
4	Link-13	39.33	0 12:59	26.42	1.49	4.01	0.42	1.16	0.39	0.00		> CAPACITY
5	Link-15	28.91	0 12:30	105.95	0.27	1.36	1.31	3.00	1.00	5.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	36.97
Peak Lateral Inflow (cfs)	32.27
Peak Outflow (cfs)	34.06
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	18.73
Max HGL Depth Attained (ft)	7.23
Average HGL Elevation Attained (ft)	17.66
Average HGL Depth Attained (ft)	6.16
Time of Max HGL Occurrence (days hh:mm)	0 12:55
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	11.58
Peak Lateral Inflow (cfs)	8.17
Peak Outflow (cfs)	10.91
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	18.81
Max HGL Depth Attained (ft)	7.31
Average HGL Elevation Attained (ft)	17.66
Average HGL Depth Attained (ft)	6.16
Time of Max HGL Occurrence (days hh:mm)	0 13:00
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-005	Intensity	inches	Georgia	Chatham	5	5.68	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	5.68	3.40	13.41	10.94	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	5.68	3.44	24.23	16.56	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	5.68	3.90	65.14	33.46	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	5.68	3.98	75.76	16.00	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	5.68	4.23	23.26	12.44	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	5.68	4.83	37.83	20.42	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	5.68	4.47	58.58	11.00	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	5.68	4.67	43.08	22.26	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	5.68	3.80	10.59	10.11	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	5.68	3.40	34.12	16.33	0 00:39:58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	22.21	19.15	0.00	1.85	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	24.60	21.92	0.00	1.78	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	10.94	21.97	0.00	2.03	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	57.18	19.01	0.00	1003.79	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	40.96	21.73	0.00	1.77	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	16.32	19.20	0.00	0.80	0 00:00	0.00	0.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	33.36	21.74	0.00	1.76	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	113.67	18.39	0.00	4.11	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	52.97	21.63	0.00	1.37	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					113.67	18.39					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	51.02	19.03				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	14.84	19.17				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	22.21	3.03	7.34	2.31	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	15.03	3.03	4.97	1.56	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	16.32	2.68	6.09	1.70	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	57.43	26.42	2.17	4.53	1.40	0.47	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	40.55	105.95	0.38	1.91	3.00	1.00	35.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	10.77	170.24	0.06	0.83	1.98	0.66	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	113.67	2903.03	0.04	12.42	1.10	0.22	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	24.12	169.84	0.14	2.20	1.76	0.44	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	33.36	95.54	0.35	0.94	3.44	0.69	0.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	53.09	196.41	0.27	2.83	2.34	0.47	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				5.02							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				47.04							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	10.77	0 12:16	170.24	0.06	0.83	6.24	1.98	0.66	0.00		
2	DUMMY-LINK-1	113.67	0 12:44	2903.03	0.04	12.42	0.01	1.10	0.22	0.00		
3	HWY-30-DITCH	24.12	0 12:23	169.84	0.14	2.20	9.12	1.76	0.44	0.00		
4	Link-14	33.36	0 12:30	95.54	0.35	0.94	0.09	3.44	0.69	0.00		
5	Link-16	53.09	0 12:32	196.41	0.27	2.83	4.95	2.34	0.47	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	22.21	0 13:11	3.03	7.34	2.31	0.80	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	15.03	0 13:35	3.03	4.97	1.56	1.18	3.50	1.00	4320.00		SURCHARGED
3	Link-11	16.32	0 12:35	2.68	6.09	1.70	1.38	3.50	1.00	4320.00		SURCHARGED
4	Link-13	57.43	0 12:55	26.42	2.17	4.53	0.38	1.40	0.47	0.00		> CAPACITY
5	Link-15	40.55	0 12:30	105.95	0.38	1.91	0.93	3.00	1.00	35.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	51.02
Peak Lateral Inflow (cfs)	42.33
Peak Outflow (cfs)	49.17
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.03
Max HGL Depth Attained (ft)	7.53
Average HGL Elevation Attained (ft)	17.70
Average HGL Depth Attained (ft)	6.2
Time of Max HGL Occurrence (days hh:mm)	0 12:51
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	14.84
Peak Lateral Inflow (cfs)	10.99
Peak Outflow (cfs)	15.03
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.17
Max HGL Depth Attained (ft)	7.67
Average HGL Elevation Attained (ft)	17.70
Average HGL Depth Attained (ft)	6.2
Time of Max HGL Occurrence (days hh:mm)	0 12:58
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-010	Intensity	inches	Georgia	Chatham	10	6.78	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	6.78	4.38	17.31	14.09	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	6.78	4.43	31.23	21.27	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	6.78	4.93	82.40	42.04	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	6.78	5.02	95.52	20.13	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	6.78	5.29	29.07	15.42	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	6.78	5.92	46.33	24.77	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	6.78	5.53	72.61	13.55	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	6.78	5.75	53.04	27.12	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	6.78	4.82	13.45	12.72	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	6.78	4.38	44.05	21.03	0 00:39:58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	27.94	19.45	0.00	1.55	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	31.32	22.11	0.00	1.59	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	14.08	22.10	0.00	1.90	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	73.20	19.25	0.00	1003.55	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	51.05	22.06	0.00	1.44	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	21.03	19.54	0.00	0.46	0 00:00	0.00	0.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	41.96	22.07	0.00	1.43	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	145.44	18.54	0.00	3.96	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	66.18	21.90	0.00	1.10	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					145.44	18.54					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	63.64	19.27				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	17.81	19.48				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	27.94	3.03	9.23	2.90	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	18.75	3.03	6.19	1.95	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	21.03	2.68	7.85	2.19	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	73.52	26.42	2.78	4.91	1.60	0.53	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	50.81	105.95	0.48	2.40	3.00	1.00	47.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	13.88	170.24	0.08	0.96	2.05	0.68	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	145.44	2903.03	0.05	13.30	1.25	0.25	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	31.07	169.84	0.18	2.34	1.96	0.49	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	41.96	95.54	0.44	0.93	3.77	0.75	0.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	66.49	196.41	0.34	3.02	2.55	0.51	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				4.96							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				60.32							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	13.88	0 12:15	170.24	0.08	0.96	5.40	2.05	0.68	0.00		
2	DUMMY-LINK-1	145.44	0 12:43	2903.03	0.05	13.30	0.01	1.25	0.25	0.00		
3	HWY-30-DITCH	31.07	0 12:22	169.84	0.18	2.34	8.58	1.96	0.49	0.00		
4	Link-14	41.96	0 12:30	95.54	0.44	0.93	0.09	3.77	0.75	0.00		
5	Link-16	66.49	0 12:32	196.41	0.34	3.02	4.64	2.55	0.51	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	27.94	0 13:10	3.03	9.23	2.90	0.64	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	18.75	0 13:35	3.03	6.19	1.95	0.94	3.50	1.00	4320.00		SURCHARGED
3	Link-11	21.03	0 12:35	2.68	7.85	2.19	1.07	3.50	1.00	4320.00		SURCHARGED
4	Link-13	73.52	0 12:52	26.42	2.78	4.91	0.35	1.60	0.53	0.00		> CAPACITY
5	Link-15	50.81	0 12:30	105.95	0.48	2.40	0.74	3.00	1.00	47.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	63.64
Peak Lateral Inflow (cfs)	51.47
Peak Outflow (cfs)	62.46
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.27
Max HGL Depth Attained (ft)	7.77
Average HGL Elevation Attained (ft)	17.73
Average HGL Depth Attained (ft)	6.23
Time of Max HGL Occurrence (days hh:mm)	0 12:49
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

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Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	17.81
Peak Lateral Inflow (cfs)	13.55
Peak Outflow (cfs)	18.75
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.48
Max HGL Depth Attained (ft)	7.98
Average HGL Elevation Attained (ft)	17.74
Average HGL Depth Attained (ft)	6.24
Time of Max HGL Occurrence (days hh:mm)	0 12:57
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

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Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-025	Intensity	inches	Georgia	Chatham	25	8.45	SCS Type III 24-hr

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Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	8.45	5.93	23.42	18.90	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	8.45	5.98	42.16	28.49	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	8.45	6.53	109.08	55.05	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	8.45	6.63	126.03	26.42	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	8.45	6.91	37.99	19.90	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	8.45	7.57	59.29	31.30	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	8.45	7.17	94.10	17.45	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	8.45	7.39	68.25	34.48	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	8.45	6.41	17.88	16.68	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	8.45	5.93	59.58	28.30	0 00:39:58

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Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	36.24	19.90	0.00	1.10	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	41.81	22.35	0.00	1.35	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	18.89	22.57	0.00	1.43	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	96.84	19.58	0.00	1003.22	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	67.15	22.53	0.00	0.97	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	28.27	20.07	0.07	0.00	0 12:41	0.00	20.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	55.01	22.54	0.00	0.96	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	192.92	18.73	0.00	3.77	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	86.68	22.26	0.00	0.74	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					192.91	18.73					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	82.48	19.60				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	22.39	19.95				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	36.24	3.03	11.97	3.77	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	24.35	3.03	8.04	2.53	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	28.27	2.68	10.55	2.94	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	97.19	26.42	3.68	5.37	1.86	0.62	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	66.85	105.95	0.63	3.15	3.00	1.00	59.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	18.60	170.24	0.11	1.20	2.28	0.76	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	192.91	2903.03	0.07	14.37	1.44	0.29	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	41.84	169.84	0.25	2.52	2.21	0.55	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	55.02	95.54	0.58	0.97	4.24	0.85	0.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	87.13	196.41	0.44	3.26	2.82	0.57	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				4.89							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				79.61							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	18.60	0 12:15	170.24	0.11	1.20	4.32	2.28	0.76	0.00		
2	DUMMY-LINK-1	192.91	0 12:41	2903.03	0.07	14.37	0.01	1.44	0.29	0.00		
3	HWY-30-DITCH	41.84	0 12:21	169.84	0.25	2.52	7.96	2.21	0.55	0.00		
4	Link-14	55.02	0 12:30	95.54	0.58	0.97	0.09	4.24	0.85	0.00		
5	Link-16	87.13	0 12:31	196.41	0.44	3.26	4.29	2.82	0.57	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	36.24	0 13:10	3.03	11.97	3.77	0.49	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	24.35	0 13:35	3.03	8.04	2.53	0.73	3.50	1.00	4320.00		SURCHARGED
3	Link-11	28.27	0 12:35	2.68	10.55	2.94	0.80	3.50	1.00	4320.00		SURCHARGED
4	Link-13	97.19	0 12:50	26.42	3.68	5.37	0.32	1.86	0.62	0.00		> CAPACITY
5	Link-15	66.85	0 12:29	105.95	0.63	3.15	0.57	3.00	1.00	59.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	82.48
Peak Lateral Inflow (cfs)	65.29
Peak Outflow (cfs)	81.76
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.60
Max HGL Depth Attained (ft)	8.1
Average HGL Elevation Attained (ft)	17.77
Average HGL Depth Attained (ft)	6.27
Time of Max HGL Occurrence (days hh:mm)	0 12:47
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	22.39
Peak Lateral Inflow (cfs)	17.45
Peak Outflow (cfs)	24.35
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.95
Max HGL Depth Attained (ft)	8.45
Average HGL Elevation Attained (ft)	17.80
Average HGL Depth Attained (ft)	6.3
Time of Max HGL Occurrence (days hh:mm)	0 12:58
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-050	Intensity	inches	Georgia	Jasper	50	9.86	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	9.86	7.26	28.68	22.97	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	9.86	7.31	51.56	34.61	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	9.86	7.89	131.89	66.04	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	9.86	8.00	152.08	31.69	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	9.86	8.29	45.59	23.67	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	9.86	8.97	70.26	36.77	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	9.86	8.56	112.33	20.71	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	9.86	8.79	81.14	40.63	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	9.86	7.77	21.67	20.02	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	9.86	7.26	72.96	34.43	0 00:39:58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	42.85	20.28	0.00	0.72	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	50.55	22.52	0.00	1.18	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	22.95	22.96	0.00	1.04	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	115.84	19.85	0.00	1002.95	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	80.71	22.91	0.00	0.59	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	34.43	20.54	0.54	0.00	0 12:27	0.02	56.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	66.00	22.93	0.00	0.57	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	232.16	18.87	0.00	3.63	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	103.93	22.51	0.00	0.49	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					232.15	18.87					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	97.92	19.86				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	26.28	20.35				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	42.85	3.03	14.16	4.45	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	29.03	3.03	9.59	3.02	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	34.37	2.68	12.83	3.57	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	116.20	26.42	4.40	5.71	2.06	0.69	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	80.38	105.95	0.76	3.79	3.00	1.00	68.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	20.77	170.24	0.12	1.31	2.47	0.83	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	232.15	2903.03	0.08	15.10	1.58	0.32	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	50.89	169.84	0.30	2.63	2.40	0.60	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	66.00	95.54	0.69	1.00	4.62	0.92	0.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	104.47	196.41	0.53	3.43	3.02	0.61	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				4.87							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				95.11							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	20.77	0 12:11	170.24	0.12	1.31	3.96	2.47	0.83	0.00		
2	DUMMY-LINK-1	232.15	0 12:40	2903.03	0.08	15.10	0.01	1.58	0.32	0.00		
3	HWY-30-DITCH	50.89	0 12:21	169.84	0.30	2.63	7.63	2.40	0.60	0.00		
4	Link-14	66.00	0 12:30	95.54	0.69	1.00	0.08	4.62	0.92	0.00		
5	Link-16	104.47	0 12:31	196.41	0.53	3.43	4.08	3.02	0.61	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	42.85	0 13:11	3.03	14.16	4.45	0.41	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	29.03	0 13:39	3.03	9.59	3.02	0.61	3.50	1.00	4320.00		SURCHARGED
3	Link-11	34.37	0 12:35	2.68	12.83	3.57	0.66	3.50	1.00	4320.00		SURCHARGED
4	Link-13	116.20	0 12:49	26.42	4.40	5.71	0.30	2.06	0.69	0.00		> CAPACITY
5	Link-15	80.38	0 12:28	105.95	0.76	3.79	0.47	3.00	1.00	68.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	97.92
Peak Lateral Inflow (cfs)	76.85
Peak Outflow (cfs)	97.25
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	19.86
Max HGL Depth Attained (ft)	8.36
Average HGL Elevation Attained (ft)	17.81
Average HGL Depth Attained (ft)	6.31
Time of Max HGL Occurrence (days hh:mm)	0 12:46
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	26.28
Peak Lateral Inflow (cfs)	20.69
Peak Outflow (cfs)	29.03
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	20.35
Max HGL Depth Attained (ft)	8.85
Average HGL Elevation Attained (ft)	17.85
Average HGL Depth Attained (ft)	6.35
Time of Max HGL Occurrence (days hh:mm)	0 12:59
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Project Description

File Name ..... 28896.0001 - POST Model - Spillway only.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	May 25, 2021	00:00:00
End Analysis On	May 28, 2021	00:00:00
Start Reporting On	May 25, 2021	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	1	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	10
Nodes	12
Junctions	9
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	2
Links	12
Channels	5
Pipes	5
Pumps	0
Orifices	0
Weirs	2
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	TS-100	Intensity	inches	Georgia	Chatham	100	11.40	SCS Type III 24-hr

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	OFFSITE-DA-1	3.95	323.00	79.00	11.40	8.73	34.49	27.40	0 00:12:22
2	OFFSITE-DA-2	7.05	323.00	79.43	11.40	8.79	61.97	41.30	0 00:19:25
3	OFFSITE-DA-3	16.71	323.00	84.00	11.40	9.40	156.99	77.96	0 00:34:49
4	OFFSITE-DA-4	19.02	323.00	84.82	11.40	9.50	180.73	37.50	0 02:15:21
5	OFFSITE-DA-5	5.50	323.00	87.16	11.40	9.81	53.93	27.76	0 00:31:30
6	POST-DA-1	7.83	323.00	92.69	11.40	10.51	82.25	42.75	0 00:28:52
7	POST-DA-2	13.12	323.00	89.36	11.40	10.09	132.33	24.27	0 02:37:52
8	POST-DA-3	9.23	323.00	91.21	11.40	10.32	95.25	47.33	0 00:32:16
9	POST-DA-4	2.79	323.00	83.00	11.40	9.26	25.85	23.64	0 00:06:58
10	POST-DA-5	10.05	323.00	79.00	11.40	8.73	87.76	41.17	0 00:39:58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	Jun-02	Junction	12.00	21.00	17.50	999.00	1.00	49.64	20.70	0.00	0.30	0 00:00	0.00	0.00
2	Jun-03	Junction	19.70	23.40	19.70	999.00	1.00	60.13	22.68	0.00	1.02	0 00:00	0.00	0.00
3	Jun-04	Junction	21.00	22.00	21.00	999.00	1.00	27.37	23.37	0.00	0.63	0 00:00	0.00	0.00
4	Jun-06	Junction	17.30	22.69	17.30	999.00	1.00	135.20	20.13	0.00	1002.67	0 00:00	0.00	0.00
5	Jun-07	Junction	18.30	23.50	18.30	999.00	1.00	95.43	23.32	0.00	0.18	0 00:00	0.00	0.00
6	Jun-10	Junction	12.00	20.00	17.50	999.00	1.00	41.10	21.06	1.06	0.00	0 12:21	0.03	82.00
7	Jun-16	Junction	18.30	23.50	18.30	999.00	1.00	77.88	23.34	0.00	0.16	0 00:00	0.00	0.00
8	Jun-17	Junction	17.29	22.50	17.29	999.00	1.00	273.45	19.00	0.00	3.50	0 00:00	0.00	0.00
9	Jun-18	Junction	18.00	23.00	18.00	999.00	1.00	122.75	22.77	0.00	0.23	0 00:00	0.00	0.00
10	POST-Out-01	Outfall	17.29					273.45	19.00					
11	POND-01	Storage Node	11.50	21.50	17.50		1.00	114.47	20.15				0.00	0.00
12	POND-02	Storage Node	11.50	21.50	17.50		1.00	30.52	20.79				0.00	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	CONNECTER-PIPE-1	Pipe	Jun-02	POND-01	110.50	12.00	12.00	0.0000	42.000	0.0130	49.64	3.03	16.40	5.16	3.50	1.00	4320.00	SURCHARGED
2	CONNECTER-PIPE-2	Pipe	POND-02	Jun-02	110.50	12.00	12.00	0.0000	42.000	0.0130	34.12	3.03	11.27	3.55	3.50	1.00	4320.00	SURCHARGED
3	Link-11	Pipe	Jun-10	Jun-02	141.00	12.00	12.00	0.0000	42.000	0.0130	41.03	2.68	15.31	4.26	3.50	1.00	4320.00	SURCHARGED
4	Link-13	Pipe	Jun-06	Jun-17	102.00	17.30	17.29	0.0100	36.000	0.0130	135.51	26.42	5.13	6.00	2.26	0.75	0.00	> CAPACITY
5	Link-15	Pipe	Jun-07	Jun-18	107.00	18.30	18.00	0.2800	36.000	0.0130	95.17	105.95	0.90	4.49	3.00	1.00	76.00	SURCHARGED
6	DITCH-SWALE	Channel	Jun-04	Jun-07	311.00	21.00	18.30	0.8700	36.000	0.0320	24.17	170.24	0.14	1.35	2.68	0.90	0.00	
7	DUMMY-LINK-1	Channel	Jun-17	POST-Out-01	10.00	17.29	17.29	0.0000	60.000	0.0010	273.45	2903.03	0.09	15.78	1.71	0.34	0.00	
8	HWY-30-DITCH	Channel	Jun-03	Jun-06	1204.00	19.70	17.30	0.2000	48.000	0.0320	60.76	169.84	0.36	2.74	2.59	0.65	0.00	
9	Link-14	Channel	Jun-16	Jun-07	5.00	18.30	18.30	0.0000	60.000	0.0320	77.89	95.54	0.82	1.03	5.00	1.00	6.00	
10	Link-16	Channel	Jun-18	Jun-17	840.00	18.00	17.29	0.0800	60.000	0.0320	123.24	196.41	0.63	3.60	3.22	0.64	0.00	
11	POND-01-SPILLWAY1	Weir	POND-01	Jun-06		11.50	17.30				5.05							
12	POND-01-SPILLWAY2	Weir	POND-01	Jun-06		11.50	17.30				110.94							

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
1	DITCH-SWALE	311.00	21.00	0.00	18.30	0.00	2.70	0.8700	Trapezoidal	3.000	19.000	0.0320	0.5000	0.5000	0.0000	0.00	No
2	DUMMY-LINK-1	10.00	17.29	0.00	17.29	0.00	0.00	0.0000	Trapezoidal	5.000	35.000	0.0010	0.0000	0.0000	0.0000	0.00	No
3	HWY-30-DITCH	1204.00	19.70	0.00	17.30	0.00	2.40	0.2000	Trapezoidal	4.000	25.000	0.0320	0.5000	0.5000	0.0000	0.00	No
4	Link-14	5.00	18.30	0.00	18.30	0.00	0.00	0.0000	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No
5	Link-16	840.00	18.00	0.00	17.29	0.00	0.71	0.0800	Trapezoidal	5.000	31.000	0.0320	0.5000	0.5000	0.0000	0.00	No

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Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	DITCH-SWALE	24.17	0 12:15	170.24	0.14	1.35	3.84	2.68	0.90	0.00		
2	DUMMY-LINK-1	273.45	0 12:39	2903.03	0.09	15.78	0.01	1.71	0.34	0.00		
3	HWY-30-DITCH	60.76	0 12:20	169.84	0.36	2.74	7.32	2.59	0.65	0.00		
4	Link-14	77.89	0 12:30	95.54	0.82	1.03	0.08	5.00	1.00	6.00		
5	Link-16	123.24	0 12:30	196.41	0.63	3.60	3.89	3.22	0.64	0.00		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	CONNECTER-PIPE-1	110.50	12.00	0.00	12.00	0.50	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
2	CONNECTER-PIPE-2	110.50	12.00	0.50	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
3	Link-11	141.00	12.00	0.00	12.00	0.00	0.00	0.0000	CIRCULAR	42.000	42.000	0.0130	0.5000	0.5000	0.0000	0.00	No	1
4	Link-13	102.00	17.30	0.00	17.29	0.00	0.01	0.0100	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	4
5	Link-15	107.00	18.30	0.00	18.00	0.00	0.30	0.2800	CIRCULAR	36.000	36.000	0.0130	0.5000	0.5000	0.0000	0.00	No	3

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1	CONNECTER-PIPE-1	49.64	0 13:12	3.03	16.40	5.16	0.36	3.50	1.00	4320.00		SURCHARGED
2	CONNECTER-PIPE-2	34.12	0 13:42	3.03	11.27	3.55	0.52	3.50	1.00	4320.00		SURCHARGED
3	Link-11	41.03	0 12:35	2.68	15.31	4.26	0.55	3.50	1.00	4320.00		SURCHARGED
4	Link-13	135.51	0 12:48	26.42	5.13	6.00	0.28	2.26	0.75	0.00		> CAPACITY
5	Link-15	95.17	0 12:27	105.95	0.90	4.49	0.40	3.00	1.00	76.00		SURCHARGED

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan

Storage Nodes

Storage Node : POND-01

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	POND-01-SPILLWAY1	Trapezoidal	No	17.50	6.00	5.00	0.50	3.33
2	POND-01-SPILLWAY2	Trapezoidal	No	18.00	6.50	50.00	999.00	3.33

Output Summary Results

Peak Inflow (cfs)	114.47
Peak Lateral Inflow (cfs)	89.45
Peak Outflow (cfs)	113.04
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	20.15
Max HGL Depth Attained (ft)	8.65
Average HGL Elevation Attained (ft)	17.85
Average HGL Depth Attained (ft)	6.35
Time of Max HGL Occurrence (days hh:mm)	0 12:46
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

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Storage Node : POND-02

Input Data

Invert Elevation (ft)	11.50
Max (Rim) Elevation (ft)	21.50
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	17.50
Initial Water Depth (ft)	6.00
Ponded Area (ft²)	1.00
Evaporation Loss	0.00

Output Summary Results

Peak Inflow (cfs)	30.52
Peak Lateral Inflow (cfs)	24.25
Peak Outflow (cfs)	34.12
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	20.79
Max HGL Depth Attained (ft)	9.29
Average HGL Elevation Attained (ft)	17.90
Average HGL Depth Attained (ft)	6.4
Time of Max HGL Occurrence (days hh:mm)	0 13:01
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

STORMWATER MANAGEMENT REPOR

NOBLE VINE

APPENDIX C

CN AND TC CALCULATION

J – 28896.000

THOMAS & HUTTON

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

PRE-DEVELOPMENT MODEL
CN AND TC CALCULATIONS

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

Subbasin Hydrology

Subbasin : OFFSITE-DA-1

Input Data

Area (ac) 3.95
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	3.95	D	79.00
Composite Area & Weighted CN	3.95		79.00

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	405	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	11.07	0.00	0.00

Total TOC (min) 12.38

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-2

Input Data

Area (ac) 7.05
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	7.05	D	79.00
Composite Area & Weighted CN	7.05		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	663	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	18.11	0.00	0.00

Total TOC (min) 19.43

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-3

Input Data

Area (ac) 16.71
Peak Rate Factor 323.00
Weighted Curve Number 84.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
50 - 75% grass cover, Fair	16.71	D	84.00
Composite Area & Weighted CN	16.71		84.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1002	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	10.37	0.00	0.00

Total TOC (min) 34.83

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-4

Input Data

Area (ac) 19.02
Peak Rate Factor 323.00
Weighted Curve Number 84.82
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	2.30	D	87.00
50 - 75% grass cover, Fair	0.65	D	84.00
Paved parking & roofs	0.62	-	98.00
50 - 75% grass cover, Fair	15.45	D	84.00
Composite Area & Weighted CN	19.02		84.82

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	863	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	8.93	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	527	0.00	0.00
Channel Slope (%) :	1.0	0.00	0.00
Cross Section Area (ft^2) :	0.18	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	0.09	0.00	0.00
Computed Flow Time (min) :	101.97	0.00	0.00

Total TOC (min) 135.36

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-5

Input Data

Area (ac) 5.50
Peak Rate Factor 323.00
Weighted Curve Number 87.16
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	0.62	D	87.00
Paved parking & roofs	1.11	-	98.00
50 - 75% grass cover, Fair	3.77	D	84.00
Composite Area & Weighted CN	5.50		87.16

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	265	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	2.74	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	818	0.00	0.00
Channel Slope (%) :	0.30	0.00	0.00
Cross Section Area (ft^2) :	0.56	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	3.17	0.00	0.00
Computed Flow Time (min) :	4.30	0.00	0.00

Total TOC (min) 31.50

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-1

Input Data

Area (ac) 4.29
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	4.29	D	79.00
Composite Area & Weighted CN	4.29		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	487	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	13.31	0.00	0.00

Total TOC (min) 14.62

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-2

Input Data

Area (ac) 2.63
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	2.63	D	79.00
Composite Area & Weighted CN	2.63		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	463	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	12.65	0.00	0.00

Total TOC (min) 13.96

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-3

Input Data

Area (ac) 3.09
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	3.09	D	79.00
Composite Area & Weighted CN	3.09		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	348	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	9.51	0.00	0.00

Total TOC (min) 10.82

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-4

Input Data

Area (ac) 10.60
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	10.60	D	79.00
Composite Area & Weighted CN	10.60		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.50	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	815	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	22.27	0.00	0.00

Total TOC (min) 23.58

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-5

Input Data

Area (ac) 10.05
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	10.05	D	79.00
Composite Area & Weighted CN	10.05		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	702	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	19.18	0.00	0.00

Total TOC (min) 20.49

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-6

Input Data

Area (ac) 7.05
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	7.05	D	79.00
Composite Area & Weighted CN	7.05		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	459	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	12.54	0.00	0.00

Total TOC (min) 13.86

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : PRE-DA-7

Input Data

Area (ac) 5.28
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	5.28	D	79.00
Composite Area & Weighted CN	5.28		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	848	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	23.17	0.00	0.00

Total TOC (min) 24.48

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

POST-DEVELOPMENT MODEL
CN AND TC CALCULATIONS

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

Subbasin Hydrology

Subbasin : OFFSITE-DA-1

Input Data

Area (ac) 3.95
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	3.95	D	79.00
Composite Area & Weighted CN	3.95		79.00

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	405	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	11.07	0.00	0.00

Total TOC (min) 12.38

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-2

Input Data

Area (ac) 7.05
Peak Rate Factor 323.00
Weighted Curve Number 79.43
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	4.00	D	79.00
> 75% grass cover, Good	3.05	D	80.00
Composite Area & Weighted CN	7.05		79.43

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.27	0.00	0.00
Computed Flow Time (min) :	1.31	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	663	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	18.11	0.00	0.00

Total TOC (min) 19.43

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-3

Input Data

Area (ac) 16.71
Peak Rate Factor 323.00
Weighted Curve Number 84.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
50 - 75% grass cover, Fair	16.71	D	84.00
Composite Area & Weighted CN	16.71		84.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1002	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	10.37	0.00	0.00

Total TOC (min) 34.83

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-4

Input Data

Area (ac) 19.02
Peak Rate Factor 323.00
Weighted Curve Number 84.82
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	2.30	D	87.00
50 - 75% grass cover, Fair	0.65	D	84.00
Paved parking & roofs	0.62	-	98.00
50 - 75% grass cover, Fair	15.45	D	84.00
Composite Area & Weighted CN	19.02		84.82

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	863	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	8.93	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	527	0.00	0.00
Channel Slope (%) :	1.0	0.00	0.00
Cross Section Area (ft^2) :	0.18	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	0.09	0.00	0.00
Computed Flow Time (min) :	101.97	0.00	0.00

Total TOC (min) 135.36

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : OFFSITE-DA-5

Input Data

Area (ac) 5.50
Peak Rate Factor 323.00
Weighted Curve Number 87.16
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	0.62	D	87.00
Paved parking & roofs	1.11	-	98.00
50 - 75% grass cover, Fair	3.77	D	84.00
Composite Area & Weighted CN	5.50		87.16

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	265	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	2.74	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	818	0.00	0.00
Channel Slope (%) :	0.30	0.00	0.00
Cross Section Area (ft²) :	0.56	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	3.17	0.00	0.00
Computed Flow Time (min) :	4.30	0.00	0.00

Total TOC (min) 31.50

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : POST-DA-1

Input Data

Area (ac) 7.83
Peak Rate Factor 323.00
Weighted Curve Number 92.69
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Paved parking & roofs	3.45	-	98.00
POND	2.07	-	98.00
> 75% grass cover, Good	2.31	D	80.00
Composite Area & Weighted CN	7.83		92.69

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	83	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.98	0.00	0.00
Computed Flow Time (min) :	0.70	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	447	0.00	0.00
Channel Slope (%) :	0.30	0.00	0.00
Cross Section Area (ft²) :	0.28	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	2.00	0.00	0.00
Computed Flow Time (min) :	3.73	0.00	0.00

Total TOC (min) 28.88

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : POST-DA-2

Input Data

Area (ac) 13.12
Peak Rate Factor 323.00
Weighted Curve Number 89.36
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Paved parking & roofs	3.77	-	98.00
POND	1.25	-	98.00
50 - 75% grass cover, Fair	8.10	D	84.00
Composite Area & Weighted CN	13.12		89.36

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	126	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	1.30	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	735	0.00	0.00
Channel Slope (%) :	0.30	0.00	0.00
Cross Section Area (ft^2) :	0.28	0.00	0.00
Wetted Perimeter (ft) :	156	0.00	0.00
Velocity (ft/sec) :	0.09	0.00	0.00
Computed Flow Time (min) :	132.12	0.00	0.00

Total TOC (min) 157.88

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : POST-DA-3

Input Data

Area (ac) 9.23
Peak Rate Factor 323.00
Weighted Curve Number 91.21
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Paved parking & roofs	5.75	-	98.00
> 75% grass cover, Good	3.48	D	80.00
Composite Area & Weighted CN	9.23		91.21

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.07	0.00	0.00
Computed Flow Time (min) :	24.45	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	30	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	1.61	0.00	0.00
Computed Flow Time (min) :	0.31	0.00	0.00

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	901	0.00	0.00
Channel Slope (%) :	0.30	0.00	0.00
Cross Section Area (ft^2) :	0.28	0.00	0.00
Wetted Perimeter (ft) :	1.56	0.00	0.00
Velocity (ft/sec) :	2.00	0.00	0.00
Computed Flow Time (min) :	7.52	0.00	0.00

Total TOC (min) 32.28

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : POST-DA-4

Input Data

Area (ac) 2.79
Peak Rate Factor 323.00
Weighted Curve Number 83.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	2.79	-	83.00
Composite Area & Weighted CN	2.79		83.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.0	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	1.08	0.00	0.00
Computed Flow Time (min) :	1.55	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	489	0.00	0.00
Slope (%) :	1.0	0.00	0.00
Surface Type :	Grassed waterway	Unpaved	Unpaved
Velocity (ft/sec) :	1.50	0.00	0.00
Computed Flow Time (min) :	5.43	0.00	0.00

Total TOC (min) 6.98

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

Subbasin : POST-DA-5

Input Data

Area (ac) 10.05
Peak Rate Factor 323.00
Weighted Curve Number 79.00
Rain Gage ID ..... Rain Gage-001

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods, Fair	10.05	D	79.00
Composite Area & Weighted CN	10.05		79.00

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.41	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.47	0.00	0.00
Velocity (ft/sec) :	0.08	0.00	0.00
Computed Flow Time (min) :	20.79	0.00	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	702	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Woodland	Unpaved	Unpaved
Velocity (ft/sec) :	0.61	0.00	0.00
Computed Flow Time (min) :	19.18	0.00	0.00

Total TOC (min) 39.97

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

STORMWATER MANAGEMENT REPOR

NOBLE VINE

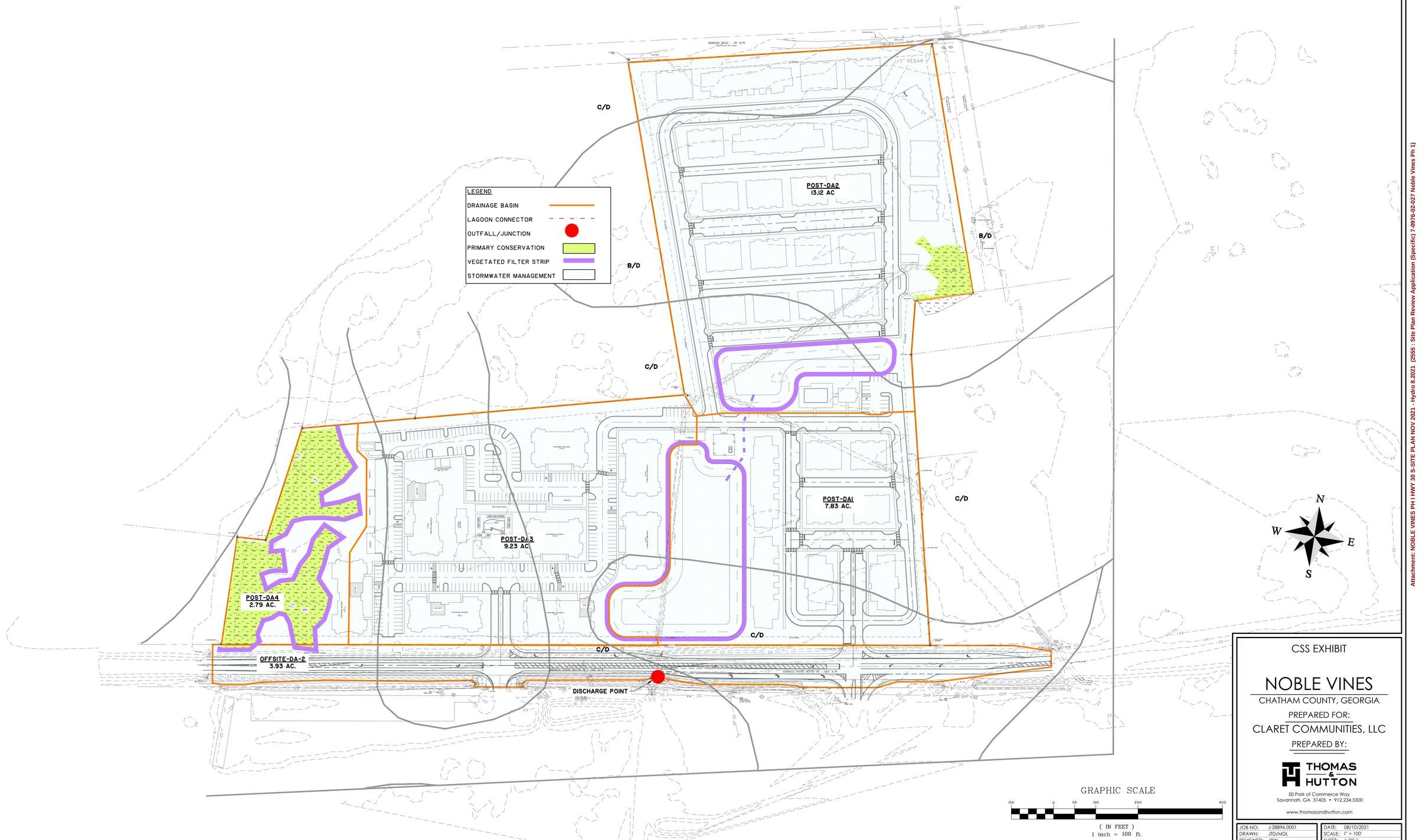
APPENDIX D

CSS EXHIBIT AND CALCULATION

J – 28896.000

THOMAS & HUTTON

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

CSS EXHIBIT

NOBLE VINES

CHATHAM COUNTY, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES, LLC

PREPARED BY:

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

JOB NO:	J-28896.0001
DRAWN:	JTD/MDL
REVIEWED:	JRW
DATE:	08/10/2021
SCALE:	1" = 100'
SHEET:	1 OF 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

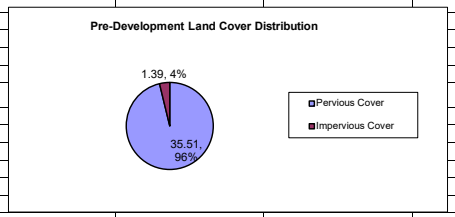
Site Name:

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

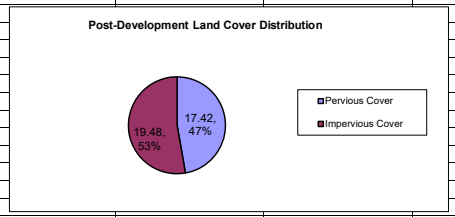
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	35.51	35.51
Impervious Cover	0.00	0.00	0.00	1.39	1.39
				Total	36.90

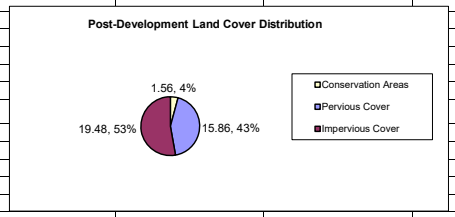


Post-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	17.42	17.42
Impervious Cover	0.00	0.00	0.00	19.48	19.48
				Total	36.90



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	53%
Post-Development Site Runoff Coefficient, Rv	0.53
Target Runoff Reduction Volume, RRv (acre-feet)	1.94
Target Runoff Reduction Volume, RRv (cubic feet)	84,406

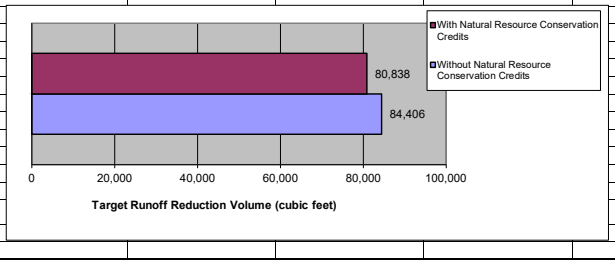


Step 2: Apply Better Site Planning Techniques

Natural Resource Conservation Credits	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Primary Conservation Areas (acres)	0.0	0.0	0.0	1.6	1.6
Secondary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Total (acres)					1.56

Target Runoff Reduction Volume with Natural Resource Conservation Credits, RRv

Target Runoff Reduction Volume, RRv (acre-feet)	1.86
Target Runoff Reduction Volume, RRv (cubic feet)	80,838



Step 3: Apply Better Site Design Techniques

Reduced Clearing and Grading Credits

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Step 3: Apply Better Site Design Techniques

Reduced Clearing and Grading Credits

	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Undisturbed Pervious Cover (Acres)	0.0	0.0	0.0	0.4	0.44

Revised Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	1.56	1.56
Undisturbed Pervious Cover	0.00	0.00	0.00	0.44	0.44
Disturbed Pervious Cover	0.00	0.00	0.00	15.42	15.42
Impervious Cover	0.00	0.00	0.00	19.48	19.48
				Total	36.90

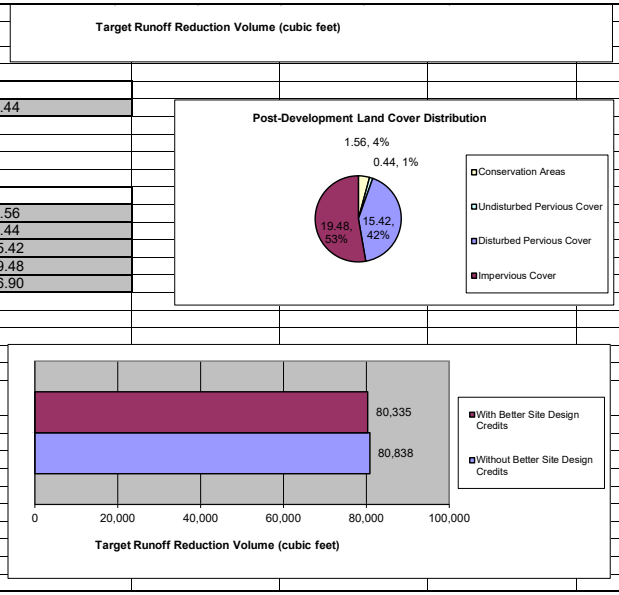
Restoration of Disturbed Pervious Surfaces

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

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

Target Runoff Reduction Volume, RRv (acre-feet)	1.84
Target Runoff Reduction Volume, RRv (cubic feet)	80,335

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



Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet
Revised July 2014

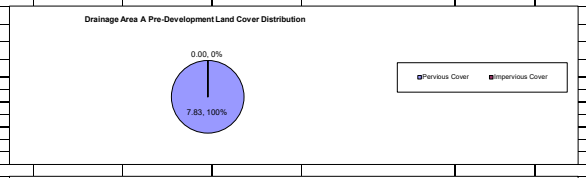
Drainage Area A

POST-DA1

Drainage Area Information

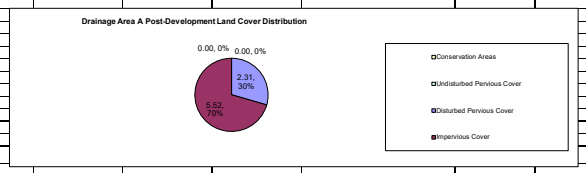
Drainage Area A Pre-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	7.83	7.83
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	7.83



Drainage Area A Post-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	2.31	2.31
Impervious Cover	0.00	0.00	0.00	5.52	5.52
				Total	7.83



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

"Receiving" Low Impact Development Practices

Vegetated Filter Strip, C/D Soils 1	7.83	5.52	23346.0	30% of volume received by the practice	0.0	23346.0	0.0	23346.0	N/A	N/A	7003.8	16342.2	7003.8	16342.2	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Treatment Only Practices

Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	16342.2	16342.2	16342.2	16342.2	Volume in Wet Pool and Extended Detention	700695.0	0.0	16342.2	16342.2	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**7.83**	**5.52**									**7003.8**		**23346.0**		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

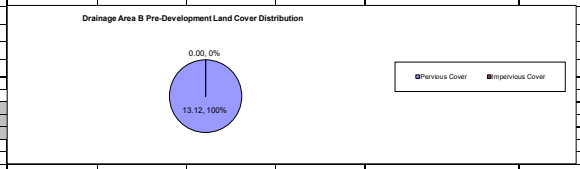
Drainage Area B

POST-DA2

Drainage Area Information

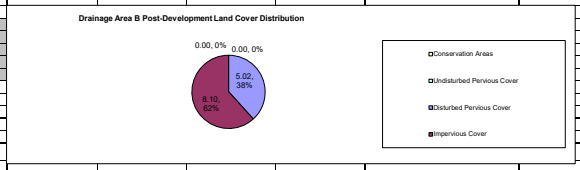
Drainage Area B Pre-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	13.12	13.12
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	13.12



Drainage Area B Post-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	5.02	5.02
Impervious Cover	0.00	0.00	0.00	8.10	8.10
				Total	13.12



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

"Receiving" Low Impact Development Practices

Vegetated Filter Strip, C/D Soils 1	13.10	8.10	34608.4	30% of volume received by the practice	0.0	34608.4	0.0	34608.4	N/A	N/A	10382.5	24225.9	10382.5	24225.9	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Treatment Only Practices

Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	24225.9	24225.9	24225.9	24225.9	Volume in Wet Pool and Extended Detention	700695.0	0.0	24225.9	24225.9	0.0	Stormwater Pond, Wetland, or Wet Swale 2
Stormwater Pond, Wetland, or Wet Swale 2	0.00	0.00	0.0	None	24225.9	24225.9	0.0	0.0	Volume in Wet Pool and Extended Detention	240524.0	0.0	24225.9	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**13.10**	**8.10**									**10382.5**		**34608.4**		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

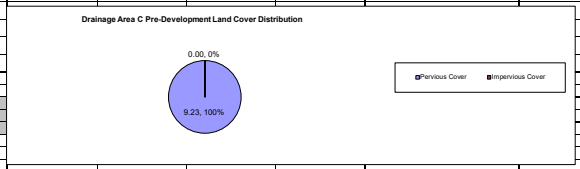
Drainage Area C

POST-DA3

Drainage Area Information

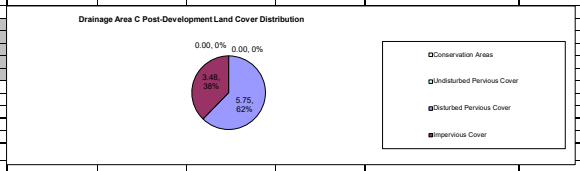
Drainage Area C Pre-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	9.23	9.23
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	9.23



Drainage Area C Post-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	5.75	5.75
Impervious Cover	0.00	0.00	0.00	3.48	3.48
				Total	9.23



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

"Receiving" Low Impact Development Practices

Vegetated Filter Strip, C/D Soils 1	9.23	3.48	15653.3	30% of volume received by the practice	0.0	15653.3	0.0	15653.3	N/A	N/A	4696.0	10957.3	4696.0	10957.3	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Treatment Only Practices

Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	10957.3	10957.3	10957.3	10957.3	Volume in Wet Pool and Extended Detention	700695.0	0.0	10957.3	10957.3	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**9.23**	**3.48**									**4696.0**		**15653.3**		

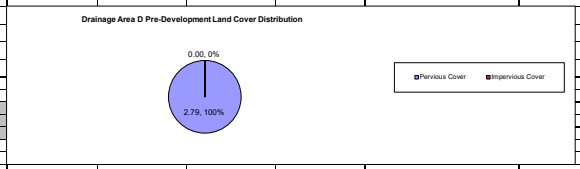
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet
Revised July 2014

Drainage Area D

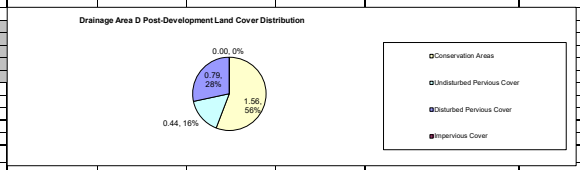
POST-DA4

Drainage Area Information



Drainage Area D Pre-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	2.79	2.79
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	2.79



Drainage Area D Post-Development Land Cover (acres

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	1.56	1.56
Undisturbed Pervious Cover	0.00	0.00	0.00	0.44	0.44
Disturbed Pervious Cover	0.00	0.00	0.00	0.79	0.79
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	2.79

Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

"Receiving" Low Impact Development Practices

Vegetated Filter Strip, C/D Soils 1	2.79	0.00	607.7	30% of volume received by the practice	0.0	607.7	0.0	607.7	N/A	N/A	182.3	425.4	182.3	425.4	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Treatment Only Practices

Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	0.0	0.0	0.0	0.0	Volume in Wet Pool and Extended Detention	11824.0	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**2.79**	**0.00**									**182.3**		**182.3**		

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet
Revised July 2014

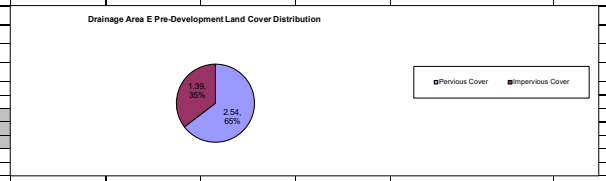
Drainage Area E

Drainage Area Information

THE PORTION OF OFFSITE-DA-2 WITHIN PROJECT'S LIMITS OF DISTURBANCE

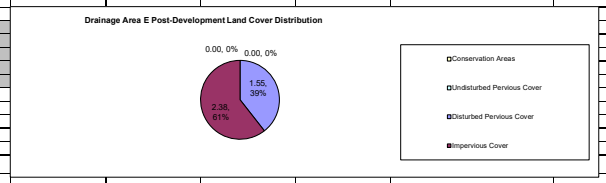
Drainage Area E Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	2.54	2.54
Impervious Cover	0.00	0.00	0.00	1.39	1.39
				Total	3.93



Drainage Area E Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	1.55	1.55
Impervious Cover	0.00	0.00	0.00	2.38	2.38
				Total	3.93



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Grass Channel, C/D Soils 1	3.93	2.38	10186.5	12.5% of volume received by the practice	0.0	10186.5	0.0	10186.5	N/A	N/A	1273.3	8913.2	1273.3	8913.2	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	0.0	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Totals	**3.93**	**2.38**									**1273.3**		**1273.3**		

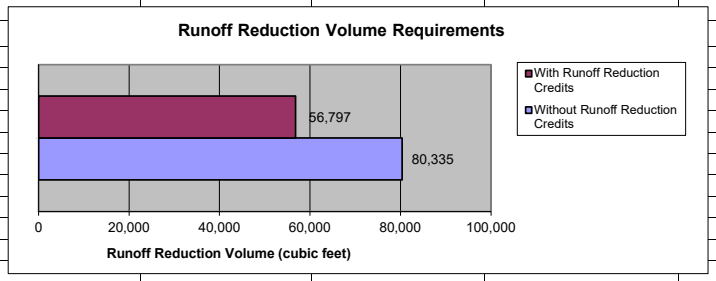
Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

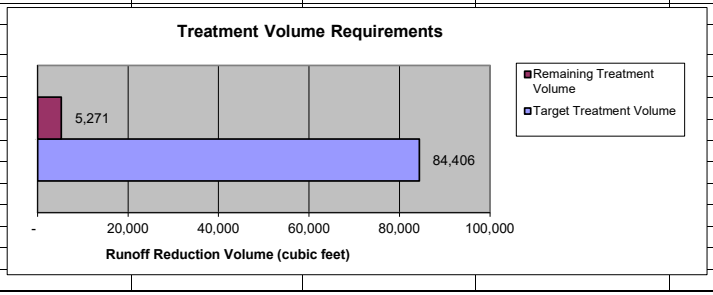
Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	84,406
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	27,610
Percentage of Target Runoff Reduction Volume Achieved	33%
Runoff Reduction Volume Achieved (in)	0.39
Runoff Reduction Volume Remaining (cubic feet)	56,797



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

Treatment Volume Achieved (cubic feet)	79,135
Treatment Volume Remaining (cubic feet)	5,271



Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

STORMWATER MANAGEMENT REPOR

NOBLE VINE

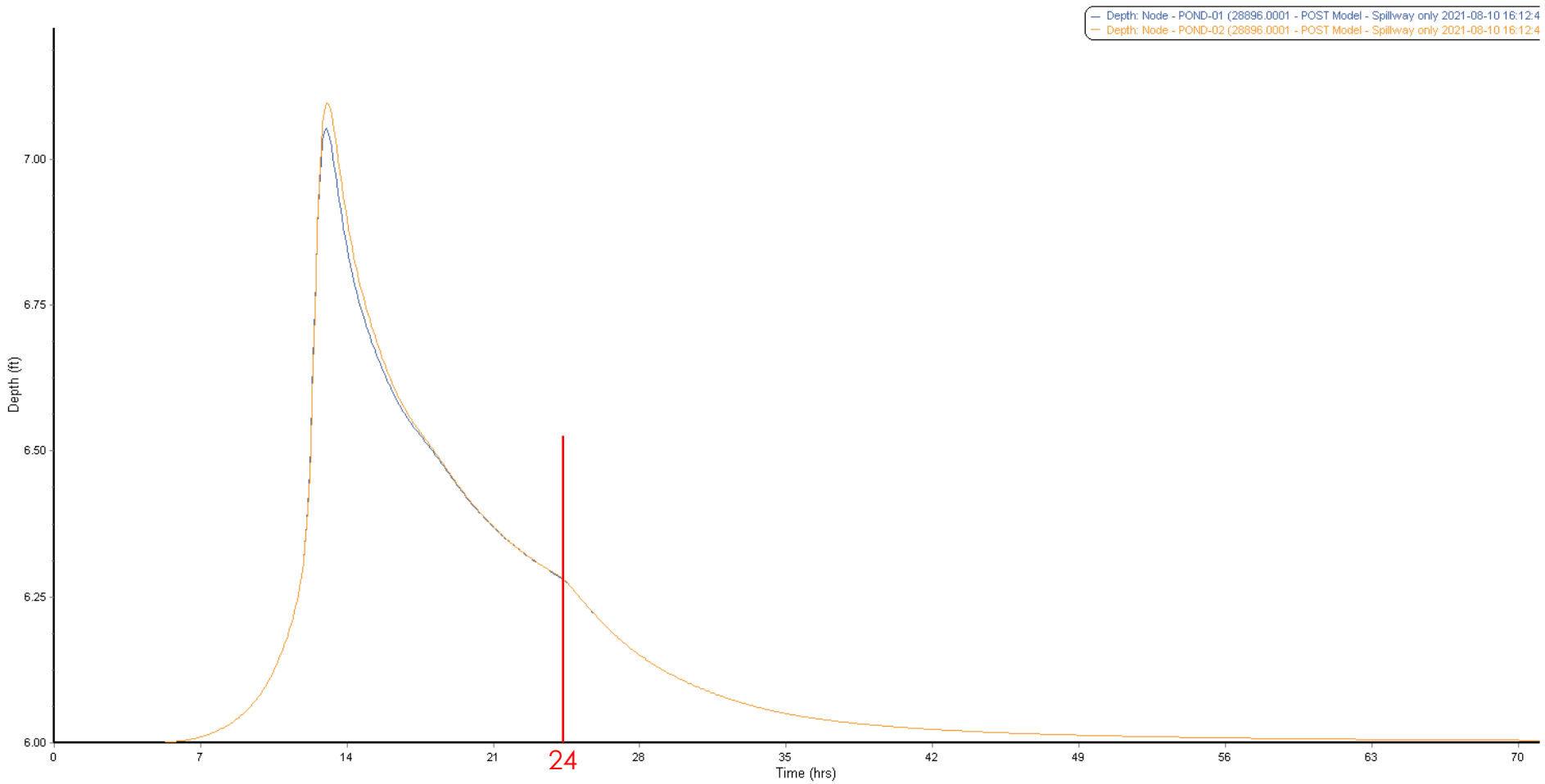
APPENDIX I

EXTENDED DETENTIO

J – 28896.000

THOMAS & HUTTON

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027



Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

STORMWATER MANAGEMENT REPOR

NOBLE VINE

APPENDIX I

PIPE SIZING CALCULATION

J – 24526.000

THOMAS & HUTTON

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

NOBLE VINES **JOB# 28896**
CULVERT PIPE SIZING CALCULATIONS **DATE: 8/10/2021**
PREPARED BY: THOMAS & HUTTON **DESIGNED BY: MDL/JTD**

PIPE SIZING METHODOLOGY

The following calculations determine the total design flow for each proposed culvert pipe proposed along GA Hwy 30. The flowrate was determined using the rational method. The flow is a function of the rainfall intensity (inches/hr), runoff coefficient, and drainage basin area. The design flow in cubic feet per second can then be used to calculate the pipe size needed to accommodate the flow using Manning's equation. There are a total of two culvert pipes. The culvert pipe located toward the western side of the site along Hwy 30 will be referred to as the *Western Culvert*. The culvert pipe located toward the eastern side of the site along Hwy 30 will be referred to as the *Eastern Culvert*. Please note that that 25-yr rainfall intensity is used in the calculations below.

Please see "Pipe Sizing Exhibit" of Appendix F for delineation of areas draining to the culvert pipes.

FLOWRATE CALCULATIONS

Q = CiA

Western Culvert - Corresponding Flow Rate Calculation

C = Runoff Coefficient	=	0.55
i = rainfall intensity in inch/hour	=	8.45
A = Drainage basin area in acres	=	1.04
Q = Flowrate in cubic feet/second	=	4.83

Eastern Culvert - Corresponding Flow Rate Calculation

C = Runoff Coefficient	=	0.5
i = rainfall intensity in inch/hour	=	8.45
A = Drainage basin area in acres	=	1.27
Q = Flowrate in cubic feet/second	=	5.37

MANNING'S EQUATION

$Q/A = (1.49/n) \times R_h^{2/3} \times S^{1/2}$

Q = Flowrate in cubic feet per second
A = Area of pipe in square feet
n = Manning's roughness coefficient based on pipe material
R_h = Hydraulic radius
S = Pipe slope (ft/ft)

FLOWRATE AND MANNING'S CALCULATIONS

BASIN	Basin Q (cfs)	Manning's n	Diameter (in.)	Pipe Area (ft^2)	# 24 in. Pipes	# 30 in. Pipes	# 36 in. Pipes
Western Culvert	4.83	0.013	16.8	1.5	0.5	0.3	0.2
Eastern Culvert	5.37	0.013	17.5	1.7	0.5	0.3	0.2

Conclusion: A 24 in. pipe will suffice for each culvert.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

Z:\JOBS\28896.0001\ENGINEERING\CALCULATIONS AND REPORTS\SITE\HYDRO\28896.0001 CULVERT PIPE AREAS FOR SITE PLAN.dwg, Aug 19, 2021 - 1:47 PM

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

N/F
ROSETTA FOREMAN GRAHAM
PIN: 7-0976-02-046

N/F
KEVIN & TIFFANY GRAHAM
PIN: 7-0976-02-045

N/F
SAM L WINEDOE
PIN: 7-0976-02-038

N/F
ELNORA SWEET & WILL STEELE
PIN: 7-09768-01-003

N/F
SHIRLEY PRICE
PIN: 7-09768-01-014

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

POOL

AMENITY

TOWNHOME 8
3 UNITS

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

WESTERN CULVERT AREA
1.04 AC.
Rc = 0.55

EASTERN CULVERT AREA
1.27 AC.
Rc = 0.50

24" RCP

24" RCP

GEORGIA STATE ROUTE 30 - 100' R/W

GA STATE ROUTE 30 - 100' R/W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CULVERT PIPE SIZING

NOBLE VINES

PORT WENTWORTH, GA

PREPARED FOR:

CLARET COMMUNITIES, LLC

PREPARED BY:

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

JOB NO:	J-28896.0001
DRAWN:	MDL
REVIEWED:	JRW

DATE:	08/10/2021
SCALE:	1" = 60'
SHEET:	1 OF 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

HEC-22

Energy Grade Line Computations

Struct. ID	Q (cfs)	EGLo (ft)	HGLo (ft)	Total Pipe Loss (ft)	EGLi (ft)	HGLi (ft)	Ea (ft)	EGLa (ft)	Surface Elev. (ft)
12		19.60	19.60						14.30
10	7.4	19.69	19.60	0.15	19.84	19.75	5.8	19.88	21.08
9	1.7	19.89	19.87	0.03	19.92	19.90	5.5	19.92	20.50
11	1.3	19.89	19.88	0.01	19.89	19.89	4.4	19.90	20.50
4	4.8	19.93	19.81	0.15	20.08	19.97	5.5	20.12	20.48
15	3.8	20.14	20.07	0.11	20.25	20.18	5.5	20.29	21.05
3	2.1	20.30	20.28	0.03	20.33	20.31	5.3	20.33	20.50
14	1.3	20.34	20.33	0.01	20.34	20.34	5.1	20.35	21.26
13	0.7	20.35	20.35		20.36	20.35	4.9	20.36	20.50
17	0.6	20.35	20.35		20.35	20.35	4.9	20.35	20.50
8	1.8	20.30	20.28	0.02	20.32	20.30	5.0	20.33	20.38
7	0.9	20.33	20.32		20.33	20.33	5.0	20.33	20.38
34		19.95	19.95						14.30
33	8.0	19.99	19.95	0.02	20.01	19.97	5.8	20.02	20.50
32	7.0	20.05	19.97	0.13	20.18	20.10	5.6	20.19	20.50
31	5.1	20.21	20.17	0.07	20.28	20.24	5.2	20.29	20.50
30	3.1	20.31	20.26	0.12	20.43	20.38	5.0	20.45	20.50
43	1.3	20.45	20.45	0.02	20.48	20.47	4.6	20.48	20.90
39		19.95	19.95						14.30
38	10.4	19.98	19.95	0.02	20.00	19.97	6.4	20.03	20.50
37	9.8	20.04	20.01	0.04	20.07	20.04	6.0	20.08	20.50
63	9.3	20.10	20.05	0.04	20.14	20.08	5.8	20.16	21.25
36	8.1	20.17	20.13	0.03	20.20	20.16	5.7	20.21	20.50
59	7.6	20.22	20.18	0.02	20.24	20.21	5.5	20.26	21.35
35	6.0	20.28	20.22	0.05	20.33	20.27	5.4	20.34	20.50
46	5.4	20.36	20.31	0.04	20.40	20.35	5.3	20.42	21.47
45	3.9	20.45	20.37	0.09	20.54	20.47	5.1	20.57	20.93
67	3.0	20.58	20.54	0.04	20.63	20.58	5.0	20.66	21.40
44	2.1	20.67	20.64	0.04	20.71	20.69	4.8	20.71	20.93
75	1.0	20.66	20.65	0.01	20.67	20.66	3.9	20.67	22.13
74	1.1	20.67	20.67	0.01	20.68	20.68	3.7	20.68	22.03
47	1.7	20.42	20.41	0.03	20.46	20.44	5.0	20.46	20.50
58	1.8	20.26	20.25	0.03	20.30	20.28	4.8	20.30	20.50
62	1.5	20.16	20.15	0.02	20.18	20.17	4.7	20.18	20.50
51		19.95	19.95						14.30
50	13.7	20.01	19.95	0.05	20.06	20.00	5.8	20.07	20.50
61	12.9	20.10	20.04	0.03	20.13	20.07	5.6	20.14	21.27
49	11.6	20.18	20.09	0.05	20.23	20.14	5.5	20.25	20.73
57	10.8	20.28	20.20	0.05	20.32	20.25	5.4	20.35	21.27
48	9.5	20.37	20.31	0.04	20.41	20.35	5.3	20.42	20.73
41	7.6	20.46	20.37	0.18	20.64	20.55	5.1	20.70	20.74
66	5.4	20.72	20.67	0.06	20.77	20.73	4.9	20.79	20.93
40	2.2	20.80	20.78	0.07	20.87	20.85	4.5	20.88	20.93
77	1.9	20.80	20.78	0.01	20.81	20.79	4.3	20.81	21.96
76	1.9	20.82	20.80	0.03	20.85	20.83	4.1	20.86	21.81
78	0.7	20.86	20.86		20.87	20.86	3.3	20.87	22.60
79	0.6	20.86	20.86		20.87	20.86	3.7	20.87	22.20
85	0.9	20.70	20.70		20.70	20.70	4.6	20.71	22.13
84	0.9	20.71	20.70	0.01	20.71	20.71	4.4	20.72	21.96
83	0.4	20.72	20.72		20.72	20.72	4.1	20.72	21.67
82	1.0	20.43	20.42		20.43	20.42	4.4	20.43	21.96
81	1.0	20.43	20.43	0.01	20.44	20.44	4.1	20.45	21.66
80	0.4	20.45	20.45		20.45	20.45	3.8	20.45	21.65
56	1.5	20.35	20.34	0.02	20.37	20.36	4.9	20.37	20.50
60	1.5	20.15	20.13	0.02	20.16	20.15	4.7	20.17	20.50
53		19.95	19.95						14.30

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

HEC-22

Energy Grade Line Computations

Struct. ID	*Q* (cfs)	*EGLo* (ft)	*HGLo* (ft)	Total Pipe Loss (ft)	*EGLi* (ft)	*HGLi* (ft)	*Ea* (ft)	*EGLa* (ft)	Surface Elev. (ft)
52	1.3	19.96	19.95	0.01	19.97	19.96	4.5	19.97	20.50
55		19.95	19.95						14.30
54	1.2	19.96	19.95	0.01	19.96	19.96	4.5	19.97	20.50
68		19.95	19.95						14.30
26	6.8	20.02	19.95	0.06	20.09	20.01	5.6	20.13	21.10
25	3.9	20.16	20.08	0.10	20.26	20.18	5.4	20.27	20.50
24	2.7	20.29	20.25	0.07	20.36	20.32	5.2	20.37	20.50
23	0.8	20.37	20.37		20.38	20.38	5.0	20.38	21.06
22	0.8	20.38	20.38		20.38	20.38	4.8	20.39	20.55
72	1.0	20.38	20.37		20.38	20.38	5.1	20.38	20.50
73	0.5	20.38	20.38		20.38	20.38	4.9	20.38	20.50
21	3.4	20.15	20.09	0.07	20.22	20.16	5.5	20.23	20.50
20	2.2	20.24	20.22	0.03	20.27	20.25	5.3	20.29	21.10
19	2.2	20.30	20.28	0.03	20.34	20.31	5.1	20.34	20.51
18	1.1	20.34	20.34	0.01	20.36	20.35	4.8	20.36	20.55
92		19.95	19.95						14.30
91	0.8	19.95	19.95		19.96	19.95	4.9	19.96	21.24
90	0.8	19.96	19.96	0.01	19.97	19.97	4.4	19.97	20.39
89	0.6	19.97	19.97	0.01	19.98	19.98	3.9	19.98	20.50
88	0.5	19.98	19.98		19.98	19.98	3.3	19.98	20.00
87	0.3	19.98	19.98		19.98	19.98	3.1	19.98	20.75
86	0.3	19.98	19.98		19.99	19.99	2.9	19.99	20.73

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

HEC-22
Storm Drain Computations

Structure ID		Length (ft)	Drainage Area (ac)	Runoff Coeff "C"	Tc (min)	Rain "I" (in/hr)	Runoff "Q" (cfs)	Known Q (cfs)	Total Q (cfs)	Pipe Dia. (in)	Velocity Design (ft/s)	Invert Elevation		Slope
From	To											U/S	D/S	
10	12	142			21	5.96	7.4		7.4	24	6.7	14.10	12.50	1.12%
9	10	113	0.41	0.60	13	6.92	1.7		1.7	18	2.8	14.44	14.10	0.30%
11	10	57	0.31	0.60	13	6.92	1.3		1.3	18	2.6	15.50	15.33	0.30%
4	10	74	0.30	0.55	21	6.00	4.8		4.8	18	3.6	14.60	14.37	0.30%
15	4	82			20	6.04	3.8		3.8	18	3.5	14.84	14.60	0.30%
3	15	69	0.24	0.55	16	6.48	2.1		2.1	18	3.0	15.05	14.84	0.30%
14	3	56			16	6.51	1.3		1.3	18	2.6	15.22	15.05	0.30%
13	14	95	0.22	0.50	15	6.58	0.7		0.7	18	2.2	15.50	15.22	0.30%
17	14	75	0.15	0.55	8	7.76	0.6		0.6	18	2.3	15.50	15.22	0.37%
8	15	69	0.27	0.55	20	6.08	1.8		1.8	18	2.9	15.34	15.14	0.30%
7	8	12	0.28	0.55	20	6.08	0.9		0.9	18	2.4	15.38	15.34	0.30%
33	34	52	0.30	0.60	18	6.31	8.0		8.0	30	9.9	14.24	12.50	3.31%
32	33	135	0.45	0.65	17	6.36	7.0		7.0	24	4.1	14.64	14.24	0.30%
31	32	135	0.48	0.65	17	6.42	5.1		5.1	24	3.8	15.05	14.64	0.30%
30	31	135	0.44	0.65	16	6.49	3.1		3.1	18	3.3	15.45	15.05	0.30%
43	30	150	0.38	0.50	15	6.58	1.3		1.3	18	2.6	15.90	15.45	0.30%
38	39	62	0.18	0.70	24	5.71	10.4		10.4	36	8.5	13.63	12.50	1.83%
37	38	164	0.18	0.50	23	5.77	9.8		9.8	36	4.4	14.12	13.63	0.30%
63	37	68			23	5.79	9.3		9.3	30	4.4	14.33	14.12	0.30%
36	63	68	0.18	0.50	23	5.82	8.1		8.1	30	4.2	14.53	14.33	0.30%
59	36	68			22	5.85	7.6		7.6	30	4.1	14.73	14.53	0.30%
35	59	68	0.22	0.50	22	5.88	6.0		6.0	24	3.9	14.94	14.73	0.30%
46	35	68			22	5.91	5.4		5.4	24	3.8	15.14	14.94	0.30%
45	46	68	0.26	0.60	21	5.94	3.9		3.9	18	3.5	15.46	15.25	0.30%
67	45	56			21	5.97	3.0		3.0	18	3.3	15.63	15.46	0.30%
44	67	102	0.49	0.65	15	6.58	2.1		2.1	18	3.0	15.93	15.63	0.30%
75	67	77			21	6.02	1.0		1.0	18	2.5	16.73	16.51	0.30%
74	75	98	0.34	0.50	20	6.08	1.1		1.1	18	2.5	17.03	16.73	0.30%
47	46	122	0.43	0.60	15	6.58	1.7		1.7	18	2.8	15.50	15.14	0.30%
58	59	107	0.45	0.60	15	6.58	1.8		1.8	18	2.9	15.50	15.17	0.30%
62	63	94	0.37	0.60	15	6.58	1.5		1.5	18	2.7	15.50	15.22	0.30%
50	51	113	0.24	0.60	24	5.69	13.7		13.7	36	8.8	14.31	12.50	1.61%
61	50	82			24	5.72	12.9		12.9	36	4.7	14.56	14.31	0.30%
49	61	68	0.26	0.60	23	5.75	11.6		11.6	30	4.6	14.76	14.56	0.30%
57	49	68			23	5.77	10.8		10.8	30	4.5	14.96	14.76	0.30%
48	57	68	0.37	0.50	23	5.80	9.5		9.5	30	4.4	15.17	14.96	0.30%
41	48	158	0.48	0.50	22	5.86	7.6		7.6	24	4.1	15.64	15.17	0.30%
66	41	97	0.41	0.65	22	5.90	5.4		5.4	24	3.8	15.93	15.64	0.30%
40	66	167	0.51	0.65	15	6.58	2.2		2.2	18	2.9	16.39	15.93	0.28%
77	66	25			22	5.92	1.9		1.9	18	2.9	16.49	16.41	0.30%
76	77	97	0.18	0.55	21	5.97	1.9		1.9	18	2.9	16.78	16.49	0.30%
78	76	105	0.23	0.50	20	6.08	0.7		0.7	18	2.2	17.60	17.29	0.30%
79	76	140	0.27	0.35	20	6.08	0.6		0.6	18	2.1	17.20	16.78	0.30%
85	41	55			22	5.92	0.9		0.9	18	2.4	16.07	15.89	0.33%
84	85	99	0.18	0.50	21	6.00	0.9		0.9	18	2.3	16.35	16.07	0.28%
83	84	108	0.14	0.40	20	6.08	0.4		0.4	18	1.8	16.67	16.35	0.30%
82	48	30			16	6.51	1.0		1.0	18	2.4	16.01	15.92	0.30%
81	82	112	0.18	0.50	15	6.58	1.0		1.0	18	2.5	16.35	16.01	0.30%
80	81	100	0.12	0.50	12	7.09	0.4		0.4	18	1.9	16.65	16.35	0.30%
56	57	97	0.44	0.50	15	6.58	1.5		1.5	18	2.7	15.50	15.21	0.30%
60	61	89	0.38	0.60	15	6.58	1.5		1.5	18	2.7	15.50	15.23	0.30%
52	53	53	0.27	0.65	11	7.26	1.3		1.3	18	7.4	15.50	12.50	5.70%
54	55	53	0.28	0.60	11	7.26	1.2		1.2	18	7.3	15.50	12.50	5.72%
26	68	71			15	6.59	6.8		6.8	24	9.2	14.55	12.50	2.89%

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

HEC-22

Storm Drain Computations

Structure ID		Length (ft)	Drainage Area (ac)	Runoff Coeff "C"	Tc (min)	Rain "I" (in/hr)	Runoff "Q" (cfs)	Known Q (cfs)	Total Q (cfs)	Pipe Dia. (in)	Velocity Design (ft/s)	Invert Elevation		Slope
From	To											U/S	D/S	
25	26	73	0.30	0.55	10	7.50	3.9		3.9	18	3.5	14.83	14.62	0.30%
24	25	105	0.23	0.55	9	7.59	2.7		2.7	18	3.2	15.15	14.83	0.30%
23	24	71			8	7.68	0.8		0.8	18	2.2	15.37	15.15	0.30%
22	23	61	0.18	0.55	8	7.76	0.8		0.8	18	2.3	15.55	15.37	0.30%
72	24	52	0.12	0.55	8	7.68	1.0		1.0	18	2.5	15.32	15.15	0.33%
73	72	60	0.12	0.55	8	7.76	0.5		0.5	18	2.0	15.50	15.32	0.30%
21	26	67	0.30	0.60	15	6.65	3.4		3.4	18	3.4	14.75	14.55	0.30%
20	21	75			14	6.72	2.2		2.2	18	3.0	14.97	14.75	0.30%
19	20	74	0.30	0.55	14	6.79	2.2		2.2	18	3.0	15.20	14.97	0.30%
18	19	118	0.29	0.55	13	6.92	1.1		1.1	18	2.5	15.55	15.20	0.30%
91	92	65			25	5.54	0.8		0.8	18	5.6	15.04	12.50	3.93%
90	91	191	0.10	0.30	24	5.68	0.8		0.8	18	2.3	15.61	15.04	0.30%
89	90	159	0.07	0.30	23	5.80	0.6		0.6	18	2.1	16.09	15.61	0.30%
88	89	184	0.11	0.30	21	5.95	0.5		0.5	18	2.0	16.64	16.09	0.30%
87	88	78			21	6.02	0.3		0.3	18	1.7	16.88	16.64	0.30%
86	87	81	0.17	0.30	20	6.08	0.3		0.3	18	1.8	17.12	16.88	0.30%

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027

HEC-22

Inlet Capacity Results

Structure	Q=CIA/Kc (cfs)	Known Q (cfs)	Longitudinal Slope SL (ft/ft)	Cross Slope *Sx* (ft/ft)	Cross Slope *Sw* (ft/ft)	Prev. Bypass Flow (cfs)	Total Gutter Flow (cfs)	Depth *d* (ft)	Gutter Width (ft)	Spread *T* (ft)	Inlet Type	Grate Length (in)	Grate Width (in)	Curb Opening Length (in)	Curb Opening Height (in)	Intercept Flow Q*i* (cfs)	Bypass Flow Q*b* (cfs)	Bypass Structure	Remark
3	1.0		-1.00	0.02			1.0	0.1		7.1	Grate inlet	23.8	23.8			1.0			
4	1.2		-1.00	0.02			1.2	0.2		8.2	Grate inlet	23.8	23.8			1.2			
7	0.9		-1.00	0.02			0.9	0.2		10.0	Combination	20.0	10.9	20.0	4.2	0.9			
8	0.9		-1.00	0.02			0.9	0.2		9.8	Combination	20.0	10.9	20.0	4.2	0.9			
9	1.7		-1.00	0.02			1.7	0.2		10.4	Grate inlet	23.8	23.8			1.7			
11	1.3		-1.00	0.02			1.3	0.2		8.7	Grate inlet	23.8	23.8			1.3			
13	0.7		-1.00	0.02			0.7	0.1		6.0	Grate inlet	23.8	23.8			0.7			
17	0.6		-1.00	0.02			0.6	0.1		5.4	Grate inlet	23.8	23.8			0.6			
30	1.9		-1.00	0.02			1.9	0.2		11.3	Grate inlet	23.8	23.8			1.9			
31	2.1		-1.00	0.02			2.1	0.2		11.9	Grate inlet	23.8	23.8			2.1			
32	1.9		-1.00	0.02			1.9	0.2		11.4	Grate inlet	23.8	23.8			1.9			
33	1.3		-1.00	0.02			1.3	0.2		8.8	Grate inlet	23.8	23.8			1.3			
43	1.3		-1.00	0.02			1.3	0.2		8.6	Grate inlet	23.8	23.8			1.3			
35	0.8		-1.00	0.02			0.8	0.1		6.3	Grate inlet	23.8	23.8			0.8			
36	0.6		-1.00	0.02			0.6	0.1		5.4	Grate inlet	23.8	23.8			0.6			
37	0.6		-1.00	0.02			0.6	0.1		5.4	Grate inlet	23.8	23.8			0.6			
38	1.0		-1.00	0.02			1.0	0.2		7.3	Grate inlet	23.8	23.8			1.0			
44	2.1		-1.00	0.02			2.1	0.2		12.1	Grate inlet	23.8	23.8			2.1			
45	1.0		-1.00	0.02			1.0	0.2		7.4	Grate inlet	23.8	23.8			1.0			
47	1.7		-1.00	0.02			1.7	0.2		10.6	Grate inlet	23.8	23.8			1.7			
58	1.8		-1.00	0.02			1.8	0.2		10.8	Grate inlet	23.8	23.8			1.8			
62	1.5		-1.00	0.02			1.5	0.2		9.6	Grate inlet	23.8	23.8			1.5			
74	1.1		-1.00	0.02			1.1	0.2		7.8	Grate inlet	24.0	24.0			1.1			
40	2.2		-1.00	0.02			2.2	0.3		12.4	Grate inlet	23.8	23.8			2.2			
41	1.5		-1.00	0.02			1.5	0.2		9.6	Grate inlet	23.8	23.8			1.5			
48	1.3		-1.00	0.02			1.3	0.2		8.8	Grate inlet	23.8	23.8			1.3			
49	1.0		-1.00	0.02			1.0	0.2		7.4	Grate inlet	23.8	23.8			1.0			
50	1.1		-1.00	0.02			1.1	0.2		7.7	Grate inlet	23.8	23.8			1.1			
56	1.5		-1.00	0.02			1.5	0.2		9.4	Grate inlet	23.8	23.8			1.5			
60	1.5		-1.00	0.02			1.5	0.2		9.7	Grate inlet	23.8	23.8			1.5			
66	1.9		-1.00	0.02			1.9	0.2		11.1	Grate inlet	23.8	23.8			1.9			
76	0.7		-1.00	0.02			0.7	0.1		3.8	Grate inlet	24.0	24.0			0.7			
78	0.7		-1.00	0.02			0.7	0.1		4.4	Grate inlet	24.0	24.0			0.7			
79	0.6		-1.00	0.02			0.6	0.1		2.8	Grate inlet	24.0	24.0			0.6			
80	0.4		-1.00	0.02			0.4	0.0		1.2	Grate inlet	24.0	24.0			0.4			
81	0.6		-1.00	0.02			0.6	0.1		3.1	Grate inlet	24.0	24.0			0.6			

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

HEC-22

Inlet Capacity Results

Structure	Q=CIA/Kc (cfs)	Known Q (cfs)	Longitudinal Slope SL (ft/ft)	Cross Slope *Sx* (ft/ft)	Cross Slope *Sw* (ft/ft)	Prev. Bypass Flow (cfs)	Total Gutter Flow (cfs)	Depth *d* (ft)	Gutter Width (ft)	Spread *T* (ft)	Inlet Type	Grate Length (in)	Grate Width (in)	Curb Opening Length (in)	Curb Opening Height (in)	Intercept Flow Q*i* (cfs)	Bypass Flow Q*b* (cfs)	Bypass Structure	Remark
83	0.4		-1.00	0.02			0.4				Grate inlet	24.0	24.0			0.4			
84	0.6		-1.00	0.02			0.6	0.1		2.8	Grate inlet	24.0	24.0			0.6			
52	1.3		-1.00	0.02			1.3	0.2		8.6	Grate inlet	23.8	23.8			1.3			
54	1.2		-1.00	0.02			1.2	0.2	0.0	8.4	Grate inlet	23.8	23.8			1.2			
18	1.1		-1.00	0.02			1.1	0.2		7.8	Grate inlet	23.8	23.8			1.1			
19	1.2		-1.00	0.02			1.2	0.2		8.1	Grate inlet	23.8	23.8			1.2			
21	1.4		-1.00	0.02			1.4	0.2		9.1	Grate inlet	23.8	23.8			1.4			
22	0.8		-1.00	0.02			0.8	0.1		6.1	Grate inlet	23.8	23.8			0.8			
24	1.0		-1.00	0.02			1.0	0.1		7.1	Grate inlet	23.8	23.8			1.0			
25	1.2		-1.00	0.02			1.2	0.2		8.5	Grate inlet	23.8	23.8			1.2			
72	0.5		-1.00	0.02			0.5	0.1		4.8	Grate inlet	23.8	23.8			0.5			
73	0.5		-1.00	0.02			0.5	0.1		4.8	Grate inlet	23.8	23.8			0.5			
86	0.3		-1.00	0.02			0.3	-0.0			Grate inlet	24.0	24.0			0.3			
88	0.2		-1.00	0.02			0.2	-0.0			Grate inlet	24.0	24.0			0.2			
89	0.1		-1.00	0.02			0.1	-0.1			Grate inlet	24.0	24.0			0.1			
90	0.2		-1.00	0.02			0.2	-0.1			Grate inlet	24.0	24.0			0.2			

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

ROAD 5 | ROAD 6 | ROAD 7 | ROAD 8 | ROAD 1 | ROAD 2 | ROAD 3 | ROAD 4 | MAIN ENTRANCE ROAD

Area - 1 0.34 AC. Rc: 0.50 Tc: 20 Min.
Area - 2 0.23 AC. Rc: 0.50 Tc: 20 Min.
Area - 3 0.18 AC. Rc: 0.55 Tc: 15 Min.
Area - 4 0.27 AC. Rc: 0.35 Tc: 20 Min.
Area - 5 0.26 AC. Rc: 0.60 Tc: 16 Min.
Area - 6 0.49 AC. Rc: 0.65 Tc: 15 Min.
Area - 7 0.51 AC. Rc: 0.65 Tc: 15 Min.
Area - 8 0.41 AC. Rc: 0.65 Tc: 13 Min.
Area - 9 0.48 AC. Rc: 0.50 Tc: 19 Min.
Area - 10 0.14 AC. Rc: 0.40 Tc: 20 Min.
Area - 11 0.18 AC. Rc: 0.50 Tc: 16 Min.
Area - 12 0.18 AC. Rc: 0.50 Tc: 15 Min.
Area - 13 0.12 AC. Rc: 0.50 Tc: 12 Min.
Area - 14 0.43 AC. Rc: 0.60 Tc: 15 Min.
Area - 15 0.44 AC. Rc: 0.65 Tc: 15 Min.
Area - 16 0.38 AC. Rc: 0.50 Tc: 15 Min.
Area - 17 0.22 AC. Rc: 0.50 Tc: 12 Min.
Area - 18 0.45 AC. Rc: 0.60 Tc: 15 Min.
Area - 19 0.48 AC. Rc: 0.65 Tc: 15 Min.
Area - 20 0.44 AC. Rc: 0.50 Tc: 15 Min.
Area - 21 0.37 AC. Rc: 0.50 Tc: 12 Min.
Area - 22 0.18 AC. Rc: 0.50 Tc: 12 Min.
Area - 23 0.37 AC. Rc: 0.60 Tc: 15 Min.
Area - 24 0.45 AC. Rc: 0.65 Tc: 15 Min.
Area - 25 0.38 AC. Rc: 0.60 Tc: 15 Min.
Area - 26 0.26 AC. Rc: 0.60 Tc: 16 Min.
Area - 27 0.18 AC. Rc: 0.50 Tc: 12 Min.
Area - 28 0.27 AC. Rc: 0.65 Tc: 11 Min.
Area - 29 0.30 AC. Rc: 0.60 Tc: 11 Min.
Area - 30 0.28 AC. Rc: 0.60 Tc: 11 Min.
Area - 32 0.24 AC. Rc: 0.60 Tc: 11 Min.
Area - 33 0.18 AC. Rc: 0.70 Tc: 8 Min.
Area - 34 0.31 AC. Rc: 0.65 Tc: 8 Min.
Area - 35 0.30 AC. Rc: 0.60 Tc: 8 Min.
Area - 36 0.31 AC. Rc: 0.60 Tc: 13 Min.
Area - 37 0.41 AC. Rc: 0.60 Tc: 13 Min.
Area - 38 0.30 AC. Rc: 0.55 Tc: 13 Min.
Area - 39 0.29 AC. Rc: 0.55 Tc: 13 Min.
Area - 40 0.30 AC. Rc: 0.55 Tc: 9 Min.
Area - 41 0.23 AC. Rc: 0.55 Tc: 9 Min.
Area - 42 0.12 AC. Rc: 0.55 Tc: 6 Min.
Area - 43 0.12 AC. Rc: 0.55 Tc: 8 Min.
Area - 44 0.30 AC. Rc: 0.55 Tc: 12 Min.
Area - 45 0.24 AC. Rc: 0.55 Tc: 12 Min.
Area - 46 0.15 AC. Rc: 0.55 Tc: 8 Min.
Area - 47 0.18 AC. Rc: 0.55 Tc: 8 Min.
Area - 48 0.10 AC. Rc: 0.30 Tc: 20 Min.
Area - 49 0.07 AC. Rc: 0.30 Tc: 20 Min.
Area - 50 0.11 AC. Rc: 0.30 Tc: 20 Min.
Area - 51 0.17 AC. Rc: 0.30 Tc: 20 Min.
Area - 52 0.21 AC. Rc: 0.50 Tc: 10 Min.
Area - 53 0.14 AC. Rc: 0.50 Tc: 10 Min.
Area - 54 0.22 AC. Rc: 0.50 Tc: 15 Min.
Area - 55 0.28 AC. Rc: 0.55 Tc: 20 Min.
Area - 56 0.27 AC. Rc: 0.55 Tc: 20 Min.

TOWNHOME 1 3 UNITS
TOWNHOME 2 3 UNITS
TOWNHOME 3 6 UNITS
TOWNHOME 4 3 UNITS
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TOWNHOME 8 3 UNITS
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TOWNHOME 29 6 UNITS
TOWNHOME 30 3 UNITS

YI #74 YI #76 YI #78 YI #79 YI #80 YI #81 YI #83 YI #84 YI #86 YI #88 YI #89 YI #90
SMH #57 SMH #59 SMH #61 SMH #63 SMH #67 SMH #69 SMH #70 SMH #75 SMH #77 SMH #82 SMH #85 SMH #87 SMH #91
SMH #10 SMH #14 SMH #15 SMH #16 SMH #20 SMH #23 SMH #26 SMH #46
GI #1 GI #2 GI #3 GI #4 GI #9 GI #11 GI #13 GI #17 GI #18 GI #19 GI #21 GI #24 GI #25 GI #27 GI #30 GI #31 GI #32 GI #33 GI #35 GI #36 GI #37 GI #38 GI #40 GI #41 GI #43 GI #44 GI #45 GI #46 GI #47 GI #48 GI #49 GI #50 GI #52 GI #54 GI #56 GI #58 GI #60 GI #62 GI #66 GI #72 GI #73
HI #7 HI #8

18" RCP 24" RCP 30" RCP 36" RCP 42" RCP

20' SETBACK 25' SETBACK

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

LAGOON 2
TOB: 21.5
NWL: 17.5
BOT: 11.5
25-YR: 19.95
100-YR: 20.79

INV.: 12.50

POOL
AMENITY

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

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

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

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

30' Utility Easement SMB 28-S, Pg 21
245' SEFCO Easement SMB 28-S, Pg 21

WETLAND
WATER LINE MARKER
GAS LINE MARKER
ANGLE IRON
3"X3" CMF

OHP OHT SS 8" PVC

GEORGIA STATE ROUTE 30 – 100' R/W
100' R/W

PIPE SIZING EXHIBIT

NOBLE VINES - PHASE 1

PORT WENTWORTH, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES, LLC

PREPARED BY:

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

JOB NO: J-28896.0001	DATE: 08/13/21
DRAWN: VND	SCALE: 1" = 50'
REVIEWED: JRW	SHEET: EX1

Z:\28896\28896.000\ENGINEERING\DRAWINGS\EXHIBITS\28896.0000 - PIPE SIZING EXHIBIT.DWG - Aug 13, 2021 - 11:51 AM

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

Z:\28896\28896.0001\Engineering\Calculations and Reports\Storm Water\Exhibits\Pre\28896.0001 - PRE Phase Basins Exhibit.dwg - Jul 23, 2021 - 12:50:09 pm

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

PRE-DA5
10.05 AC.
CN: 79
Tc: 20.5 MIN.

PRE-DA4
10.6 AC.
CN: 79.0
Tc: 23.6 MIN.

OFFSITE-DA-2
7.05 AC.
CN: 79.0
Tc: 19.4 MIN.

JUN-03

JUN-02

JUN-05

PRE-DA7
5.28 AC.
CN: 79.0
Tc: 24.5 MIN.

PRE-DA6
7.05 AC.
CN: 79
Tc: 13.9 MIN.

PRE-DA3
3.09 AC.
CN: 79.0
Tc: 10.8 MIN.

OFFSITE-DA-3
16.71 AC.
CN: 84.0
Tc: 34.8 MIN.

JUN-01

PRE-DA2
2.63 AC.
CN: 79.0
Tc: 14.0 MIN.

PRE-DA1
4.29 AC.
CN: 79.0
Tc: 14.6 MIN.

JUN-06

JUN-04

OFFSITE-DA-1
3.95 AC.
CN: 79.0
Tc: 12.4 MIN.

JUN-06

JUN-10

JUN-07

OFFSITE-DA-4
19.02 AC.
CN: 84.8
Tc: 135.4 MIN.

JUN-08

OFFSITE-DA-5
5.50 AC.
CN: 87.2
Tc: 31.5 MIN.

JUN-09

PRE-OUT-01

LEGEND

- DRAINAGE BASIN
- SHEET FLOW
- SHALLOW CONC. FLOW
- CHANNEL FLOW
- LAGOON CONNECTOR
- OUTFALL/JUNCTION

N W E S

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRE-DEVELOPMENT
BASINS EXHIBIT

NOBLE VINES

CHATHAM COUNTY, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES

PREPARED BY:

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

JOB NO:	J-28896.0001
DRAWN:	JTD/MDL
REVIEWED:	JRW
DATE:	07/23/2021
SCALE:	1" = 100'
SHEET:	1 OF 1

Z:\28896\28896.0000\Engineering\Calculations and Reports\Storm Water\Outputs\28896.0000 - POST Phase Plans Exhibit.dwg - Aug 09, 2021 - 4:27:53 PM

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Hydro 8.2021 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

POST-DA5
10.05 AC.
CN: 79
Tc: 40.0 MIN.

POST-DA2
13.12 AC.
CN: 89.4
Tc: 157.9 MIN.

OFFSITE-DA-2
7.05 AC.
CN: 79.4
Tc: 19.4 MIN.

JUN-03

POST-DA4
2.79 AC.
CN: 83.0
Tc: 7.0 MIN.

POST-DA3
9.23 AC.
CN: 91.2
Tc: 32.3 MIN.

POST-DA1
7.83 AC.
CN: 92.7
Tc: 28.9 MIN.

OFFSITE-DA-3
16.71 AC.
CN: 84.0
Tc: 34.8 MIN.

JUN-04

OFFSITE-DA-1
3.95 AC.
CN: 79.0
Tc: 12.4 MIN.

JUN-06

JUN-17

OFFSITE-DA-4
19.02 AC.
CN: 84.8
Tc: 135.4 MIN.

JUN-07

JUN-16

OFFSITE-DA-5
5.50 AC.
CN: 87.2
Tc: 31.5 MIN.

JUN-18

POST-OUT-01

LEGEND

- DRAINAGE BASIN
- SHEET FLOW
- SHALLOW CONC. FLOW
- CHANNEL FLOW
- LAGOON CONNECTOR
- OUTFALL/JUNCTION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

POST-DEVELOPMENT BASINS EXHIBIT

NOBLE VINES

CHATHAM COUNTY, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES, LLC

PREPARED BY:

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

JOB NO:	J-28896.0001
DRAWN:	JTD/MDL
REVIEWED:	JRW
DATE:	08/10/2021
SCALE:	1" = 100'
SHEET:	1 OF 1

THOMAS & HUTTON

PUMP STATION XXX DESIGN CONSIDERATION

NOBLE VINI

PORT WENTWORTH, GEORGI

Prepared fo

CLARET COMMUNITIES, LL(

J – 28896.00(

September 7, 202

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Pump Station Design Cals 9.7.21 (2555 : Site Plan Review Application

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SECTION 1 – NOBLE VINES PUMP STATION DESIGI

NOBLE VINE

PORT WENTWORTH, GEORG

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J – 28896.000

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Noble Vines
Port Wentworth, GA
Thomas & Hutton
Pump Station Design

Job: 28896.0001
Date: 9/7/2021
Revised:
By: MDL

PUMP STATION PROJECT NARRATIVE

This proposed project includes installation of a new lift station, construction of new gravity sewer and force main with the construction of phase 1 and phase 2. Phase 1 consists of 102 townhome units with an amenity area. Phase 2 consists of 198 multifamily units, an amenity area, a fitness building, and a maintenance building. Wastewater generated by the site will be initially collected and transported by the way of the proposed pump station. The proposed pump station will pump the wastewater via force main to a proposed surge manhole to be connected to an existing manhole north of the property.

LONG PARK COTTAGES CONTRIBUTORY FLOW

PROJECT DESIGN CONDITIONS (SEWER)					
Description	**GPD[1]**		**# of units**	**Average Day Flow**	
One (1) Bedroom Unit	150	per unit	102	**15,300**	gpd
Two (2) Bedroom Unit	200	per unit	78	**15,600**	gpd
Three (3) Bedrooms Unit	300	per unit	18	**5,400**	gpd
Townhomes	300	per unit	102	**30,600**	gpd
Townhome Amenity Area with Swimming Pool (Phase 1)	38	per member	100	**3,800**	gpd
Multifamily Amenity Area with Swimming Pool (Phase 2)	38	per member	100	**3,800**	gpd
Fitness Building	25	per member	100	**2,500**	gpd
Maintenance & Car Wash	300	per building	1	**300**	gpd
			Total =	**77,300**	gpd

[1] The contributory flow calculations are based on Port Wentworth's Comprehensive Design Manual: 3.5.4 Exhibit 2 Equivalent Residential Unit (ERU) Calculations

AVERAGE DAY FLOW

24 hours per day of flow = 1440 min/day
77,300 gpd / 1440 min/day = **54** gpm

PEAK FACTOR

Average daily flows will vary continuously throughout each day with peak flows occurring at some point. The peak factor is applied to the average day flow to obtain the peak day flow.

Use Peak Factor of **2.50**

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Pump Station Design

Job: 28896.0001
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PEAK DAY FLOW

54 gpm x **2.5** = **134.20** gpm , say = **135** gpm

DESIGN FLOW

Therefore,

THE DESIGN FLOW = 135 gpm

CHECK CAPACITY OF NEW GRAVITY SEWER LINE ON-SITE

Use Mannings Equation to Calculate Maximum Allowable Flow

Q_m=(1.49/n)x A x R^.67 x S^.5

where: Q_m = Maximum Flowrate (cts)
n = Mannings Roughness Coefficient
A = Cross Sectional Area (sf)
R = Hydraulic Radius (ft)
S = Slope (ft/ft)

Calculate Cross Sectional Area of Pipe

Dia (in) = **8**
A (sf) = PI x d^2 / 4
A (sf) = 0.35 **0.35**

Calculate Hydraulic Radius

R(ft) = Area / Wetted Perimeter (Pw)

where Pw = inside circumference of pipe (assuming full flow condition)

Pw = 2.09435
R(ft) = **0.17**

Select Variables
n= **0.014** Roughness Coefficient
S (ft/ft) = **0.004** Slope

Q_m (cts) = 0.71
Q_m (gpm) = 317
Qr (gpm) = 135 (Qr is peak flow)
Qr (gpd) = 194,400

Maximum number of units on 8-inch gravity is 600 REUs, which equals 450,000 gpd peak flow(assuming a peak factor of 2.5)

Qr of 194,400 gpd is less than 450,000 gpd. Therefore, the gravity line is adequate in size for the entire proposed project.

WETWELL DESIGN

The wetwell will be designed based on a peak flow of 135 gpm. A 6-ft diameter wetwell will be used. The required storage volume of the wetwell is computed from the following equation:

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$$V = \frac{t * Q}{4}$$

Where:

V = Volume of wetwell (gallons)
Q = Pumping rate (gpm) = **135** gpm
t = Time for one pump cycle (minutes) = **10** minutes
6 cycles/hour

Storage Volume:
Solve equation for V:

= **337.5** gallons

REQUIRED STORAGE DEPTH:

Calculate Cross-Sectional Area of Wetwell:

$$A = \frac{\pi * (D_{inside}^{\ 2})}{4}$$

Where:

D_{inside} = Inside diameter of wetwell = **6** feet
A = Cross-sectional area of wetwell = **28.27** ft^2

Calculate Required Depth:

Using equation for volume:

$$V = A * d$$

Where:

V = Volume of wetwell (gallons) = **337.5** gal
A = Cross-sectional area of wetwell (ft^2) = **28.27** ft^2
d = Depth of the wetwell (feet)

Solve equation for depth:

$$d = \frac{V}{A} = \frac{V(gal) * \left(\frac{1\,ft^3}{7.48\,gal}\right)}{A(ft^2)} = \textbf{1.60 ft}$$

Therefore,

THE STORAGE DEPTH = **1.60 ft** **Use:** **2 ft**
PUMP HEIGHT = **34.75 in** **3 ft**

Based on the calculated design pumping rate of 130 gpm the required storage height is 2.0 feet for a 6' diameter wet-well.

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WETWELL ELEVATIONS

Top Elevation	22.50
Influent Elevation	8.06
High Water Alarm	7.06
Start Lag Pump	6.06
Start Lead Pump	5.06
L.W.L. - Stop Pumps	3.06
L.W.L. Alarm	2.06
Bottom Elevation	0.06

FORCE MAIN DESIGN ~using C = 120

The discharge pipe will be constructed of PVC AWWA C900, DR18 pipe.
The force main will be constructed of PVC AWWA C900, DR25 pipe.

A Hazen-Williams coefficient of C= 120 will be used to calculate friction head.
The force main velocity will be designed for a range of 2 to 5 ft/sec.

DISCHARGE PIPING*

FM Size (in.)	Flow (gpm)	Velocity (fps)	Friction Head (ft/100')
4	135	3.03	1.11
6	135	1.47	0.19
8	135	0.85	0.05

FORCE MAIN**

FM Size (in.)	Flow (gpm)	Velocity (fps)	Friction Head (ft/100')
4	135	2.83	0.94
6	135	1.37	0.16
8	135	0.80	0.04

** Velocity and Friction Head for Discharge Piping based on nominal I.D. for AWWA C900, DR 18 PVC pipe.*
*** Velocity and Friction Head for Force Main based on nominal I.D. for AWWA C-900, DR 25 PVC pipe.*

Select a 4 -inch Discharge Pipe to satisfy the velocity requirements. Based on material specifications selected, the actual inside diameter for this force main shall be 4.266 -inch.

EQUIVALENT LENGTH OF 4-INCH DISCHARGE PIPE

Description	Quantity	Unit Equiv. Length of Straight Pipe	Equivalent Length of Force Main
4" Ø FM Straight Pipe	41 l.f.	1.00 l.f.	41.00 l.f.
4" - 90° Bend	2 ea.	11.00 l.f.	22.00 l.f.
4" - 45° Bend	0 ea.	5.69 l.f.	0.00 l.f.
4" - 22 1/2° Bend	0 ea.	2.84 l.f.	0.00 l.f.
4" - 11 1/4° Bend	0 ea.	1.42 l.f.	0.00 l.f.
4" Plug Valve	2 ea.	32.00 l.f.	63.99 l.f.
4" Check Valve	1 ea.	35.55 l.f.	35.55 l.f.
4" Tee & Cross	1 ea.	22.00 l.f.	22.00 l.f.
Total Equivalent Length of Discharge Pipe			184.54 l.f.

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EQUIVALENT LENGTH OF 4-INCH PVC FORCE MAIN

Select a 4 -inch force main to satisfy the velocity requirements. Based on the material specifications selected, the actual inside diameter for this force main shall be 4.416 -inch.

Description	Quantity	Unit Equiv. Length of Straight Pipe	Equivalent Length of Force Main
4" Ø FM Straight Pipe	1490 l.f.	1.00 l.f.	1,490.00 l.f.
4" - 90° Bend	0 ea.	11.00 l.f.	0.00 l.f.
4" - 45° Bend	23 ea.	5.89 l.f.	135.42 l.f.
4" - 22 1/2° Bend	0 ea.	2.94 l.f.	0.00 l.f.
4" - 11 1/4° Bend	0 ea.	1.47 l.f.	0.00 l.f.
4" Plug Valve	0 ea.	33.12 l.f.	0.00 l.f.
4" Gate Valve	0 ea.	2.30 l.f.	0.00 l.f.
4" Check Valve	0 ea.	36.80 l.f.	0.00 l.f.
2" Air Release Valve	2 ea.	2.30 l.f.	4.60 l.f.
		Total Equivalent Length of Force Main	1,630.02 l.f.

Static Head

Static Head	=	Force Main Discharge Elevation (high point on FM) – L.W.L.	
Elevation of Highest Point of F.M.	=	25.5	ft
L.W.L.	=	3.06	ft
Total Static Head	=	22.44	ft

Friction Head through Discharge Piping

Friction Head	=	(equivalent length of discharge pipe)*(head loss per 100 ft)/100	
Total Equiv. Length of Discharge Pipe	=	184.54	ft
Pumping Rate	=	135	gpm
C-factor	=	120	
Friction loss	=	1.11	ft/(100 ft)
Total Head Loss through Discharge Piping	=	2.05	ft

Friction Head through Proposed 4-inch PVC Force Main

Friction Head	=	(equivalent length of force main)*(head loss per 100 ft)/100	
Total Equiv. Length of Force Main	=	1,630.02	ft
Pumping Rate	=	135	gpm
C-factor	=	120	
Friction loss	=	0.94	ft/(100 ft)
Total Head Loss through 4-inch PVC Force Main	=	15.28	ft

Total Dynamic Head (TDH) For Long Park Cottages Pump Station Static Head + Friction Head through Discharge Piping + Friction Head through For

= 39.77

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SYSTEM HEAD CURVE ~using C = **120**

The system curve below is utilized to help in initial pump slection. The system head curve is plotted on the attached manufacturer's pump curve.

System Head Curve @ **135** GPM, **39.77** TDH

Q	Static Head	Friction Head in Discharge Piping	Friction Head in 4" PVC Force Main	TDH
(gpm)	(ft.)	(ft.)	(ft.)	(ft.)
115	22.44	1.52	11.36	35.32
120	22.44	1.65	12.29	36.38
125	22.44	1.78	13.26	37.47
130	22.44	1.91	14.25	38.60
135	**22.44**	**2.05**	**15.28**	**39.77**
140	22.44	2.19	16.35	40.98
145	22.44	2.34	17.44	42.22
150	22.44	2.49	18.57	43.50
155	22.44	2.64	19.73	44.82
160	22.44	2.80	20.93	46.17
165	22.44	2.97	22.15	47.56
170	22.44	3.14	23.41	48.99
175	22.44	3.31	24.70	50.45

Preliminary pump selection indicates that an **NP 3102 MT ~3 Adaptive 463 (impeller diameter 172 mm)** pump is capable of delivering the desired flow rate and total dynamic head. The selected pump shall operate at **144 gpm at 42.1 ft TDH**. The system head curve is plotted on the manufacturer's pump curve. Please see Section 2 for further results and discussion.

WETWELL FLOTATION CHECK

Wetwell flotation calculations are performed to insure that, during high water condition, the wetwell will not float. During high water table conditions, two counter-acting forces are present. The downward force (F_D) as the result of the weight of the wetwell plus the overburden weigh and the Buoyant force (F_B) as the result of the high water table. To insure that the wetwell will not float during high water table conditions, the rat (F_D/F_B) must be greater than 1.5.

Downward Force

F_D = Weight of Wetwell Walls + Weight of Bottom Slab + Overburden Weight

Wetwell Wall Weight

$$V_{walls} = \left[\left(\frac{\pi (D_O)^2}{4}\right) - \left(\frac{\pi (D_I)^2}{4}\right)\right] * H_W$$

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D_I = Inside diameter = **6** ft
D_O = Outside diameter = **8** ft
H_W = Height of wetwell walls = **22.44** ft
V_{Walls} = Volume of wetwell walls = **493.47** ft³

$$F_{D(Walls)} = (\rho_{concrete})(V_{Walls})$$

V_{walls} = Volume of wetwell walls = **493.47** ft³
$\rho_{concrete}$ = Density of concrete = **150** lb/ft³
$F_{D(walls)}$ = Downward force of wetwell wall = **74,020.02** lb

Bottom Slab Weight

$$V_{slab} = \frac{\pi}{4}(D_S^2)(T_S)$$

D_S = Bottom slab diameter = **10** ft
T_S = Bottom slab thickness = **1** ft
V_{slab} = Volume of slab = **78.54** ft³

$$F_{D(slab)} = (\rho_{concrete})(V_{slab})$$

V_{slab} = Volume of slab = **78.54** ft³
$\rho_{concrete}$ = Density of concrete = **150** lb/ft³
$F_{D(slab)}$ = Downward force of slab = **11,780.63** lb

Overburden Weight

$$V_{overburden} = \frac{\pi}{4}(D_S^2 - D_O^2)(H_W)$$

D_S = Bottom slab diameter = **10** ft
D_O = Outside diameter = **8** ft
H_W = Height of wetwell walls = **22.44** ft
$V_{overburden}$ = Volume of the overburden soil = **634.46** ft³

$$F_{D(overburden)} = (\rho_{soil})(V_{overburden})$$

ρ_{soil} = Density of soil = **100** lb/ft³
$V_{overburden}$ = Volume of the overburden soil = **634.46** ft³
$F_{D(overburden)}$ = Downward force of overburden soil = **63,445.73** lb

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Noble Vines
Port Wentworth, GA
Thomas & Hutton
Pump Station Design

Job: 28896.0001
Date: 9/7/2021
Revised:
By: MDL

Total Downward Force (F_D)

$$F_D = F_{D(walls)} + F_{D(slab)} + F_{D(overburden)} = 149{,}246 \text{ lb}$$

Buoyant Force (F_B)

Total Volume:

$$V_D = V_{wetwell} + V_{bottomslab}$$

$V_{wetwell}$ = Volume of wetwell

$$V_{wetwell} = \frac{\pi}{4}\left(D_O^{\,2}\right)\left(H_W\right) = 1{,}127.92 \text{ ft}^3$$

$V_{bottom\ slab}$ = Volume of bottom slab = **78.54** ft³

V_D = Total displaced volume = **1,206.46** ft³

Buoyant Force:

$$F_B = \left(V_D\right)\left(\rho_{water}\right)$$

V_D = Total displaced volume = **1,206.46** ft³

ρ_{water} = Density of water = **62.4** lb/ft³

F_B = Buoyancy Force = 75,283.21 lb

Factor of Safety (FOS)

$$FOS = \frac{F_D}{F_B} = 1.98$$

Since the FOS is greater than 1.0 the wet well will not float under height groundwater conditions.

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THOMAS & HUTTON

SECTION 2 – SELECTED PUMP STATIOI PERFORMANCE CURVE AND PUMP DIMENSION

NOBLE VINE

PORT WENTWORTH, GEORG

Prepared fo

CLARET COMMUNITIES, LLC

J – 28896.000

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NP 3102 MT 3~ Adaptive 463

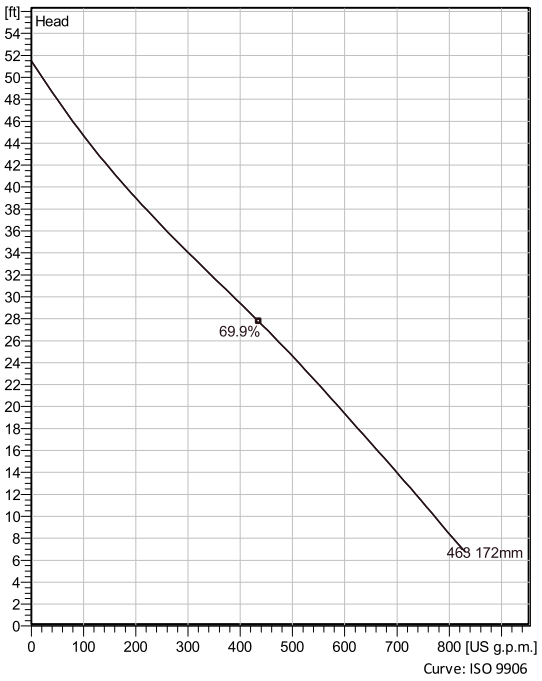
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Modular based design with high adaptation grade.

FLYGT a xylem brand

Technical specification



Curves according to: Water ,39.2 °F,62.428 lb/ft³,1.6889E-5 ft²/s



Configuration

Motor number
N3102.760 18-11-4AL-W 5hp

Installation type
P - Semi permanent, Wet

Impeller diameter
172 mm

Discharge diameter
3/16 inch

Pump information

Impeller diameter
172 mm

Discharge diameter
3/16 inch

Inlet diameter
100 mm

Maximum operating speed
1740 rpm

Number of blades
2

Max. fluid temperature
40 °C

Materials

Impeller
Stainless steel

Stator housing material
Grey cast iron

Project		**Created by**			
Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

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NP 3102 MT 3~ Adaptive 463

Technical specification

FLYGT a xylem brand

Motor - General

Motor number N3102.760 18-11-4AL-W 5hp	**Phases** 3~	**Rated speed** 1740 rpm	**Rated power** 5 hp
ATEX approved No	**Number of poles** 4	**Rated current** 13 A	**Stator variant** 68
Frequency 60 Hz	**Rated voltage** 240 V	**Insulation class** H	**Type of Duty** S1
Version code 760			

Motor - Technical

Power factor - 1/1 Load 0.84	**Motor efficiency - 1/1 Load** 85.1 %	**Total moment of inertia** 0.66 lb ft²	**Starts per hour max.** 30
Power factor - 3/4 Load 0.79	**Motor efficiency - 3/4 Load** 85.9 %	**Starting current, direct starting** 73.1 A	
Power factor - 1/2 Load 0.69	**Motor efficiency - 1/2 Load** 84.7 %	**Starting current, star-delta** 24.4 A	

Project		**Created by**			
Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

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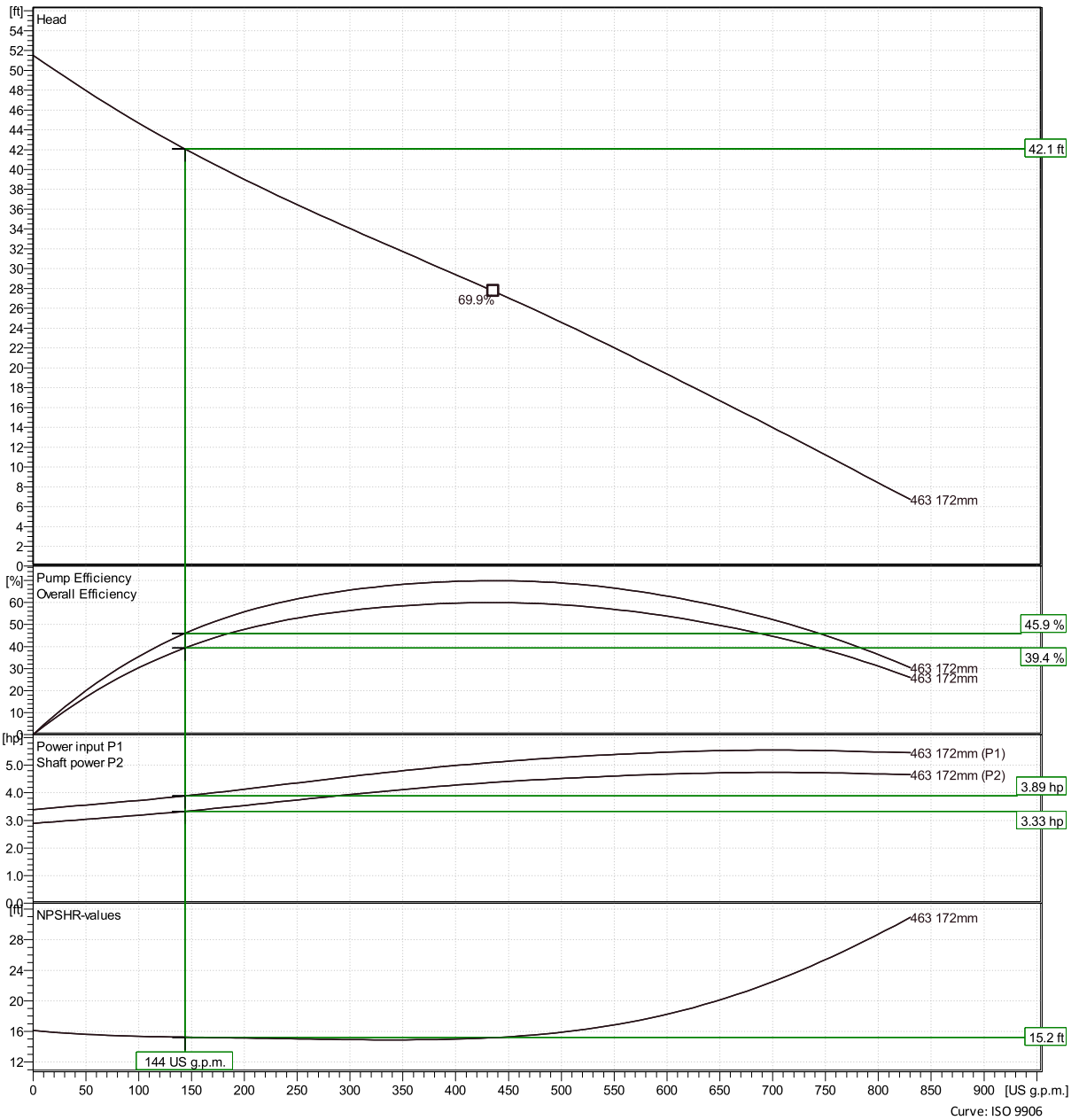
NP 3102 MT 3~ Adaptive 463

Performance curve

Duty point

Flow	Head
144 US g.p.m.	42.1 ft

Curves according to: Water ,39.2 °F,62.428 lb/ft³,1.6889E-5 ft²/s



Curve: ISO 9906

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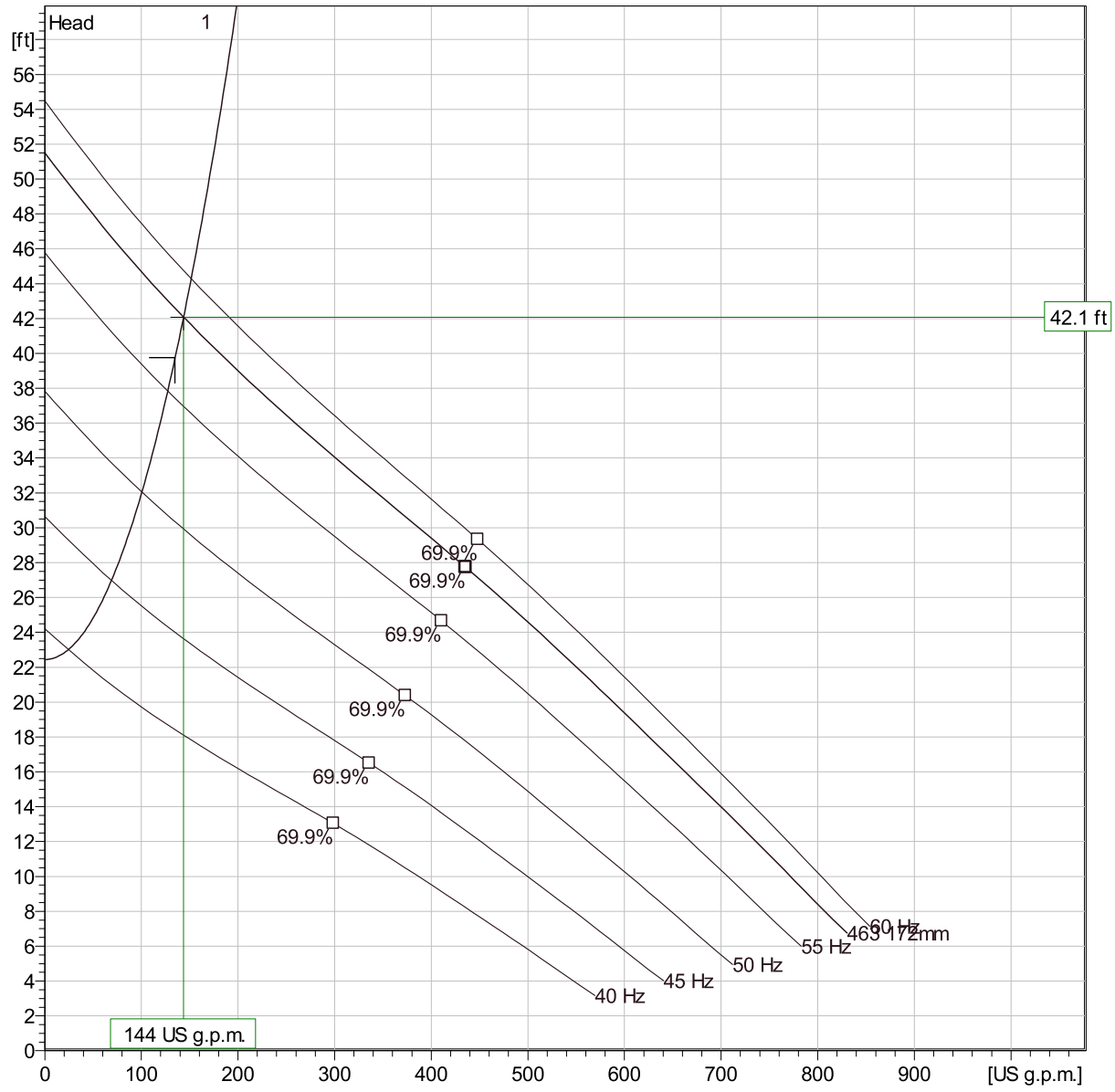
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NP 3102 MT 3~ Adaptive 463

Duty Analysis

FLYGT a xylem brand

Curves according to: Water ,39.2 °F,62.428 lb/ft³,1.6889E-5 ft²/s



Operating characteristics

Pumps / Systems	Flow	Head	Shaft power	Flow	Head	Shaft power	Hydr.eff.	Specific Energy	NPSHre
1	144 US g.p.m.	42.1 ft	3.33 hp	144 US g.p.m.	42.1 ft	3.33 hp	45.9 %	336 kWh/US M	15.2 ft

Project		**Created by**			
Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

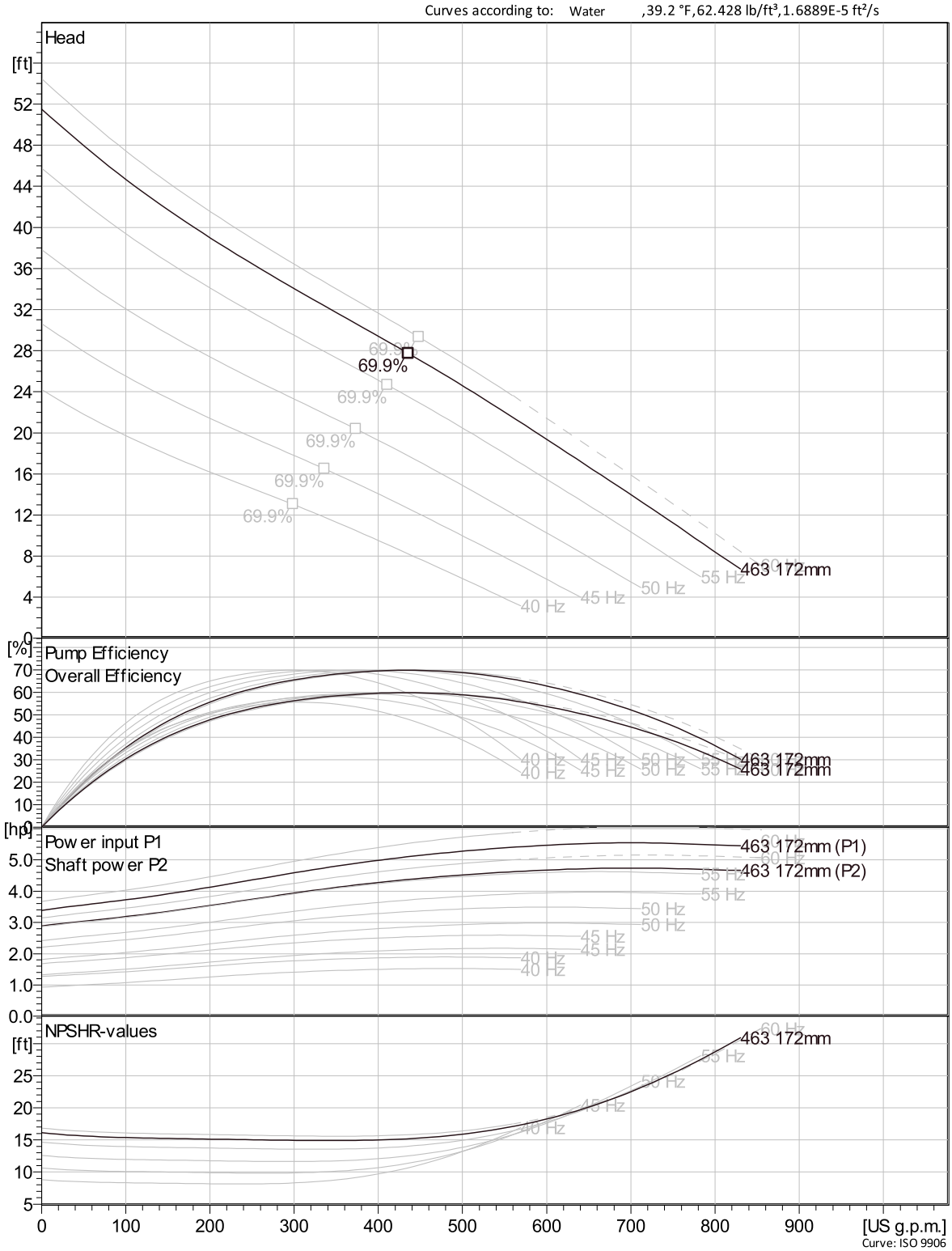
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VFD Curve

FLYGT a xylem brand

Curves according to: Water ,39.2 °F,62.428 lb/ft³,1.6889E-5 ft²/s



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Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

Program version
59.0 - 6/21/2021 (Build 118)

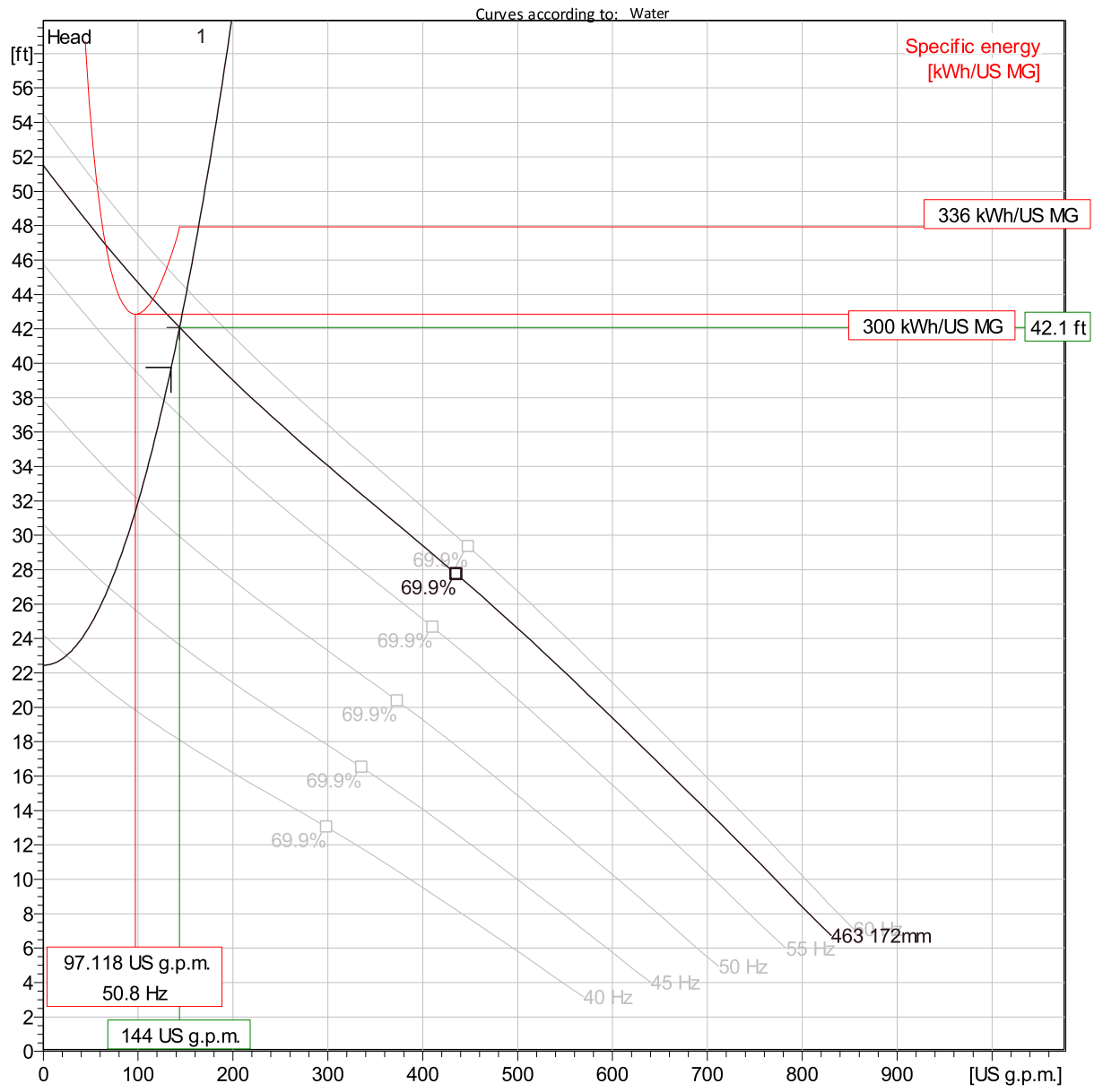
Data version
8/19/2021 16:20 A8P8

User group(s)
Xylem: USA - EXT

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NP 3102 MT 3~ Adaptive 463

VFD Analysis



Operating characteristics

Pumps / Systems	Frequency	Flow	Head	Shaft power	Flow	Head	Shaft power	Hydr.eff.	Specific Energy	NPSHre
1	60 Hz	144 US g.p.m.	42.1 ft	3.33 hp	144 US g.p.m.	42.1 ft	3.33 hp	45.9 %	336 kWh/US M	15.2 ft
1	60 Hz	144 US g.p.m.	42.2 ft	3.34 hp	144 US g.p.m.	42.2 ft	3.34 hp	46 %	336 kWh/US M	15.3 ft
1	55 Hz	120 US g.p.m.	36.1 ft	2.54 hp	120 US g.p.m.	36.1 ft	2.54 hp	43.1 %	310 kWh/US M	13.3 ft
1	50 Hz	92.8 US g.p.m	30.6 ft	1.87 hp	92.8 US g.p.m	30.6 ft	1.87 hp	38.4 %	301 kWh/US M	11.5 ft
1	45 Hz	60.4 US g.p.m	25.9 ft	1.32 hp	60.4 US g.p.m	25.9 ft	1.32 hp	29.8 %	342 kWh/US M	9.77 ft
1	40 Hz	8.98 US g.p.m	22.5 ft	0.872 hp	8.98 US g.p.m	22.5 ft	0.872 hp	5.89 %	1650 kWh/US M	8.35 ft

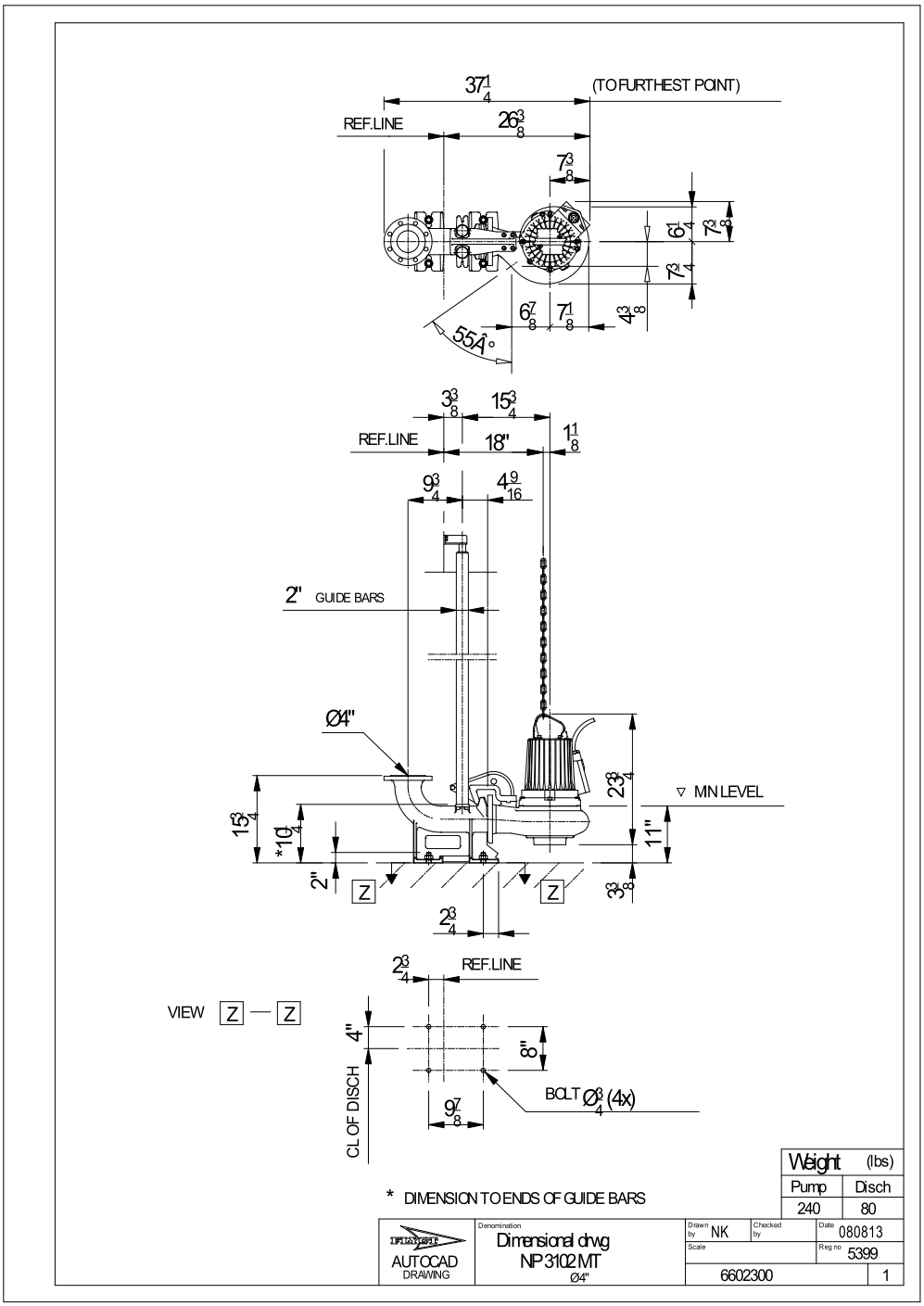
Project		**Created by**			
Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Pump Station Design Cals 9.7.21 (2555 : Site Plan Review Application (Specific) 7-0976-

NP 3102 MT 3~ Adaptive 463

Dimensional drawing

FLYGT a xylem brand



Project		**Created by**			
Block	0	**Created on**	9/7/2021	**Last update**	9/7/2021

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SECTION 3 – PUMP STATION SERVICE AREA EXHIBI

NOBLE VINE

PORT WENTWORTH, GEORG

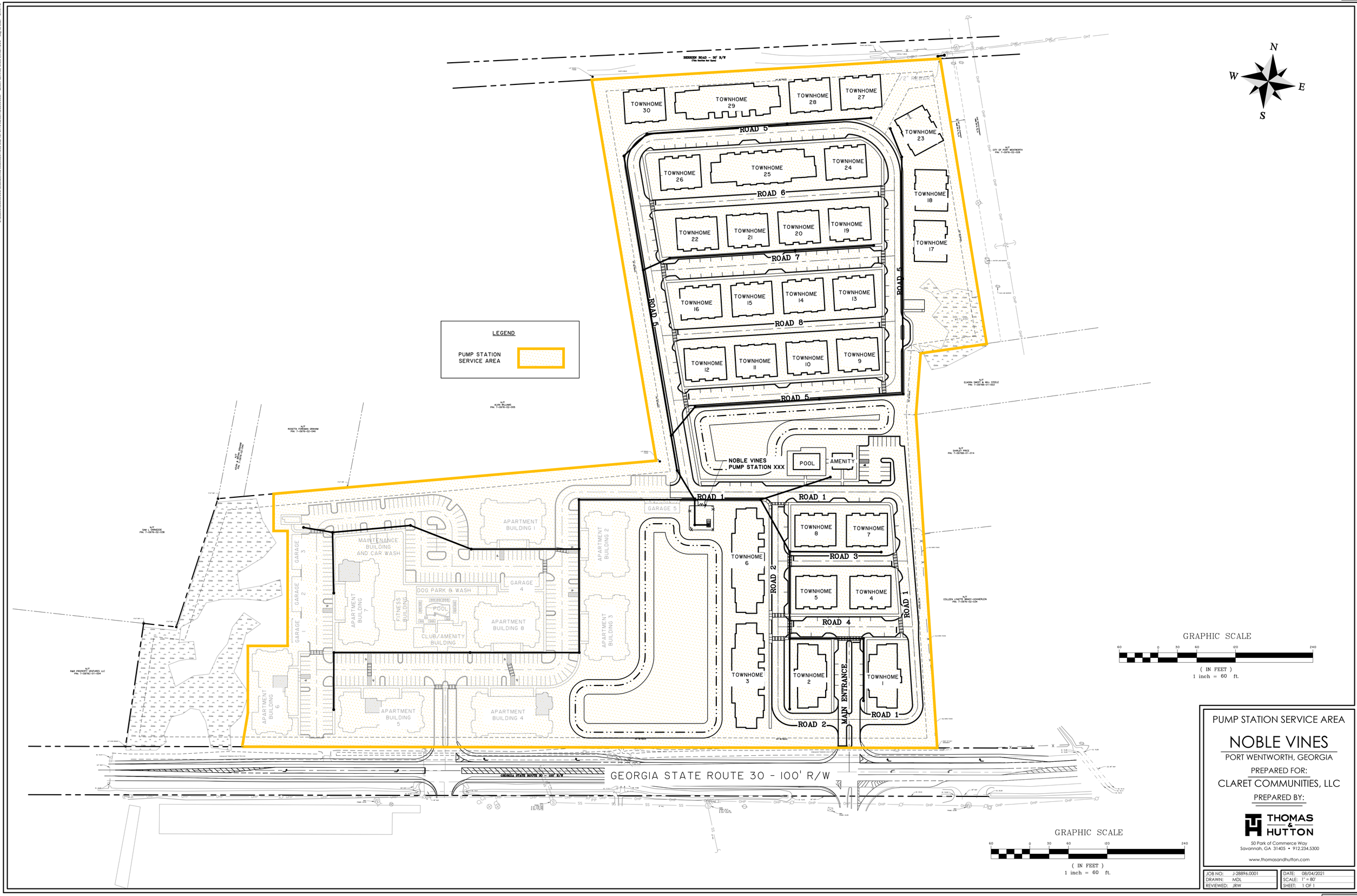
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PUMP STATION SERVICE AREA

NOBLE VINES

PORT WENTWORTH, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES, LLC

PREPARED BY:

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

JOB NO:	J-28896.0001
DRAWN:	MDL
REVIEWED:	JRW
DATE:	08/04/2021
SCALE:	1" = 80'
SHEET:	1 OF 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Pump Station Design Cals 9.7.21 (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines Ph 1)

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WATER DESIGN CONSIDERATION

NOBLE VINES – PHASE

PORT WENTWORTH, G

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SEPTEMBER 13, 202

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SECTION 1 – WATER DESIGN CONSIDERATION

NOBLE VINES – PHASE

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Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Noble Vines - Phase 1
Claret Communities, LLC
Thomas & Hutton
Water Design Considerations

Job: J-28896.0001
Date: 8/16/2021
Revised: 9/13/2021
By: VND

PROJECT NARRATIVE

Noble Vines proposes the development of 102 townhome unit and an amenity area/pool in Phase 1. Future phases include 198 multifamily units, another amenity area and dog park. The project is located North of Highway 30/ Piedmont Avenue in Port Wentworth, GA. The proposed development is designed to accomdate the ultimate demands from the 102 total units and amenity areas. Water demands from this development will be supplied by an existing 24" water main located along the 30' utility easement off Berrien Road.

PROJECT CALCULATIONS

Problem:
Determine the average daily demand.
Determine the peak day demand.
Determine the peak hour demand.
Determine Peak Instantaneous flow.

Given:
Average daily use = Based on Port Wentworth Comprehensive Development Manual/ Ordinance and/or Georgia EPD

DESIGN LOADING (WW)

Usage Description	Units		Usage (Per Unit) GPD	GPM (WW)
Townhome Dwelling Units	102		300	21.25
Club House (per member)	200		38	5.28
Apartment, one bedroom	102		150	10.63
Apartment, two bedrooms	78		200	10.83
Apartment, three bedrooms	18		300	3.75
Fitness Building (per member)	25		50	0.87
Dog Park/Wash	1		300	0.21
		TOTAL:		52.81

WATER DEMANDS TABLE

Demand Node	Demand Node (Only PDD+Fire Flow Scenario)	Exhibit Identifier	Building Type	Townhome Units	1 Bedroom	2 Bedroom	3 Bedroom	No. of Members	Total GPD (WW)	Total GPD (Water) = 1.5 Total GPD (WW)	Total GPM (W)
Phase 1											
J-3	J-3	A	Townhome Dwelling Units	12					3600	5400	3.75
J-4	J-4	B	Townhome Dwelling Units	18					5400	8100	5.63
J-5	J-5	C	Townhome Dwelling Units	12					3600	5400	3.75
J-7	J-7	D	Townhome Dwelling Units	12					3600	5400	3.75
J-7	J-7	E	Townhome Dwelling Units	6					1800	2700	1.88
J-9	J-9	F	Townhome Dwelling Units	12					3600	5400	3.75
J-13	J-13	G	Townhome Dwelling Units + Clubhouse	6				100	5600	8400	5.83
J-14	J-14	H	Townhome Dwelling Units	12					3600	5400	3.75
J-15	J-15	I	Townhome Dwelling Units	6					1800	2700	1.88
J-17	J-17	J	Townhome Dwelling Units	6					1800	2700	1.88
Phase 2 - Future Multifamily											
J-19	J-19	K	Apartment Dwelling Units + Amenity + Dog Park		102	78	18	125	41650	62475	43.39
								WATER AVERAGE DAILY FLOW (GPD)	=	114,075	GPD

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Noble Vines - Phase 1
Claret Communities, LLC
Thomas & Hutton
Water Design Considerations

Job: J-28896.0001
Date: 8/16/2021
Revised: 9/13/2021
By: VND

AVERAGE DAY FLOW

24			=	1440 min/day
114,075	1440	min/day	=	79.219 **GPM**

PEAKING FACTORS

Average daily flows will vary continuously throughout each day with peak flows occuring at some point. The peaking factors, which is applied to the average day flow to obtain the peak flow, are used to account for variation of the demand for water, which include but are not limited to, habits of people, climatic conditions, pressure in the system, and system losses. They are also used to address seasonal, daily, and hourly variations of the water demand.

This consideration for the new, proposed water system for the development will include a review of alternatives in which the system must satisfy peak hourly water demands at a minimum pressure of 25 pounds per square inch (psi). Typical peaking factors are as follows:

PEAK DAY FLOW

Use Peak Factor of **2.5**

79	x	**2.5**	=	**198.05 GPM**

PEAK HOUR

Use Peak Factor of **3.5**

79	x	**3.5**	=	**277.27 GPM**

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

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SECTION 2 – WATER TOWER RESULT

NOBLE VINES – PHASE

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WATER TOWER RESULTS

The existing water tower, that is supplying the site with the necessary water demands, was modeled using WaterCAD software. In order to sufficiently model the tank, the following inputs were needed:

- Elevation (base) – The elevation of the bottom tank or the low water level.
- Elevation Level (Minimum) – The minimum elevation that the water level to drop to while still providing the site with the required water demands.
- Elevation Level (Initial) – The assumed starting water level elevation that the model runs the analysis for.
- Elevation Level (Maximum) – The maximum elevation that the water elevation can be or the high water level.
- Physical Elevation – The ground elevation of the bottom of the tower or slab.

Referencing the water tower plans, provided by the City of Port Wentworth, the base elevation, maximum level, and physical elevations were added to the model, as illustrated in Figure 1. However, the minimum elevation level and initial elevation levels were assumed to be 1' and 1.5' above the water tank base respectively. By assuming the initial elevation level is only 1.5' above the bottom of the tank, the model is run assuming worst-case scenario, where water levels are low in the tank. Since the pressures and flows provided to the site at this water level were adequate, it was concluded the water tank would be able to provide the necessary water demands.

TABLE 1
Summary of Inputs – Water Tower Model

Input Description	Elevation (base)	Elevation Level (Min.)	Elevation Level (Initial)	Elevation Level (Max)	Physical Elevation
Input Elevation	127	128	128.5	164	23

Elevation Level (Minimum): Assumed to be 1' above the water tank base

= Elevation (base) + 1'
= 127' + 1' = **128'**

Elevation Level (Initial): Assumed to be 1.5' above the water tank base

= Elevation (base) + 1.5'
= 127' + 1.5' = **128.5'**

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

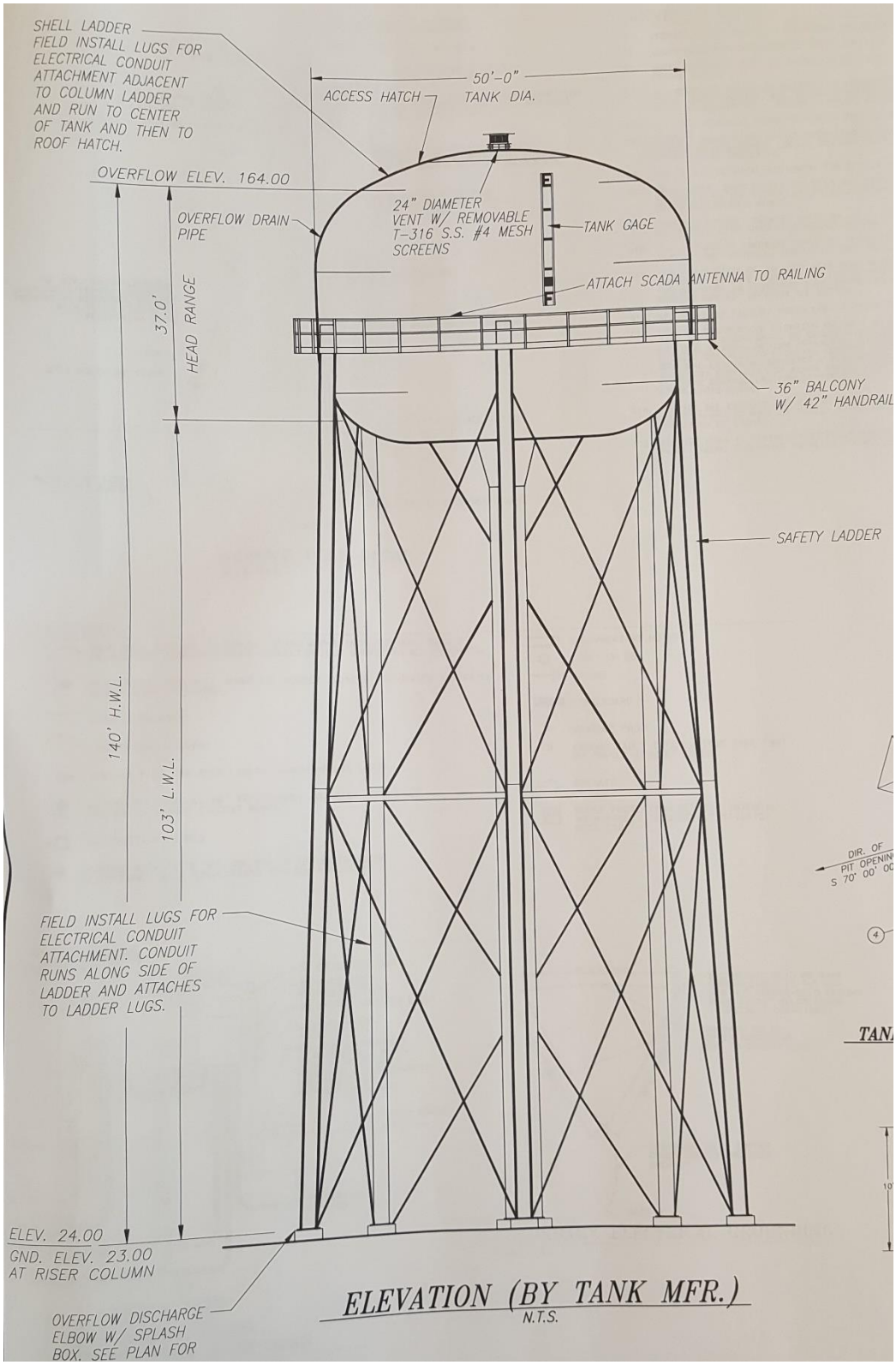


Figure 1: Water Tower Plan

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SECTION 3 – WATERCAD NODE EXHIBI

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GRAPHIC SCALE

75 0 37 75 150 300

(IN FEET)
1 inch = 75 ft.

KEY

Color Coding Legend
Pipe: Diameter (in)

<= 6.0
<= 8.0
<= 16.0
<= 24.0

DEMAND "POCKETS" (TYP.)

FUTRE DEMAND "POCKET" (TYP.)

"POCKET" IDENTIFIER

NUMBER OF UNITS WITHIN "POCKET"

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

GEORGIA STATE ROUTE 30 - 100' R/W

N
W E
S

WATER MODEL

NOBLE VINES

PORT WENTWORTH, GEORGIA

PREPARED FOR:

CLARET COMMUNITIES

PREPARED BY:

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

JOB NO:	J-28896.0000
DRAWN:	VND
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SCALE:	1" = 75'
SHEET:	1

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SECTION 4 – WATERCAD RESULT

NOBLE VINES – PHASE

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Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	22.00	<Collection: 0 items>	0	128.48	46
J-2	22.00	<Collection: 0 items>	0	128.48	46
J-3	22.00	<Collection: 1 item>	13	128.04	46
J-4	22.00	<Collection: 1 item>	20	127.97	46
J-5	22.00	<Collection: 1 item>	13	127.89	46
J-6	22.00	<Collection: 1 item>	0	127.87	46
J-7	22.00	<Collection: 1 item>	20	127.85	46
J-8	22.00	<Collection: 0 items>	0	127.77	46
J-9	22.00	<Collection: 1 item>	13	127.80	46
J-10	22.00	<Collection: 0 items>	0	127.59	46
J-11	22.00	<Collection: 0 items>	0	127.59	46
J-12	22.00	<Collection: 0 items>	0	127.58	46
J-13	22.00	<Collection: 1 item>	20	127.58	46
J-14	22.00	<Collection: 1 item>	13	127.57	46
J-15	22.00	<Collection: 1 item>	7	127.57	46
J-16	22.00	<Collection: 0 items>	0	127.57	46
J-17	22.00	<Collection: 1 item>	7	127.57	46
J-18	22.00	<Collection: 0 items>	0	127.57	46
J-19	22.00	<Collection: 1 item>	152	127.50	46
J-20	0.00	<Collection: 1 item>	0	127.50	55
J-21	0.00	<Collection: 1 item>	0	127.50	55
J-22	0.00	<Collection: 1 item>	0	127.50	55
J-23	0.00	<Collection: 1 item>	0	127.50	55
J-24	0.00	<Collection: 0 items>	0	127.50	55

Phase 1

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Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)
P-1	T-1	J-1	16.0	Ductile Iron	130.0	277	0.44	0.02
P-3	J-1	J-2	24.0	Ductile Iron	130.0	277	0.20	0.00
P-4	J-2	J-3	8.0	Ductile Iron	130.0	277	1.77	0.44
P-5	J-3	J-4	8.0	Ductile Iron	130.0	112	0.72	0.07
P-6	J-4	J-7	8.0	Ductile Iron	130.0	93	0.59	0.11
P-7	J-5	J-3	8.0	Ductile Iron	130.0	-152	0.97	0.15
P-8	J-6	J-5	8.0	Ductile Iron	130.0	-51	0.32	0.02
P-9	J-7	J-6	8.0	Ductile Iron	130.0	-51	0.32	0.02
P-10	J-7	J-8	8.0	Ductile Iron	130.0	123	0.79	0.08
P-11	J-8	J-9	8.0	Ductile Iron	130.0	-75	0.48	0.03
P-12	J-9	J-5	8.0	Ductile Iron	130.0	-88	0.56	0.09
P-13	J-8	J-10	8.0	Ductile Iron	130.0	199	1.27	0.18
P-14	J-10	J-11	8.0	Ductile Iron	130.0	47	0.30	0.00
P-15	J-11	J-12	8.0	Ductile Iron	130.0	47	0.30	0.01
P-16	J-12	J-13	8.0	Ductile Iron	130.0	20	0.13	0.00
P-17	J-12	J-14	8.0	Ductile Iron	130.0	26	0.17	0.01
P-18	J-14	J-18	8.0	Ductile Iron	130.0	0	0.00	0.00
P-19	J-14	J-15	8.0	Ductile Iron	130.0	13	0.08	0.00
P-20	J-15	J-16	8.0	Ductile Iron	130.0	0	0.00	0.00
P-21	J-15	J-17	8.0	Ductile Iron	130.0	7	0.04	0.00
P-22	J-10	J-19	8.0	Ductile Iron	130.0	152	0.97	0.08
P-23	J-19	J-20	8.0	Ductile Iron	130.0	0	0.00	0.00
P-24	J-20	J-21	8.0	Ductile Iron	130.0	0	0.00	0.00
P-25	J-21	J-23	8.0	Ductile Iron	130.0	0	0.00	0.00
P-26	J-22	J-20	8.0	Ductile Iron	130.0	0	0.00	0.00
P-27	J-23	J-22	8.0	Ductile Iron	130.0	0	0.00	0.00
P-28	J-23	J-24	8.0	Ductile Iron	130.0	0	0.00	0.00

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Phase 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Scenario: Peak Hour
Current Time Step: 0.000 h
FlexTable: Tank Table

ID	Label	Zone	Elevation (Base) (ft)	Elevation (Minimum) (ft)	Elevation (Initial) (ft)	Elevation (Maximum) (ft)	Volume (Inactive) (MG)	Diameter (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
114	T-1	<None>	127.00	128.00	128.50	164.00	0.00	50.00	277	128.50

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Scenario: Peak Day
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	22.00	<Collection: 0 items>	0	128.49	46
J-2	22.00	<Collection: 0 items>	0	128.49	46
J-3	22.00	<Collection: 1 item>	9	128.25	46
J-4	22.00	<Collection: 1 item>	14	128.21	46
J-5	22.00	<Collection: 1 item>	9	128.17	46
J-6	22.00	<Collection: 1 item>	0	128.16	46
J-7	22.00	<Collection: 1 item>	14	128.15	46
J-8	22.00	<Collection: 0 items>	0	128.11	46
J-9	22.00	<Collection: 1 item>	9	128.12	46
J-10	22.00	<Collection: 0 items>	0	128.01	46
J-11	22.00	<Collection: 0 items>	0	128.01	46
J-12	22.00	<Collection: 0 items>	0	128.01	46
J-13	22.00	<Collection: 1 item>	15	128.00	46
J-14	22.00	<Collection: 1 item>	9	128.00	46
J-15	22.00	<Collection: 1 item>	5	128.00	46
J-16	22.00	<Collection: 0 items>	0	128.00	46
J-17	22.00	<Collection: 1 item>	5	128.00	46
J-18	22.00	<Collection: 0 items>	0	128.00	46
J-19	22.00	<Collection: 1 item>	108	127.97	46
J-20	0.00	<Collection: 1 item>	0	127.97	55
J-21	0.00	<Collection: 1 item>	0	127.97	55
J-22	0.00	<Collection: 1 item>	0	127.97	55
J-23	0.00	<Collection: 1 item>	0	127.97	55
J-24	0.00	<Collection: 0 items>	0	127.97	55

Phase 1

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Scenario: Peak Day
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (ft)
P-1	T-1	J-1	16.0	Ductile Iron	130.0	198	0.32	0.01
P-3	J-1	J-2	24.0	Ductile Iron	130.0	198	0.14	0.00
P-4	J-2	J-3	8.0	Ductile Iron	130.0	198	1.26	0.23
P-5	J-3	J-4	8.0	Ductile Iron	130.0	80	0.51	0.04
P-6	J-4	J-7	8.0	Ductile Iron	130.0	66	0.42	0.06
P-7	J-5	J-3	8.0	Ductile Iron	130.0	-109	0.69	0.08
P-8	J-6	J-5	8.0	Ductile Iron	130.0	-36	0.23	0.01
P-9	J-7	J-6	8.0	Ductile Iron	130.0	-36	0.23	0.01
P-10	J-7	J-8	8.0	Ductile Iron	130.0	88	0.56	0.05
P-11	J-8	J-9	8.0	Ductile Iron	130.0	-54	0.34	0.02
P-12	J-9	J-5	8.0	Ductile Iron	130.0	-63	0.40	0.05
P-13	J-8	J-10	8.0	Ductile Iron	130.0	142	0.91	0.10
P-14	J-10	J-11	8.0	Ductile Iron	130.0	33	0.21	0.00
P-15	J-11	J-12	8.0	Ductile Iron	130.0	33	0.21	0.00
P-16	J-12	J-13	8.0	Ductile Iron	130.0	15	0.09	0.00
P-17	J-12	J-14	8.0	Ductile Iron	130.0	19	0.12	0.00
P-18	J-14	J-18	8.0	Ductile Iron	130.0	0	0.00	0.00
P-19	J-14	J-15	8.0	Ductile Iron	130.0	9	0.06	0.00
P-20	J-15	J-16	8.0	Ductile Iron	130.0	0	0.00	0.00
P-21	J-15	J-17	8.0	Ductile Iron	130.0	5	0.03	0.00
P-22	J-10	J-19	8.0	Ductile Iron	130.0	108	0.69	0.05
P-23	J-19	J-20	8.0	Ductile Iron	130.0	0	0.00	0.00
P-24	J-20	J-21	8.0	Ductile Iron	130.0	0	0.00	0.00
P-25	J-21	J-23	8.0	Ductile Iron	130.0	0	0.00	0.00
P-26	J-22	J-20	8.0	Ductile Iron	130.0	0	0.00	0.00
P-27	J-23	J-22	8.0	Ductile Iron	130.0	0	0.00	0.00
P-28	J-23	J-24	8.0	Ductile Iron	130.0	0	0.00	0.00

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Phase 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Scenario: Peak Day
Current Time Step: 0.000 h
FlexTable: Tank Table

ID	Label	Zone	Elevation (Base) (ft)	Elevation (Minimum) (ft)	Elevation (Initial) (ft)	Elevation (Maximum) (ft)	Volume (Inactive) (MG)	Diameter (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
114	T-1	<None>	127.00	128.00	128.50	164.00	0.00	50.00	198	128.50

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Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

Scenario: Peak Day
Current Time Step: 0.000 h
Fire Flow Node FlexTable: Fire Flow Report

Label	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Available) (gpm)	Pressure (Calculated Residual) (psi)	Demand (gpm)	Elevation (ft)	Pressure (Calculated System Lower Limit) (psi)	Pressure (Calculated Residual @ Total Flow Needed) (psi)
J-1	1,000	3,500	3,500	45	0	22.00	45	46
J-2	1,000	3,500	3,500	45	0	22.00	45	46
J-3	1,000	3,500	3,509	22	9	22.00	22	43
J-4	1,000	3,026	3,040	20	14	22.00	23	42
J-5	1,000	2,955	2,964	20	9	22.00	20	42
J-6	1,000	2,760	2,760	20	0	22.00	23	41
J-7	1,000	2,835	2,849	20	14	22.00	21	41
J-8	1,000	2,609	2,609	20	0	22.00	20	41
J-9	1,000	2,582	2,591	20	9	22.00	22	41
J-10	1,000	2,154	2,154	20	0	22.00	20	39
J-11	1,000	2,112	2,112	20	0	22.00	20	39
J-12	1,000	1,951	1,951	20	0	22.00	20	38
J-13	1,000	1,764	1,779	20	15	22.00	24	36
J-14	1,000	1,686	1,696	20	9	22.00	20	35
J-15	1,000	1,591	1,596	20	5	22.00	20	34
J-16	1,000	1,568	1,568	20	0	22.00	21	34
J-17	1,000	1,538	1,542	20	5	22.00	21	34
J-18	1,000	1,664	1,664	20	0	22.00	21	35
J-19	1,000	1,930	2,039	20	108	22.00	24	37
J-20	1,000	1,931	1,931	20	0	0.00	20	44
J-21	1,000	1,819	1,819	20	0	0.00	22	43
J-22	1,000	1,800	1,800	20	0	0.00	21	43
J-23	1,000	1,771	1,771	20	0	0.00	20	42
J-24	1,000	1,725	1,725	20	0	0.00	22	42

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Phase 1

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Water Design 9.13.21 (2555 : Site Plan Review Application (Specific) 7-0976-

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
404-463-1511

October 13, 2021

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

RE: Plans & Specifications (P&S)
Noble Vines Phase I Sewer Project
Port Wentworth WPCP
NPDES Permit No. GA0038814
EPD # 2021-175
Chatham County, Ogeechee River Basin

Dear Mr. Harvey:

We have completed our review of the plans and specifications for the above-referenced project which consists of installing a 6-ft diameter wetwell with two submersible pumps, each with a capacity of 144 gpm at 42.1 ft TDH. The project also includes the installation of approximately 3,734 linear feet (LF) and 1,493 LF of 8-in gravity sewer and 4-in force main, respectively. The project has not been selected for review by the Wastewater Regulatory Program.

If you should have any questions, please contact me at (470) 524-3443 or at *chris.bruegge@dnr.ga.gov*.

Sincerely,

Chris Bruegge
Municipal Permitting Unit
Wastewater Regulatory Program

cc: Rusty Windsor, Thomas & Hutton (*windsor.r@tandh.com*)

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - NPDES Permit EPD Letter 10.13.21 (2555 : 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.
- 11/8/2021 – Planning Commission voted 3 to 2 to approve.

Attachment: NOBLE VINES PH I HWY 30 S-SITE PLAN NOV 2021 - Timeline (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2555 : Site Plan Review Application (Specific) 7-0976-02-027 Noble Vines

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2557)

DOC ID: 2557

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.**/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

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)
- Planning Commission Minutes November 8, 2021 DRAFT (PDF)

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 (2557 : 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 (2557 : 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 (2557 : 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 (2557 : 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

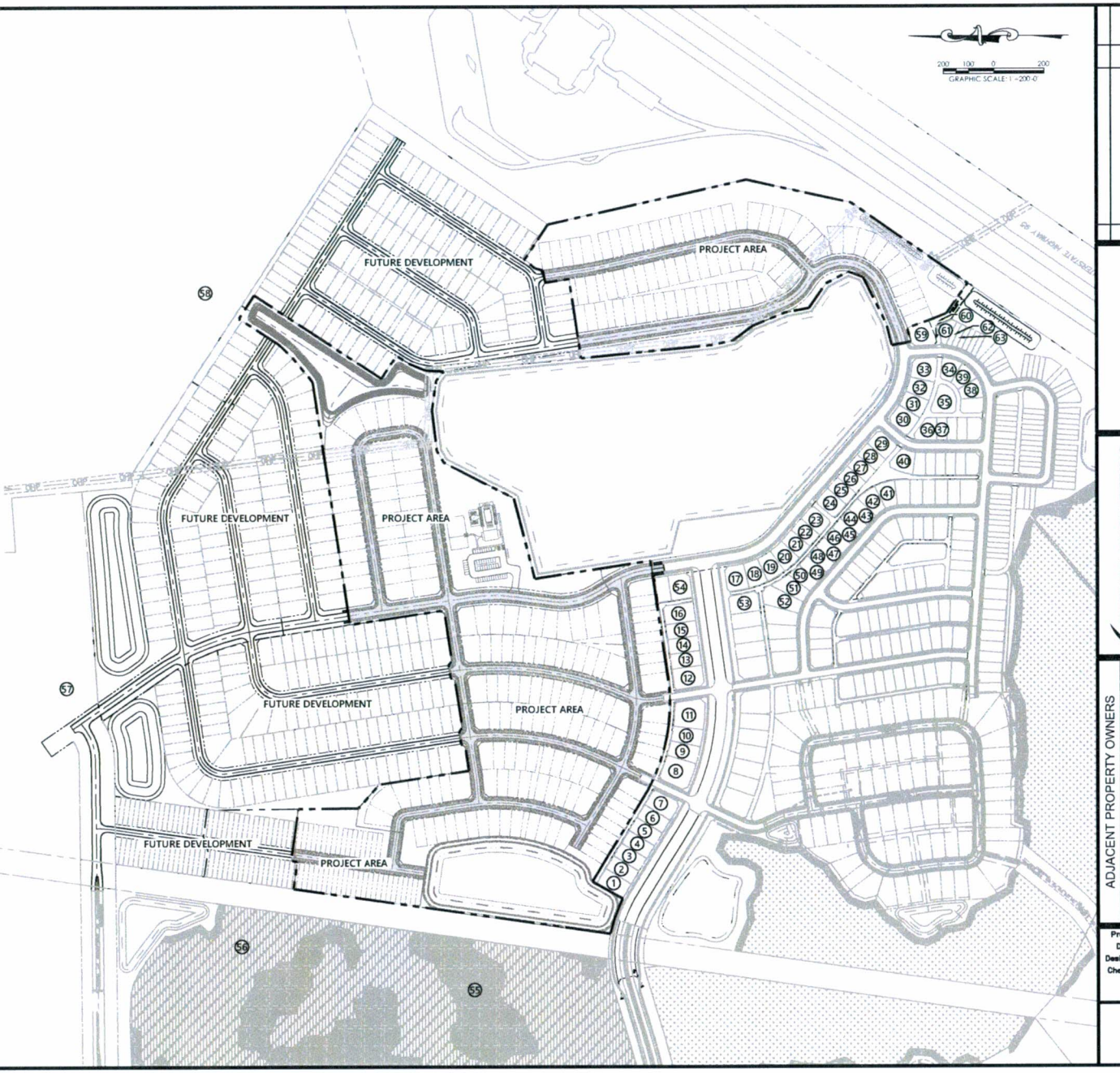
Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Application (2557 : Subdivision Application Lakeside Ph 20

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 (2557 : Subdivision Application Lakeside Ph 20

Owner Name	Mailing Address	PIN #	#
Denise Stone-Raguckas	303 Lakeside Blvd, Port Wentworth GA, 31407	70906A01001	1
Cortice Jackson	305 Lakeside Blvd, Port Wentworth GA, 31407	70906A01002	2
Freddy & Lena Meeks	307 Lakeside Dr, Port Wentworth GA, 31407	70906A01003	3
Derrick Barnes	309 Lakeside Dr, Port Wentworth GA, 31407	70906A01004	4
Kino & Shawndreia Deas	311 Lakeside Dr, Port Wentworth GA, 31407	70906A01005	5
Eugene & Ponda Showalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
AMH Development, LLC	315 Lakeside Blvd, Port Wentworth GA, 31407	70906A01007	7
Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Erin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
Billie & Rod Cassidy	407 Lakeside Blvd, Port Wentworth GA, 31407	70906A02003	10
Herman & Sheree Rogers	409 Lakeside Blvd, Port Wentworth GA, 31407	70906A02004	11
Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
Village Park Homes, LLC	507 Lakeside Blvd, Port Wentworth GA, 31407	70906A03003	14
James Millard	509 Lakeside Blvd, Port Wentworth GA, 31407	70906A03004	15
John Duncan	511 Lakeside Blvd, Port Wentworth GA, 31407	70906A03005	16
Martin Savarese	2 Lakeside Dr, Port Wentworth GA, 31407	70906A05047	17
Guardian DFH III LLC	4 Lakeside Dr, Port Wentworth GA, 31407	70906A05046	18
Cythnia Camp	6 Lakeside Dr, Port Wentworth GA, 31407	70906A05045	19
Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
William Benson	12 Lakeside Dr, Port Wentworth GA, 31407	70906A05042	22
Donald Hodges	14 Lakeside Dr, Port Wentworth GA, 31407	70906A05041	23
Phillip Sermprungsuk & Slinda Kalasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Munton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
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Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
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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 (2557 :

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

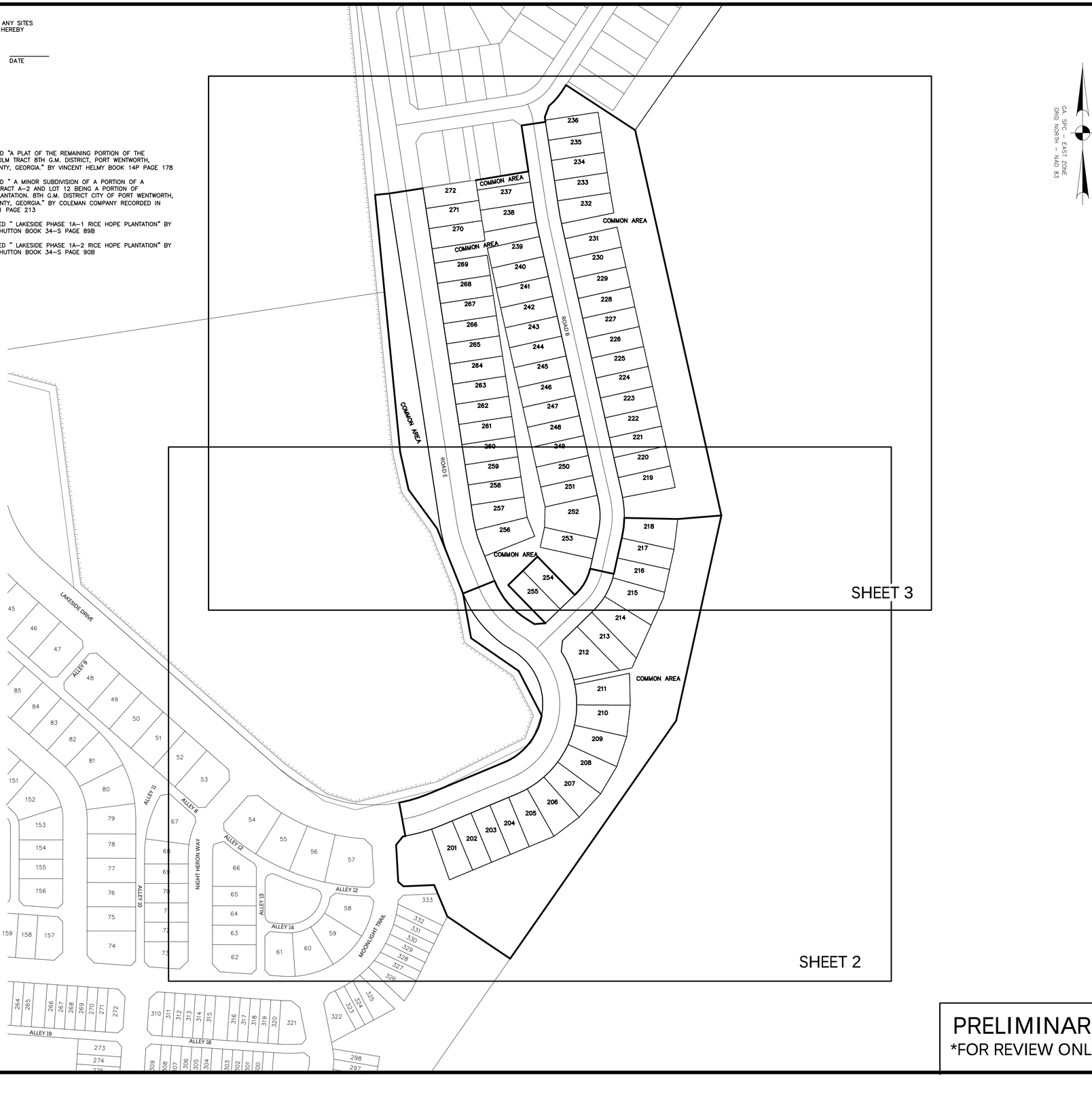
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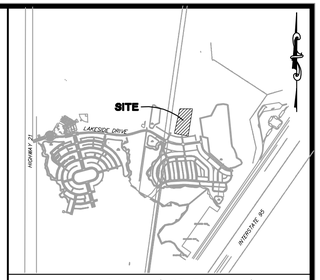
1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD 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 (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

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PORT WENTWORTH CITY ENGINEER _____ DATE _____

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MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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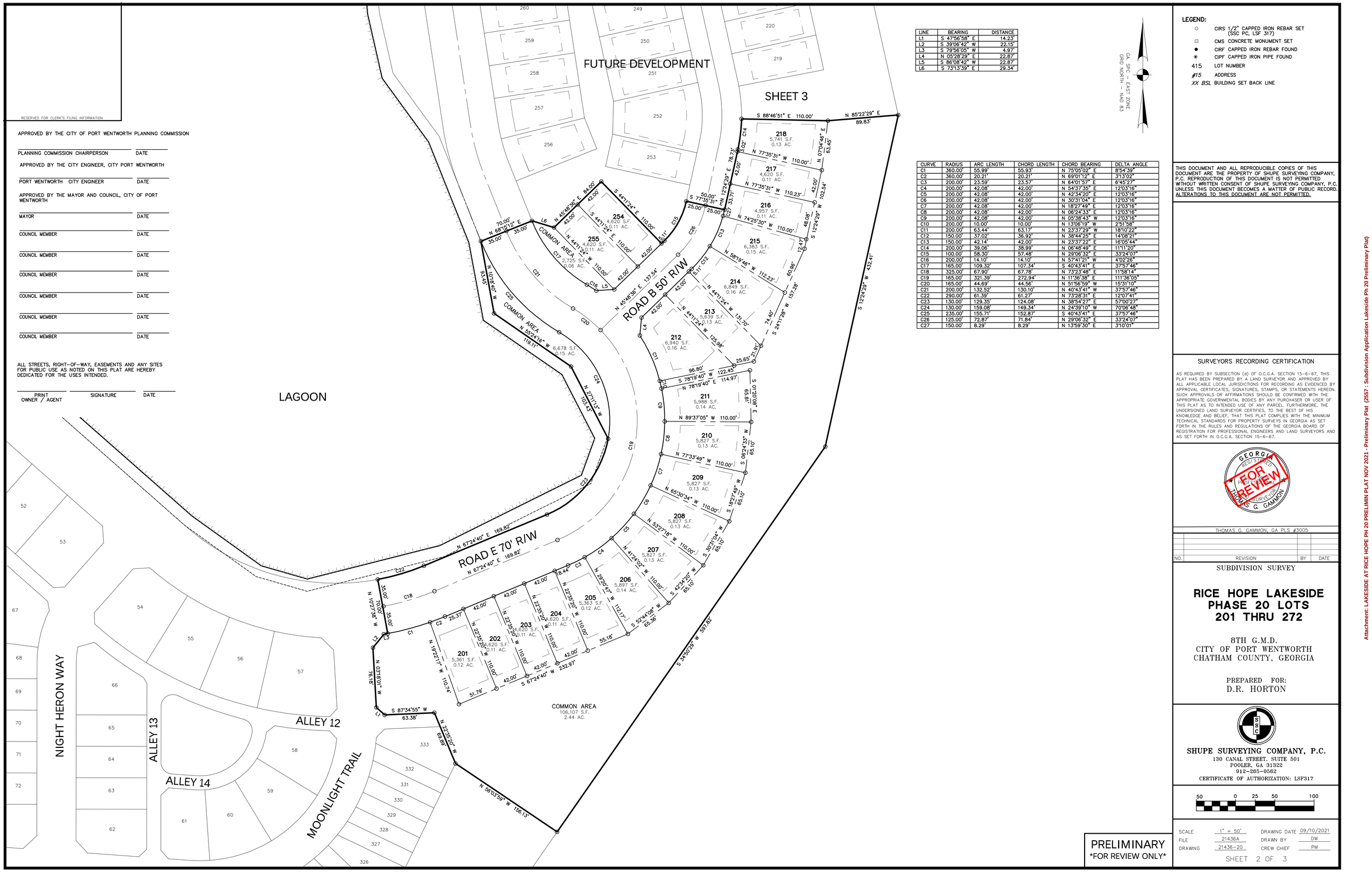
COUNCIL MEMBER _____ DATE _____

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"

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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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 (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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 _____

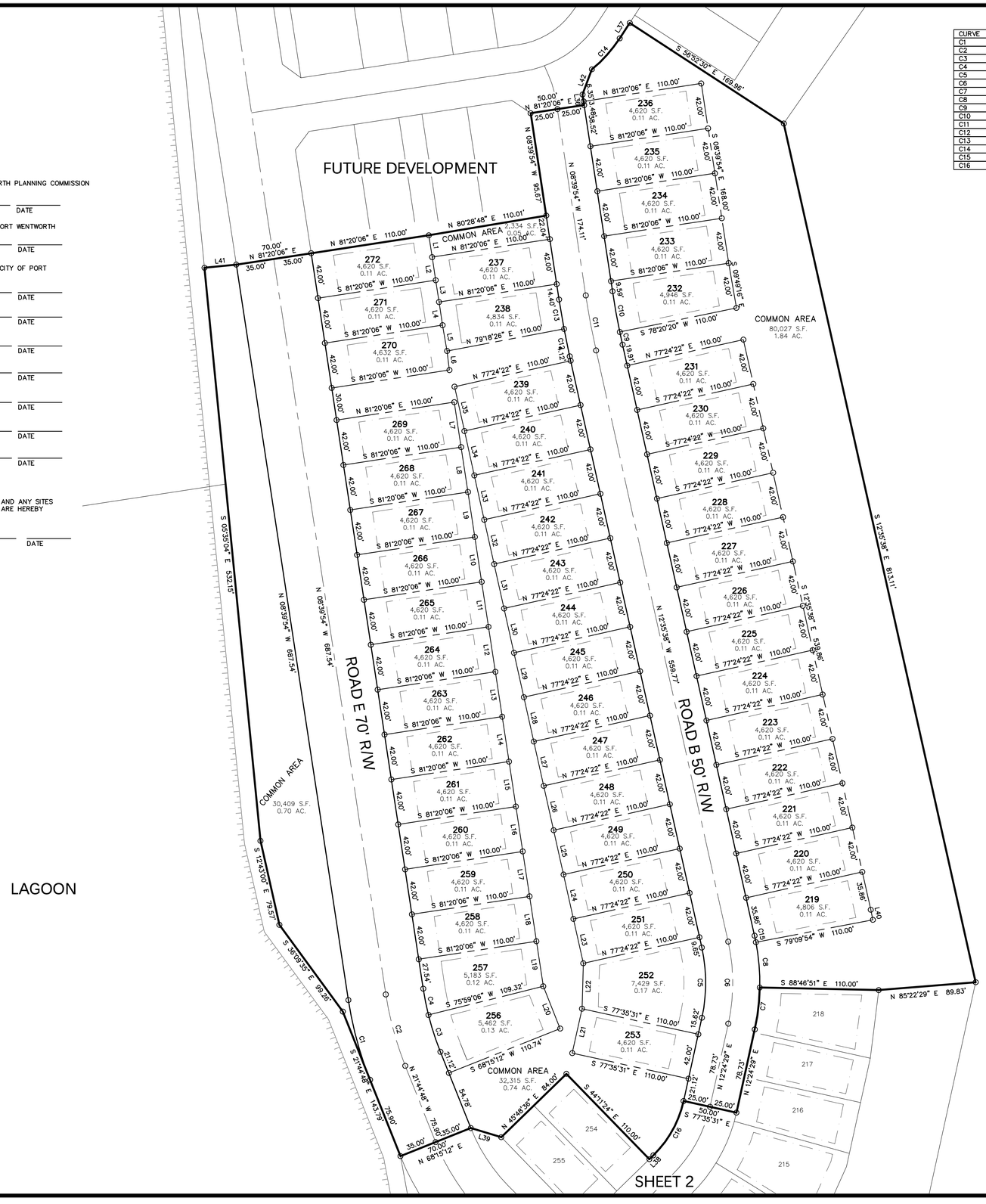
COUNCIL MEMBER _____ DATE _____

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 _____ SIGNATURE _____ DATE _____
OWNER / AGENT



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

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 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 (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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.
- 11/3/2021 – Sent email to application for GoToMeeting information
- 11/8/2021 – Planning Commission voted unanimously to approve.

Attachment: LAKESIDE AT RICE HOPE PH 20 PRELIMIN PLAT NOV 2021 - Timeline (2557 : Subdivision Application Lakeside Ph 20 Preliminary

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2557 : Subdivision Application Lakeside Ph 20 Preliminary Plat)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2558)

DOC ID: 2558

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.**/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

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)
- Planning Commission Minutes November 8, 2021 DRAFT (PDF)

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 (2558 : 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 (2558 : 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 (2558 : 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 (2558 : 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 (2558 : Subdivision Application Lakeside Ph 21

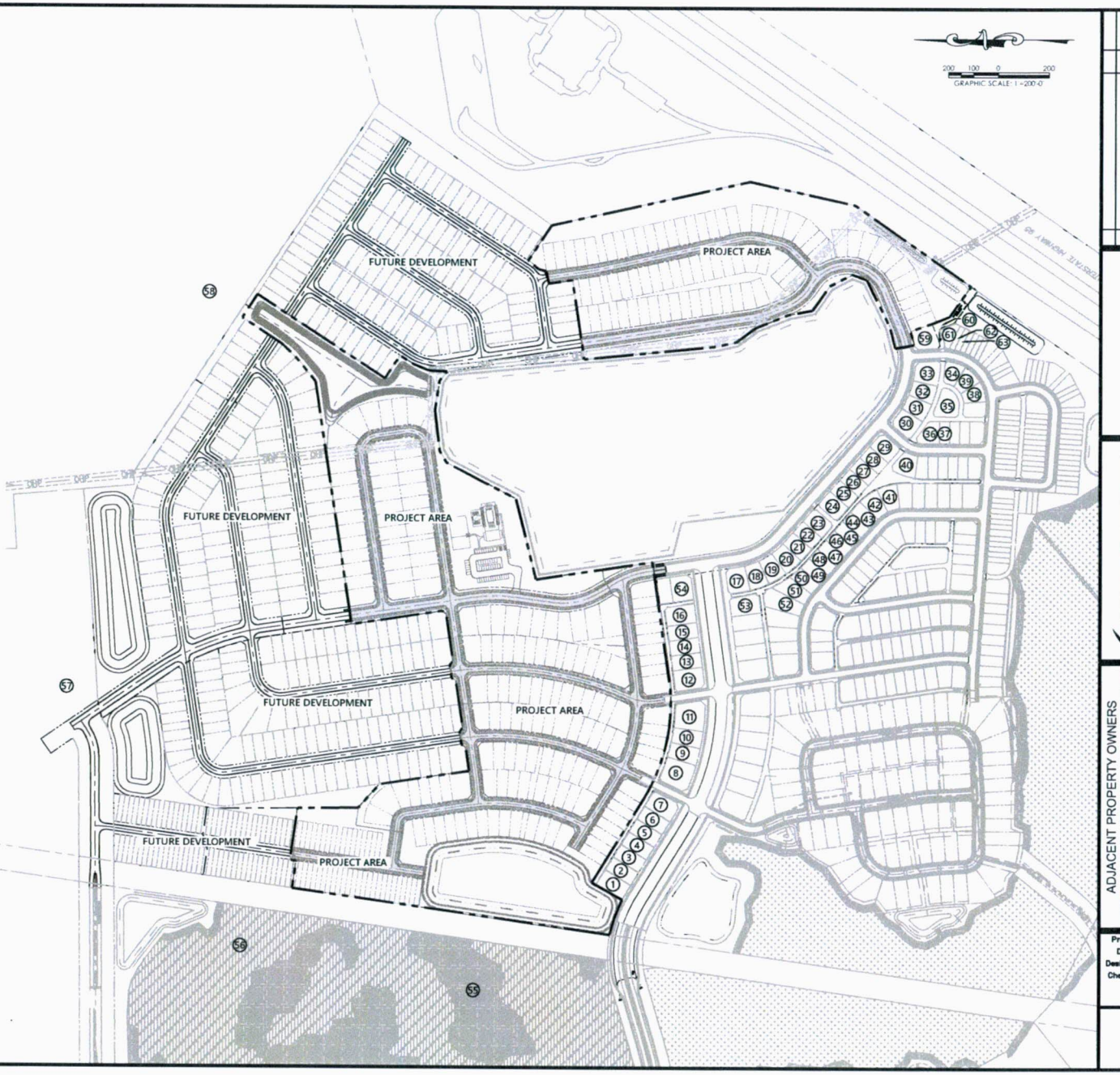
RICE HOPE LAKESIDE
PHASES 20-23 &29-A
ADJACENT PROPERTY OWNERS LIST

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

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2558 : Subdivision Application Lakeside Ph 21

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Application (2558 :

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
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Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
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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
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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
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Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
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PITTMAN ENGINEERING
www.PittmanEngineeringCo.com
DR HORTON, INC.
ADJACENT PROPERTY OWNERS
LAKESIDE PHASES 20,22 & 20A

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 _____

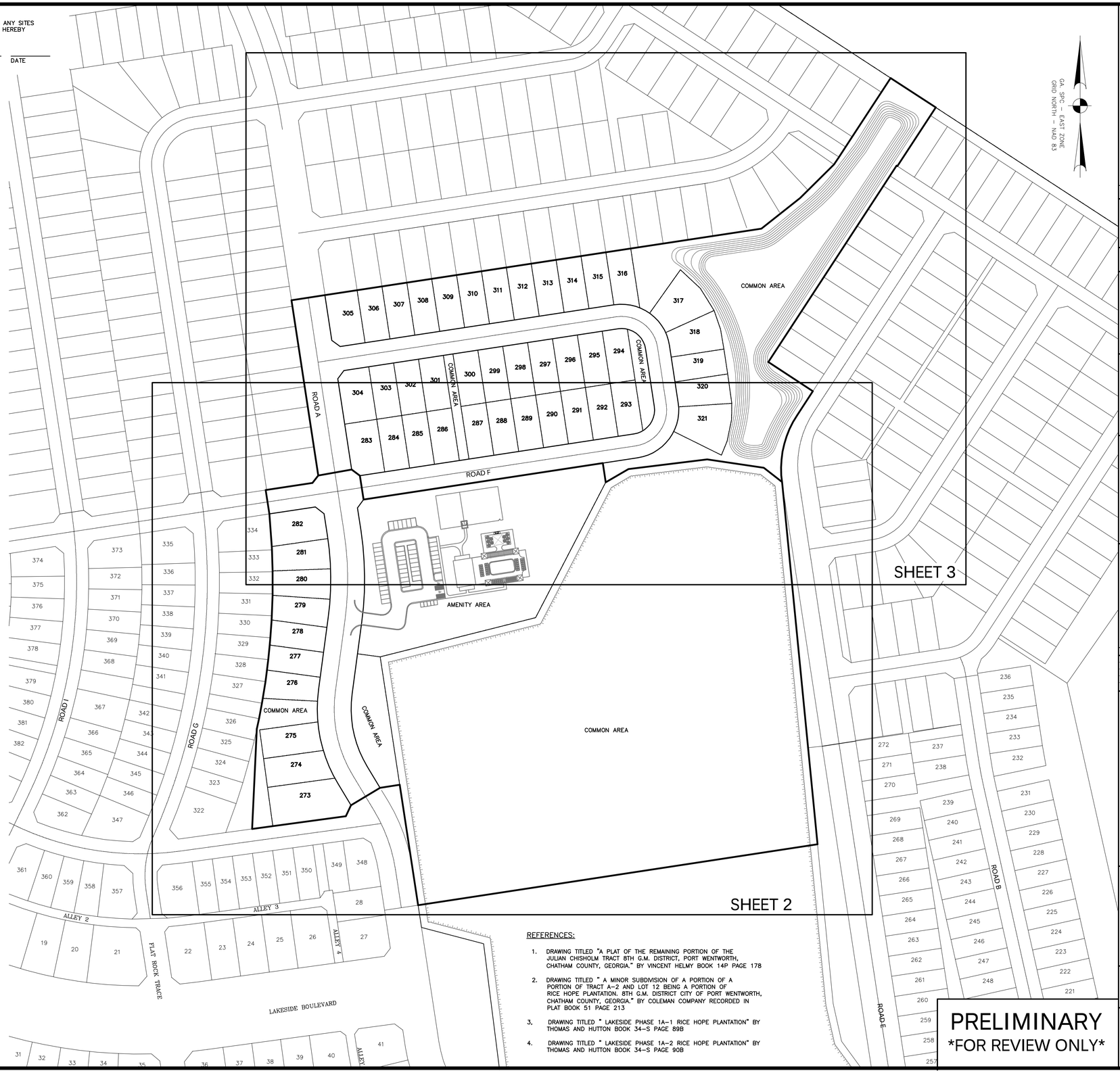
COUNCIL MEMBER _____ DATE _____

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

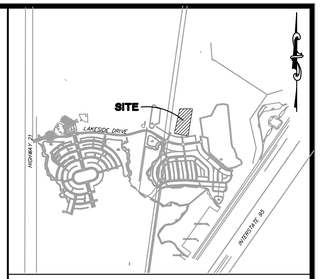
   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS 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

PRELIMINARY
FOR REVIEW ONLY



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

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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

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 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

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Preliminary Plat (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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"

FUTURE DEVELOPMENT

N 81°20'06" E 639.00'

N 81°20'06" E 273.00'

N 51°42'56" E 101.99'

N 45°13'28" E 98.51'

N 33°07'30" E 145.00'

S 56°52'30" E 111.33'

S 33°07'30" W 135.00'

S 33°07'30" W 50.00'

S 56°52'30" E 110.00'

S 33°07'30" W 59.43'

S 33°07'30" W 835.00'

N 35°20'44" E 110.00'

S 65°29'09" W 110.00'

S 81°20'06" W 110.00'

S 86°14'21" W 110.00'

N 63°37'15" W 110.00'

COMMON AREA
148,226 S.F.
3.40 AC.

317
8,836 S.F.
0.20 AC.

318
7,379 S.F.
0.17 AC.

319
5,720 S.F.
0.13 AC.

320
6,220 S.F.
0.14 AC.

321
8,905 S.F.
0.20 AC.

305
7,270 S.F.
0.17 AC.

306
5,720 S.F.
0.13 AC.

307
5,720 S.F.
0.13 AC.

308
5,720 S.F.
0.13 AC.

309
5,720 S.F.
0.13 AC.

310
5,720 S.F.
0.13 AC.

311
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0.13 AC.

312
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0.13 AC.

313
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0.13 AC.

314
5,720 S.F.
0.13 AC.

315
5,720 S.F.
0.13 AC.

316
5,951 S.F.
0.14 AC.

304
7,260 S.F.
0.17 AC.

303
5,720 S.F.
0.13 AC.

302
5,720 S.F.
0.13 AC.

301
5,720 S.F.
0.13 AC.

300
5,720 S.F.
0.13 AC.

299
5,720 S.F.
0.13 AC.

298
5,720 S.F.
0.13 AC.

297
5,720 S.F.
0.13 AC.

296
5,720 S.F.
0.13 AC.

295
5,720 S.F.
0.13 AC.

294
5,697 S.F.
0.13 AC.

283
7,258 S.F.
0.17 AC.

284
5,720 S.F.
0.13 AC.

285
5,720 S.F.
0.13 AC.

286
5,720 S.F.
0.13 AC.

287
5,720 S.F.
0.13 AC.

288
5,720 S.F.
0.13 AC.

289
5,720 S.F.
0.13 AC.

290
5,720 S.F.
0.13 AC.

291
5,720 S.F.
0.13 AC.

292
5,720 S.F.
0.13 AC.

293
5,697 S.F.
0.13 AC.

COMMON AREA
4,000 S.F.
0.09 AC.

COMMON AREA
5,802 S.F.
0.13 AC.

ROAD A 70' R/W

ROAD F 50' R/W

N 08°40'54" W 135.00'

N 08°40'54" W 366.56'

N 08°40'54" W 230.76'

N 81°20'06" E 623.10'

S 81°20'06" W 573.00'

S 81°20'06" W 499.98'

S 83°02'16" W 163.77'

N 81°38'58" W 118.33'

S 59°37'59" W 54.53'

N 80°01'48" E 70.02'

N 81°18'36" E 70.00'

SHEET 2

282

281

280

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

GA. SPC - EAST ZONE
GRID NORTH - NAD 83

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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 (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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.
- 11/3/2021 – sent email to applicant for GoToMeeting information
- 11/8/2021 – Planning Commission voted to unanimously to approve

Attachment: LAKESIDE AT RICE HOPE PH 21 PRELIM PLAT NOV 2021 - Timeline (2558 : Subdivision Application Lakeside Ph 21 Preliminary

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2558 : Subdivision Application Lakeside Ph 21 Preliminary Plat)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2559)

DOC ID: 2559

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.**/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

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)
- Planning Commission Minutes November 8, 2021 DRAFT (PDF)

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 (2559 : 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 (2559 : 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 (2559 : 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 (2559 : 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

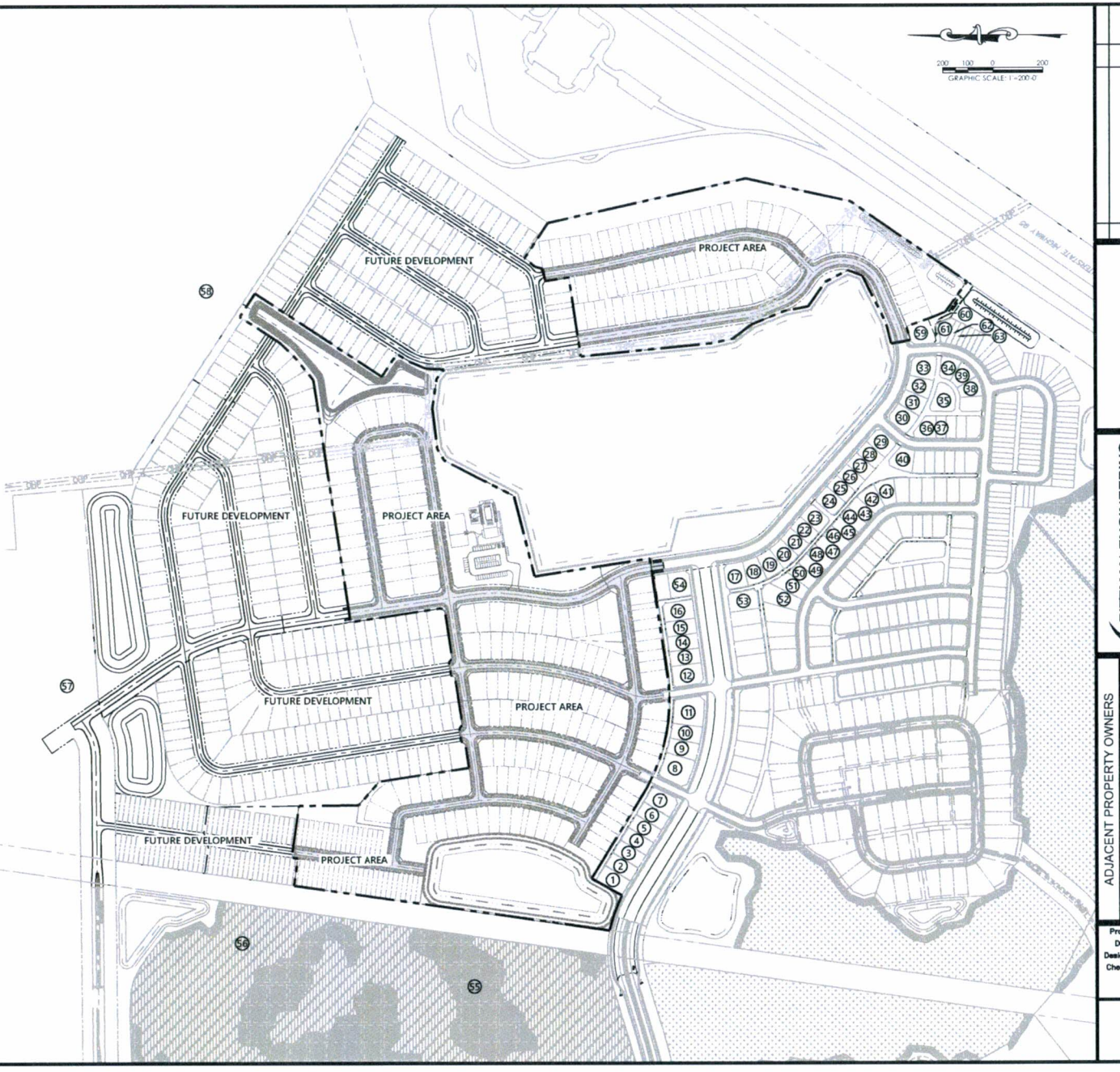
Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Application (2559 : Subdivision Application Lakeside Ph 22

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 (2559 : Subdivision Application Lakeside Ph 22

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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 (2559 : Subdivision

RESERVED FOR CLERK'S FILING INFORMATION

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 _____

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

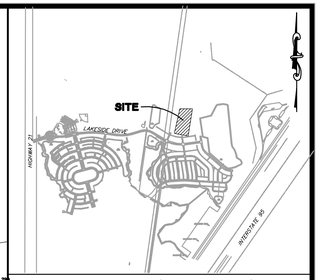
   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS 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

PRELIMINARY
FOR REVIEW ONLY



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

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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

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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	N 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 67°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°13'54" 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"



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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

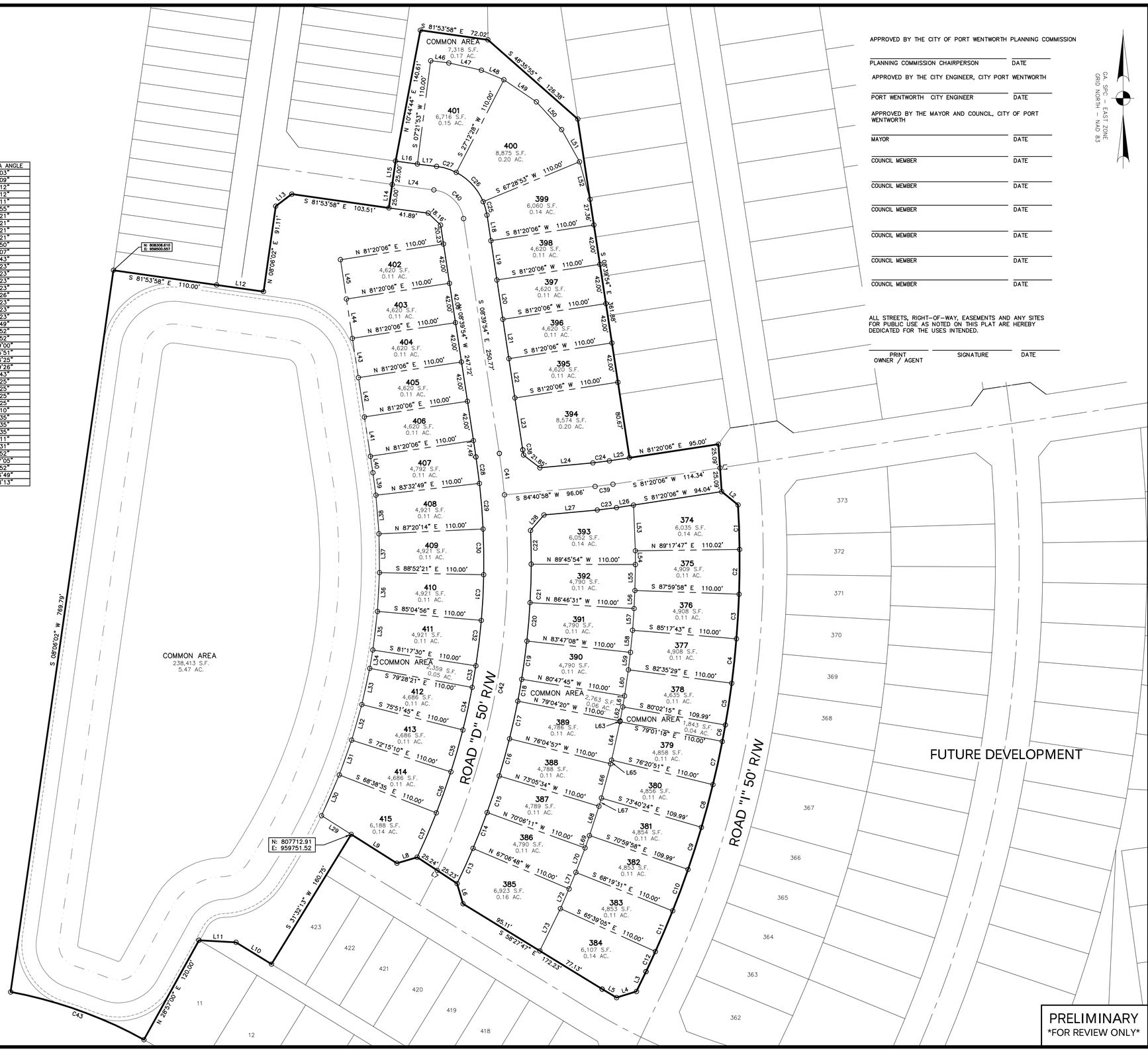
PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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°33'53" 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	S 88°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'
LI	S 10°57'11" W	0.79'
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 _____

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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

GA. SPC - EAST ZONE
GRID NORTH - NAD 83

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- ○ 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
912-285-0562
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

PRELIMINARY
FOR REVIEW ONLY

SHEET 3 OF 3

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Preliminary Plat (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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.
- 11/3/2021 – sent email to applicant for GoToMeeting information
- 11/8/2021 – Planning Commission voted to unanimously to approve

Attachment: LAKESIDE AT RICE HOPE PH 22 PRELIM PLAT NOV 2021 - Timeline (2559 : Subdivision Application Lakeside Ph 22 Preliminary

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2559 : Subdivision Application Lakeside Ph 22 Preliminary Plat)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Fire Department
Category: Purchase
Prepared By: Lance Moore
Department Head: Lance Moore

AGENDA ITEM (ID # 2551)

DOC ID: 2551

New Fire Engine

Issue/Item: Fire department needs to replace a thirty-year old truck.

Background: Our fleet is aging and we must begin upgrading

Facts and Findings: See attached "Port Wentworth Fire Department Fire Engine Evaluation Form"

Funding: $189,543 - Fire Asset Replacement
$225,457 - SPLOST

Recommendation: Approval for $415,000 expenditure

ATTACHMENTS:

- Port Wentworth Fire Department Fire Engine Evaluation Form (PDF)

Port Wentworth Fire Department Fire Engine Evaluation Form

317 Cantyre Street
Port Wentworth, GA. 31407

Lance Moore
Fire Chief

SPECIFICATIONS	E-ONE	HME	PIERCE
New Custom Cab	✓	✓	✓
Raised Roof	✓	✓	✓
Painted white over red	✓	✗	✓
Cummins L9 Engine	✓	✓	✓
Allison EVS 3000 Automatic Transmission	✓	✓	✓
320 AMP Alternator	✓	✗	✓
Rear axle 27,000 lb. rating	✓	✓	✓
Engine compression brake	✓	✓	✓
Aluminum wheels (6 total)	✓	✓	✓
Stainless steel front grill	✓	✓	✓
Overall length 32' max	✓	✓	✓
Overall height 10' max	✓	✓	✓
Kussmaul battery conditioner	✓	✓	✓
Drivers air ride	✓	✓	✓
Officers SCBA	✓	✓	✓
2- rear SCBA seats	✓	✓	✓
1000-gallon booster tank	✓	✓	✓
30-gallon foam tank	✓	✓	✗
SCBA storage compartments	✓	✓	✓
1500 GPM pump	✓	✓	✗
Hale 2.1 foam system, 3-1.5" discharges, 1 rear 2.5"	✓	✓	✗
Federal Q2B mechanical siren drivers' front bumper	✓	N/A	✓
Vehicle data record	✓	✓	✓
Rear chevrons	✓	✓	✓
1-24' 2-section extension ladder	✓	✓	✓
1-14' roof ladder	✓	✓	✓
1-10' attic ladder	✓	✓	✓
2-fiberglass 10' pike poles	✓	✓	✓
BID PRICE	**$402,694.00**	**$415,000.00**	**$430,000.00**

Attachment: Port Wentworth Fire Department Fire Engine Evaluation Form (2551 : New Fire Engine)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Police Department
Category: Agreement
Prepared By: Shanta Scarboro
Department Head: Matt Libby

AGENDA ITEM (ID # 2562)

DOC ID: 2562

Employment Agreement between the City of Port Wentworth, Chatham County, Georgia and Chief of Police Matthew W. Libby

Issue/Item:
Employment Agreement between the City of Port Wentworth, Chatham County, Georgia and Chief of Police Matthew W. Libby.

Background:
This agreement shall be effective commencing on December 1, 2021 and end on June 30, 2022.

Facts and Findings:
The Contractor shall perform competently in a professional and businesslike manner all duties as described in the agreement. The Contractor shall also comply with all applicable federal and state laws that pertain to his duties as Chief of Police. The Contractor shall serve as a non-classified at-will employee and shall be exempt from the wage and overtime requirements of the Fair Labor Standards Act and shall engage in those hours necessary to fulfill the obligations of his position of employment.

Funding:
City of Port Wentworth Police Department

Recommendation:
Approval

ATTACHMENTS:

- Employment Agreement Chief of Police Matthew W. Libby (2021) (PDF)
- Employment Release Matthew W. Libby (2021) (PDF)

CITY OF PORT WENTWORTH
Port Wentworth, Georgia

EMPLOYMENT AGREEMENT
(Chief of Police)

This **AGREEMENT** made and entered into this _____ day of _____, 2021, between **THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA,** a Municipal Corporation of the State of Georgia (herein referred to as "The City of Port Wentworth or City") and **MATTHEW W. LIBBY** of the State of Georgia, County of Chatham (hereto referred to as "Employee").

WHEREAS, both the City and the Employee are desirous of entering into an Agreement whereby the Employee is retained as an employee of the City of Port Wentworth; and

WHEREAS, both the City and Employee wish to settle a disputed claim concerning the unlawful harassment of Employee; and

WHEREAS, in consideration of the mutual promises contained herein, the Employee will enter into a separate Release in order to settle and fully and finally resolve the disputed claims by the Employee against the City for any claims related to any breach/violation(s) associated with unlawful harassment by City Councilmembers in or about May, 2021.

NOW, THEREFORE, for and in consideration of the mutual promises contained in the Agreement, the parties agree as follows:

1. **TERM.** This agreement shall be effective commencing on December 1, 2021. Except as hereinafter set forth, the Agreement may be terminated by either party by giving thirty (30) days prior written notice to the other party at the notice address provided herein by and for each party or at another address chosen subsequent to execution of this agreement and provided in writing to the party giving notice. The initial term of the Agreement between the City and Employee shall begin on the effective date of this Agreement, and continue until June 30, 2022. The Agreement will automatically renew for a term of twelve (12) months unless action is taken by City to terminate the Agreement. There may be no more than four (4) renewals of this Agreement. Action sufficient to terminate this Agreement shall be affirmative vote on behalf of City at any duly noticed meeting of the Port Wentworth City Council.

   If the City of Port Wentworth terminates this contract within the first two (2) years, Employee shall receive as compensation twelve (12) months' salary at a rate equal to Employee's salary rate on the effective date of termination, and Employee shall receive COBRA health insurance benefits for twelve (12) months, such COBRA coverage shall include Employee's spouse and dependents. If The City of Port Wentworth terminates this contract any time after the first two (2) years, Employee shall receive as compensation six (6) months' salary at a rate equal to Employee's salary rate on the effective date of termination, and Employee shall receive COBRA health insurance benefits for twelve (12) months, such COBRA coverage shall include Employee's spouse

Attachment: Employment Agreement Chief of Police Matthew W. Libby (2021) (2562 : Employment Agreement between the City of Port

and dependents. The value of said benefits would be within current cost of benefits as outlined in the City Human Resource manual at the time of termination of this contract.

If the Employee is convicted of any criminal act(s) or any act of Moral Turpitude this contract is null and void and the City of Port Wentworth is not held to the aforementioned obligations.

If the Employee decides to terminate this contract prior to its maturity the Employee agrees to continue until such a time as a replacement Director of Public Safety is employed by The City of Port Wentworth and also to agree to continue handling all aspects previously handled by same.

2. **SERVICES.** The duties to be performed by the Employee are as follows:

ESSENTIAL DUTIES AND RESPONSIBILITIES

Carries out managerial responsibility in accordance with policies, procedures and applicable laws including: interviewing, hiring and training staff; planning, assigning and directing work; establishing deadlines; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems; and ensuring the proper allocation of staff and resources. Manages department staff members which are responsible for performing public safety functions including, but not limited to: enforcing various laws; investigating crimes against people and property; developing and presenting crime prevention and safety programs; and other related functions and programs.

Plans, coordinates, assigns, and monitors performance and coaches, counsels, mentors, trains, and advises employees in department for the dual goals of meeting department goals and employee career development.

Serves as a liaison and/or member of various committees/teams and collaborates, persuades, presents reports to and negotiates with others outside own work area to coordinate efforts and maintain cooperative and efficient relations.

Manages the preparation of the department budget, including analyzing needs and resources and monitoring budget activity.

Plans long-range goals, objectives, organizational structure, and overall direction for the department.

Plans and implements short-term or annual goals, objectives, and strategies for the department, projects or programs to ensure efficient organization and completion of work

Develops and implements methods of collaboration with outside agencies and other City departments.

Attachment: Employment Agreement Chief of Police Matthew W. Libby (2021) (2562 : Employment Agreement between the City of Port

Interprets, develops, communicates, updates and monitors ordinances, policies, procedures, and standards for the department; recommends improvement when necessary; and writes/revises same.

Conducts criminal risk and civil liability assessments.

Follows up on inquiries from various agencies, groups, media, etc., regarding department programs and services; makes presentations to groups, and participates in radio, newspaper, and television interviews.

Maintains and upgrades professional knowledge, skills, and development by attending seminars and training programs and reading trade and professional journals and publications.

Prepares complex, routine, and non-routine reports as requested; receives, sorts, analyzes and summarizes material for the preparation of reports; prepares work reports; and relays and interprets administrative decisions, policies, and instructions.

Interacts with a variety of high-level individuals, both internally and within the community, county, state and nation to provide information, disseminate departmental information, promote community awareness of department functions, make presentations and assist in resolving administrative issues.

Performs other related duties as assigned.

3. **TIME, MANNER, AND METHOD OF PERFORMANCE.** All of Employee's duties as described herein shall be performed competently in a professional and businesslike manner.

   Employee shall comply with all applicable federal and state laws that pertain to his duties as Chief of Police.

   Employee shall serve as a non-classified employee, and be exempt from the wage and overtime requirements of the Fair Labor Standards Act and shall engage in those hours necessary to fulfill the obligations of his position of employment.

4. **COMPENSATION.** The City of Port Wentworth shall pay to the Employee the SUM of $110,323.20 per year of the contract with a minimum of 2.5% (two- and one-half percent), maximum 5 (five percent) raise for each subsequent year. The City of Port Wentworth will provide normal and customary benefits as outlined in the City of Port Wentworth Human Resources Policy. The City of Port Wentworth will furnish to the Employee a vehicle to in accordance with current City polices. The City of Port Wentworth will pay all dues and conference fees for the ***Georgia Association of Chiefs of Police*** and the ***International Association of Chiefs of Police*** and any other associations which may be a benefit to the City of Port Wentworth Public Safety Department and The City of Port Wentworth, as deemed so by the Employee and The City of Port Wentworth.

Attachment: Employment Agreement Chief of Police Matthew W. Libby (2021) (2562 : Employment Agreement between the City of Port

5. **DISPUTED CLAIMS.** By execution of this Agreement, the City of Port Wentworth acknowledges certain elected members of City Council unlawfully harassed Employee and improperly interfered with Employee's duties as Director of Public Safety. The City further acknowledges after Employee reported the harassment, the City took no action to investigate or rectify the actions; the City also took no action in the form of reprimand as to the offending parties. By execution of this Agreement, the City hereby agrees to pay Employee $50,000.00 to resolve Employee's disputed claims against the City for the alleged violation(s).

6. **EMPLOYEE RELATIONSHIP**. This Agreement is supplemental to the City of Port Wentworth's Human Resources Policies and all rights and obligations conferred by said policies remain in effect. This Agreement does not relieve either party from adhering to the City of Port Wentworth's human resources policies.

7. **ENTIRE AGREEMENT.** This Agreement and the release contemporaneously entered into between the parties contains the entire understanding of the parties and supersedes all previous verbal and written agreements; and no other agreement, statement, or promise relating to the subject matter of this Agreement that is not contained herein shall be valid and binding.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

EMPLOYEE:

Matthew W. Libby
Employee

Social Security Number

Address

City, State, Zip

Telephone Number

Signed this _____ day of _____, 2021.

Matthew W. Libby

Gary Norton, Mayor
City of Port Wentworth

Attachment: Employment Agreement Chief of Police Matthew W. Libby (2021) (2562 : Employment Agreement between the City of Port

RELEASE AGREEMENT

By execution of this Agreement, and in exchange for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Matthew W. Libby, does hereby and forever release, fully discharge, and acquit The City of Port Wentworth, a municipal corporation, but no other entity or individual, from any claim which he has, or might have against the Released Party to this Agreement, arising from unlawful harassment and interference with work duties in or about May, 2021.

This release inures to the benefit of the CITY OF PORT WENTWORTH only.

IN WITNESS WHEREOF, the undersigned has set his hands and seal, this ____ day of _____, 2021.

_____
MATTHEW W. LIBBY

Sworn to and executed before me this
_____ day of _____, 2021.

_____
Notary Public
My Commission Expires:

Attachment: Employment Release Matthew W. Libby (2021) (2562 : Employment Agreement between the City of Port Wentworth, Chatham

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2554)

DOC ID: 2554

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 (1st Reading)

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 (1st Reading)

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. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO DENY THIS APPLICATION.**

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)
- Planning Commission Minutes November 8, 2021 DRAFT (PDF)

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 (2554 : 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 (2554 : 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 (2554 : 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

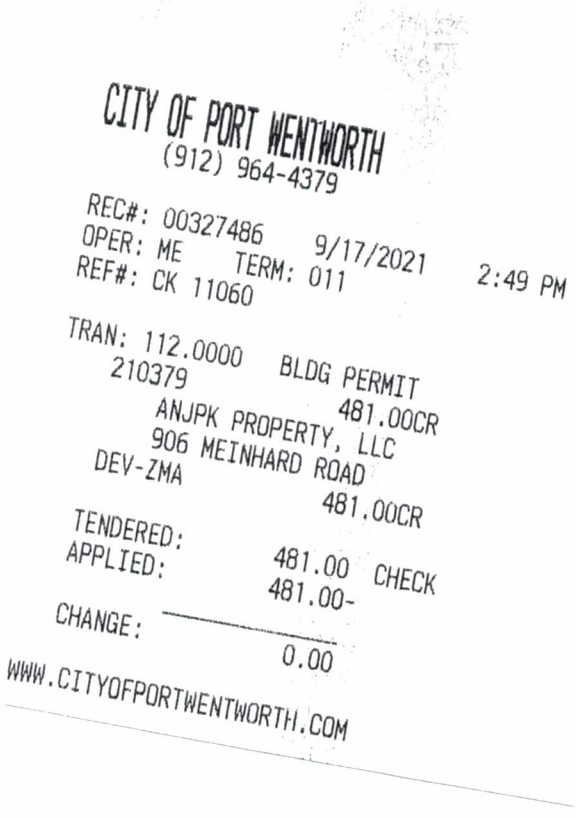
7 day of September, 2021.

Notary Public

A. N. Patel

Signature of Applicant

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2554 : 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 (2554 : 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 (2554 : 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 (2554 : 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

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2554 : Zoning Map Amendment 7-0978-02-004,

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 (2554 : 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]

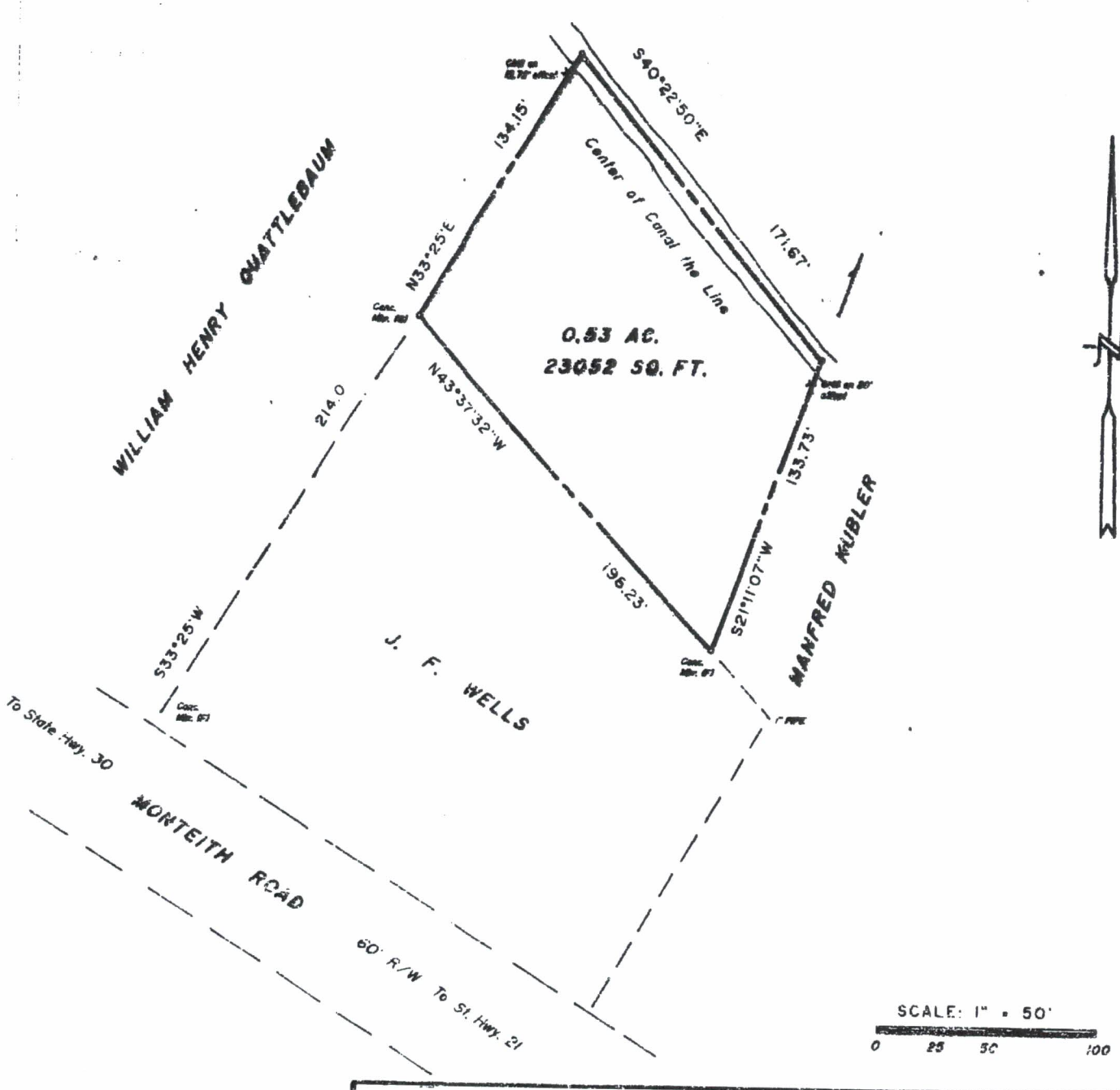
JEFFREY W RUBNITZ NOTARY Comm. Exp. 09/17/23 PUBLIC CHATHAM COUNTY, GA

Talmadge L. Bennett, Jr.

Tina L. Bennett

(seal)

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Application (2554 : 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

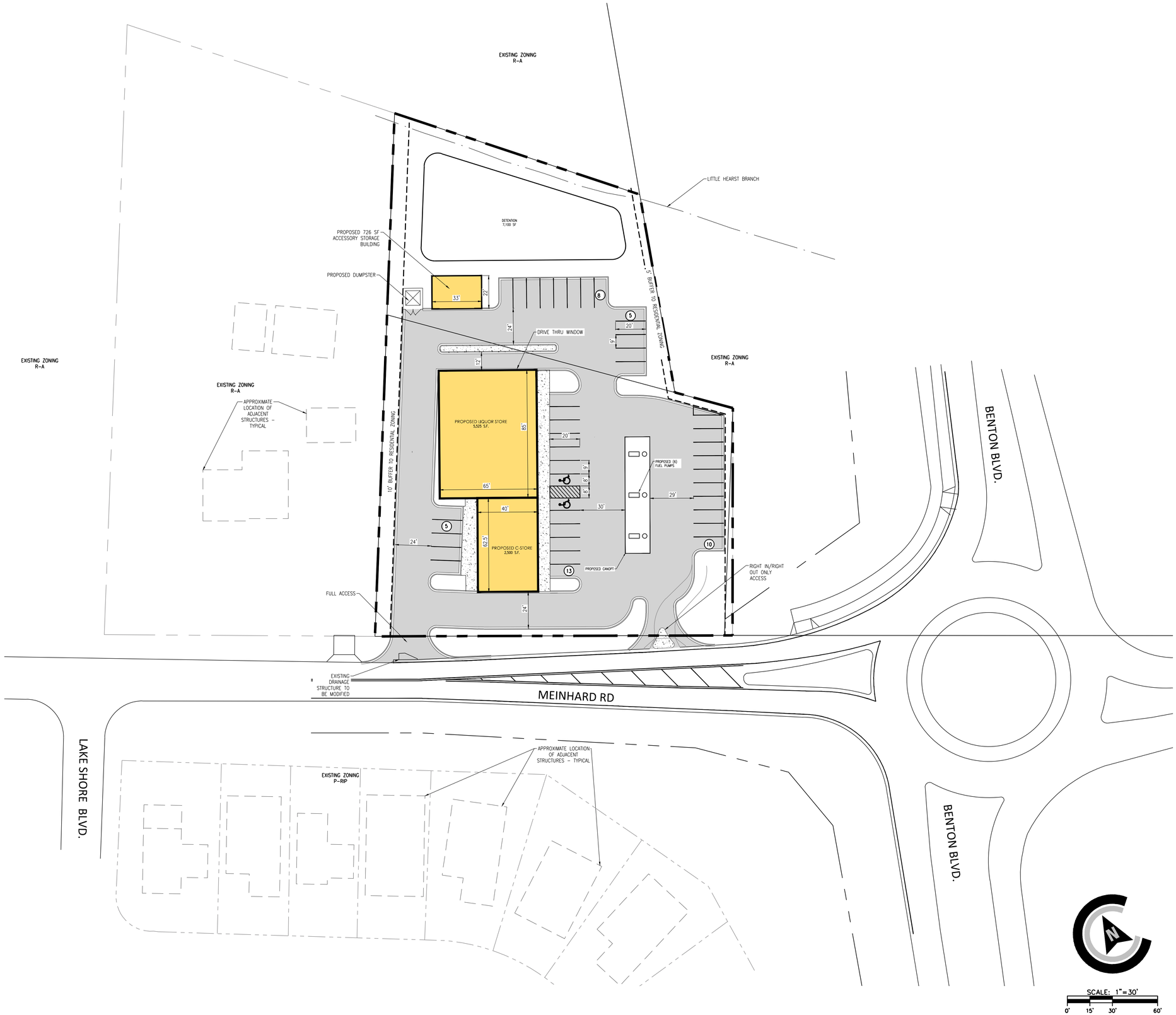
BY: Warren E. Poythress

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 (2554 : 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 | COLEMANCO.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 (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd 1st Reading)

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
- 9/22/2021 – Signs ordered
- 10/29/2021 – Signs posted
- 11/3/2021 – email sent to applicant for GoToMeeting information
- 11/8/2021 – Planning Commission voted unanimously to deny the application

Attachment: ZMA 7-0978-02-004, 007 - 906 MEINHARD RD RA TO PC2 NOV 2021 - Timeline (2554 : 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 (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906 Meinhard Rd 1st Reading)

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

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 11, 2021 6:30 PM

Chairman Neesmith asked to add the correction that Bill Herrin was present at the meeting but could not be heard due to technical problems.

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

6. ZONING MAP AMENDMENTS (REZONING)

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906

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

The applicant, Linda Sims, Coleman Company, Inc., was present. Ms. Sims gave a brief overview of the project and offered to answer any questions the commission may have.
Public Comments:
- Michael Sample, 920 Meinhard Road, spoke against the application because of the liquor store. Mr. Sample asked how would the liquor store prevent from underage sales and would the fuel tanks be a concern due to him having a well for drinking water. Ms. Sims responded that the liquor store would have to follow all local and state laws for the sale of liquor and that the underground tanks are designed and installed correctly to keep from causing any problems.
-Chairman Neesmith asked if the liquor store would have a separate access from the convenience store. Ms. Sims responded they would have separate entrances.
-Commissioner Nelson asked how close the liquor store would be from any residences. Ms. Sims responded that the liquor store would be a couple hundred feet away.
-Commissioner Bright asked how they would check ID's to prevent from underage sale. Ms. Sims responded that the store would be subject to inspections and must follow all state and local laws for checking and verifying ID's.
Commissioner Nelson made a motion to deny the application based upon the location the liquor store. Commissioner Bright seconded the motion to deny. The vote to deny the application was unanimous.

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

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

Sean Register was present on behalf of the applicant. There were no questions from the commission or public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. Commissioner Nelson

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906

asked if there has been any more negotiation for another red light at the Rice Hope entrance. Scott DeCain responded that he is under the impression that the traffic light is a requirement of the approval of the industrial development across Highway 21 from Rice Hope.
Public Comments:
-Madeline Quinones, 114 Parkside Blvd, asked if Rice Hope Plantation Road could be used as another access. Mr. DeCain responded that the developer does not own that road.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. The vote was unanimous.

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

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

The applicant, Jason Bryant, P.E., Pittman Engineering, Co., was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions. There were no public comments.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906

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

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

Rusty Windsor, Thomas & Hutton, was present. Mr. Windsor gave a brief presentation and offered to answer any questions the commission may have.
Public Comments:
-LaRay Benton, 135 Saussy Road, spoke against the application due to stormwater concerns.
Commissioner Bright asked if the developers have went out and talked to any neighbors. Mr. Windsor stated that no he has not spoke to any of the neighbors, and that they are including drainage structures to capture the stormwater from the development to drain to ponds in the project and out falling out to Highway 30.
Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The motion passes 3-2.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf
NAYS:	Bright, Nelson
ABSENT:	Morris

9. NEW BUSINESS

Commissioner Rufus Bright stated that this would be his last meeting and he was resigning after this meeting.

10. ADJOURNMENT

A. Adjournment

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

_____

Chairman

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906

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

_____
Secretary

Attachment: Planning Commission Minutes November 8, 2021 DRAFT (2554 : Zoning Map Amendment 7-0978-02-004, 7-0978-02-007 906

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2552)

DOC ID: 2552

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. (2nd Reading)

Issue/Item: 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. (2nd Reading)

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

Facts and Findings: The total amount of property to be rezoned is 31.43 acres. The applicant is requesting to rezone 29.52 acres to P-R-M (Planned Residential Multifamily) to develop either an Apartment Complex or a Townhome development. The applicant is requesting to rezone 1.91 acres to P-C-2 (Planned Community Business) for a commercial out parcel. All projects will also include associated parking, drainage, and water and sewer utilities. The proposed access is near the first round-a-bout on Rice Mill Road in the Rice Creek Subdivision.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 PM. **/ UPDATE: PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVED THIS APPLICATION.**

ATTACHMENTS:

- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Zoning Exhibit 6.11.21 (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Apt Concept (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Townhome Concept (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)
- Planning Commission Minutes October 11, 2021 DRAFT (PDF)

Authentisign ID: 1D8BD4BA-E123-4BCD-A8AB-2388FC3CB14A

210374

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Thomas L. Exley JR & Estate of Thomas L. Exley SR Phone #: 912658-16

Mailing Address: PO Box 1338 Rincon, GA 31326

Name of Property Owner: Thomas L. Exley JR & Estate of Thomas L. Exley SR Phone #: 912658-1
(Use back if more than one owner)

Address of Property: 0 Augusta Road Port Wentworth, GA 31407

PIN #: 7-0906-01-~~[illegible]~~029 TLE Number of Acres: 31.43

Zoning Classification: Present R-A TJE Requested PC-2, PRM

Use of Property: Present Vacant / Residential Requested ~~Commercial, Multi-fam~~ Mixed Use

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

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

To Develop Multi-family & Expand adjacent Commercial District

RECEIVED
SEP 10 2021
BY: KS

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. TJE

Sworn to and subscribed before me this 11 day of June, 2021.

CAROL A RUSSELL NOTARY PUBLIC Comm. Exp. 07/19/22 TOOMBS COUNTY, GA

Carol A Russell
Notary Public

Executrix of the Estate of Thomas L. Exley SR

Duke A. Exley
Signature of Applicant

Thomas L Exley JR TJE

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

Authentisign ID: 1D8BD4BA-E123-4BCD-A8AB-2388FC3CB14A

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: Thomas L. Exley JR & Estate of Thomas L. Exley

Address: PO Box 1338 Rincon, GA 31326

Telephone Number: 912-658-1625

TTE

Executrix of Estate of Thomas L. Exley Sr

Bebe H. Exley

Signature of Owner

Thomas L Exley

TLE

Personally appeared before me

Bebe H. Exley & Thomas L. Exley

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

Carol A Russell

Notary Public

CAROL A RUSSELL NOTARY PUBLIC TOOMBS COUNTY, GA Comm. Exp. 07/19/22

June 11, 2021

Date

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

Authentisign ID: 1D8BD4BA-E123-4BCD-A8AB-2388FC3CB14A

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

Sworn to and subscribed before me this

11 day of June , 2021

Carol A Russell

Notary Public

CAROL A RUSSELL NOTARY PUBLIC TOOMBS COUNTY, GA Comm. Exp. 07/19/22

Executrix Estate of Thomas L.

Signature of Applicant

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327489 9/17/2021 2:54 PM
OPER: ME TERM: 011
REF#: CK 5597

TRAN: 112.0000 BLDG PERMIT
210374 1,977.50CR
EXLEY, THOMAS
7-0906-01-029
DEV-ZMA 1,977.50CR

TENDERED: 1,977.50 CHECK
APPLIED: 1,977.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

Authentisign ID: 1D8BD4BA-E123-4BCD-A8AB-2388FC3CB14A

LEGAL DESCRIPTION - PARCEL B1

COMMENCING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WEST RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21, EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST DISTANCE OF 274.55 FEET TO A POINT BEGINNING;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 509.67 FEET TO A POINT;

EXTEND THENCE NORTH 61 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 879.68 FEET TO A POINT;

EXTEND THENCE NORTH 15 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 583.15 FEET TO A POINT;

EXTEND THENCE NORTH 23 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 112.51 FEET TO A POINT;

EXTEND THENCE NORTH 29 DEGREES 30 MINUTES 52 SECONDS EAST A DISTANCE OF 51.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 104.58 FEET TO A POINT;

EXTEND THENCE NORTH 75 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 262.13 FEET TO A POINT;

EXTEND THENCE SOUTH 24 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE OF 205.56 FEET TO A POINT;

EXTEND THENCE SOUTH 48 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 195.75 FEET TO A POINT;

EXTEND THENCE SOUTH 00 DEGREES 20 MINUTES 04 SECONDS EAST A DISTANCE OF 543.75 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 210.72 FEET TO A POINT;

EXTEND THENCE NORTH 73 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 192.68 FEET TO A POINT;

EXTEND THENCE NORTH 40 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 148.63 FEET TO A POINT;

EXTEND THENCE NORTH 13 DEGREES 08 MINUTES 25 SECONDS WEST A DISTANCE OF 257.44 FEET TO A POINT;

EXTEND THENCE NORTH 28 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 361.16 FEET TO A POINT;

EXTEND THENCE NORTH 78 DEGREES 27 MINUTES 28 SECONDS EAST A DISTANCE OF 159.42 FEET TO A POINT;

EXTEND THENCE NORTH 03 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 422.47 FEET TO A POINT;

EXTEND THENCE NORTH 22 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 130.11 FEET TO A POINT;

EXTEND THENCE SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 1636.10 FEET TO A POINT;

EXTEND THENCE SOUTH 33 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 9.03 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 29.52 ACRES

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

Authentisign ID: 1D8BD4BA-E123-4BCD-A8AB-2388FC3CB14A

LEGAL DESCRIPTION - PARCEL B1-A

BEGINNING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT;

EXTEND THENCE NORTH 19 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 56.87 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS EAST A DISTANCE OF 19.38 FEET TO A POINT;

THENCE ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00', (AND BEING SUBTENDED BY A CHORD BERING OF SOUTH 61 DEGREES 28 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 81.94), ALONG SAID ARC A DISTANCE OF 82.32', TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 123.60 FEET TO A POINT;

EXTEND THENCE SOUTH 25 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 1.91 ACRES

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

Parcel ID	Name	Mailing
70906 01009	City of Port Wentworth	305 S Coastal Hwy Port Wentworth, GA 31407
70906 01001B	GW Investments, LLC	660 E 39th Street Savannah, GA 31401
70906 04026	Board of Education	208 Bull Street Savannah, GA 31401
70906 04074	BEP Rice Hope, LLC	100 Lakeside Boulevrd Port Wentworth, GA 31407
70906 04023	City of Port Wentworth C/O Pilot Travel Centers	PO Box 54470 Lexington, KY 40555
70906 04044	RXNOW, LLC	116 Jefferson Street South Suite 204 Huntsville, AL 35801
70906 04088	Publix Super Markets Inc	PO Box 32018 Lakeland, FL 33802-2018
70906 01035	W4 Properties Port Wentworth, LLC	PO Box 42 Bogart, GA 30622
70906 01036	T&T Exley Properties & RHTC, LLC	PO Box 416 Springfield, GA 31329
70906C05001	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C05002	Latonya M Smith	2 Old Mill Road Port Wentworth, GA 31407
70906C02001	Regal Builders of the Coastal Empire, LLC	7370 Hodgson Memorial Drive Suite D10 Savannah, GA 31406
70906C02016	Emmanuel Garvin	1 Old Mill Road Port Wentworth, GA 31407
70906C02017	Nicholas Solomon	319 Old Rail Road Bloomingdale, GA 31302
70906C02018	William Buzharbt & Jenella Jones	5 Old Mill Road Port Wentworth, GA 31407
70906C02019	Kierra C. Lewis	10611 Abercorn Street Apt 143 Savannah, GA 31406
70906C02002	Mildred W Taylor	327 Crabapple Circle Port Wentworth, GA 31407
70906C02003	Ellis L. Duncan	390 Boyles Street SE Atlanta, GA 30312-3137
70906C02004	Allison & Troy Meadows	6 Rice Mill Road Port Wentworth, GA 31407
709096C02005	American Homes 4 Rent Properties Two LLC	23975 Park Sorrento Suite 300 Calabasas, CA 91302
70906C02006	Karen O. Arnold	10 Rice Mill Road Port Wentworth, GA 31407
70906C02007	Alpha Ten Properties, LLC	5 Sandy Shoals Pass Port Wenwoth, GA 31407
70906C02008	David & Crystal Mondy	14 Rice Mill Road Port Wentworth, GA 31407
70906C02009	Brittney Black	16 Rice Mill Road Port Wentworth, GA 31407
70906C02010	Abraham & Sondra Pinkney	18 Rice Mill Road Port Wentworth, GA 31407
70906C02011	Jessica Denise Bryan	20 Rice Mill Road Port Wentworth, GA 31407
70906 01004	Ganell M Butler	2 Bransby Drive Savannah, GA 31406
70906C01005	Sandra L Brady	7 Rice Mill Road Port Wentworth, GA 31407
70906C01006	Kina M Bryan	9 Rice Mill Road Port Wentworth, GA 31407
70906C01007	Zandis Williams	35 Redwall Circle Pooler, GA 31322-9040
70906C01008	Louis C Young, III	7370 Hodgson Memorial Drive Suite D10 Savannah, GA 31406

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map

70906C01009	Jelisa D Enoch	15 Rice Mill Road Port Wentworth, GA 31407
70906C01010	Michellen Frazier & Janet Hairston	1414 Osprey Point Circle Pooler, GA 31322
70906C01001	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C01002	Millicent Yolanda Alls	1 Rice Mill Road Port Wentworth, GA 31407
70906C01003	Kacy A Saunders	3 Rice Mill Road Port Wentworth, GA 31407
70906C01004	Izoria L. Dudley	5 Rice Mill Road Port Wentworth, GA 31407
70906C01011	Charles Holmes, JR	19 Rice Mill Road Port Wentworth, GA 31407
70906C01012	Rosalind & Anjuili Singleton	21 Rice Mill Road Port Wentworth, GA 31407
70906C01013	Michael Brandon Anderson	23 Rice Mill Road Port Wentworth, GA 31407
70906C01014	Ronald & Danielle Greene	25 Rice Mill Road Port Wentworth, GA 31407
70906C01015	YRP, LLC	261 Longbridge Road Springfield, GA 31329
70906C01016	Regal Builders of the Coastal Empire, LLC	7370 Hodgson Memorial Drive Suite D10 Savannah, GA 31406
70906C02012	Current Owner	22 Rice Mill Road Port Wentworth, GA 31407
70906C02013	Nico Miguel Sassano	24 Rice Mill Road Port Wentworth, GA 31407
70906C02014	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C02036	Rodolfo C Saavedra	26 Rice Mill Road Port Wentworth, GA 31407
70906C02037	Martha V Watts	28 Rice Mill Road Port Wentworth, GA 31407
70906C02038	Winford & Laura Sutt	944 Thompson Blvd Baltimore, MD 21221
70906C02039	Angie Gonzales & Robert Pagan	32 Rice Mill Road Port Wentworth, GA 31407
70906C02040	Genevieve Flemming	34 Rice Mill Road Port Wentworth, GA 31407
70906C02041	Samuel & Courtney Whitley	36 Rice Mill Road Port Wentworth, GA 31407
70906C02078	Leland C Davis, SR	18 Noble Jones Court Port Wentworth, GA 31407
70906C02079	Pamela Crowley	20 Noble Jones Court Port Wentworth, GA 31407
70906C02080	Tommie Luther Bess	22 Noble Jones Court Port Wentworth, GA 31407
70906C02081	Terron & Raquel Bradham	24 Noble Jones Court Port Wentworth, GA 31407
70906C01018	Warren Keith Bryant	29 Rice Mill Road Port Wentworth, GA 31407
70906C01019	Andrea C Guth	31 Rice Mill Road Port Wentworth, GA 31407
70906C01020	Dianne Litten & Jill Johnson	33 Rice Mill Road Port Wentworth, GA 31407
70906C01021	Monica Richardson	35 Rice Mill Road Port Wentworth, GA 31407
70906C01022	American Homes 4 Rent Properties Eight LLC	30601 Agoura Rad Suite 200 Agoura Hills, CA 91301
70906C01023	Kerry-Ann C Smith	75 Melody Drive Pooler, GA 31322-3644

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map

70906C01024	Timothy Diemert La & Michael King	41 Rice Mill Road Port Wentworth, GA 31407
70906C01025	David Shepard	5 Southbridge Blvd Clifton Park, NY 12065-3870
70906C01026	Paul Bryant Browder & Morgan Martin	45 Rice Mill Road Port Wentworth, GA 31407
70906C01027	James Godfrey Bain, JR	47 Rice Mill Road Port Wentworth, GA 31407
70906C01028	Olivera & Vargas Jairo Leronardo	49 Rice Mill Road Port Wentworth, GA 31407
70906C01029	Kathryn & Carlos Droz	51 Rice Mill Road Port Wentworth, GA 31407
70906C01030	AH4R Properties, LLC	30601 Agoura Rad Suite 200 Agoura Hills, CA 91301
70906C01031	Jim Washington	55 Rice Mill Road Port Wentworth, GA 31407
70906C01032	Briana McKinney & Apriccio Brown	57 Rice Mill Road Port Wentworth, GA 31407
70906C02042	Steven Umanzor	38 Rice Mill Road Port Wentworth, GA 31407
70906C02043	Michael & Tina Banks	40 Rice Mill Road Port Wentworth, GA 31407
70906C02044	Sharell E Belanfante	42 Rice Mill Road Port Wentworth, GA 31407
70906C02045	Chunti M Brown	44 Rice Mill Road Port Wentworth, GA 31407
70906C02046	Candice A Hester	46 Rice Mill Road Port Wentworth, GA 31407
70906C02047	Fredrick Love	48 Rice Mill Road Port Wentworth, GA 31407
70906C02082	Sidney & Mary Bryan Greene	26 Noble Jones Ct Port Wentworth, GA 31407
70906C02083	Kyle M Eslick	28 Noble Jones Ct Port Wentworth, GA 31407
70906C02084	Duoc Nguyen etal	30 Noble Jones Ct Port Wentworth, GA 31407
70906C02085	William T Cardriche & Delores R Eason	32 Noble Jones Ct Port Wentworth, GA 31407
70906C02086	John Lopaz & Melfenia Baker	34 Noble Jones Ct Port Wentworth, GA 31407

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2552 : Zoning Map

RICE CREEK SUBDIVISION
CURRENT ZONING PRM

RICE MILL ROAD 60' R/W

RICE MILL ROAD R/W VARIES

CURRENT ZONING PC-2

S33°08'01"W 9.03'
S45°09'23"E 56.87'

N44°50'37"E 19.38'
A=82.32' S70°54'33"E 123.60'
R=250.00'
CH BRG=S61°28'35"E
CH=81.94'

R/W TO BE ACQUIRED BY THE CITY OF PORT WENTWORTH (0.08 ACRES)

S52°02'27"E 20.11'

N44°39'38"E 35.01'

88.32'
N44°37'50"W

PARCEL B-1A
1.91 ACRES
CURRENT ZONING RA
PROPOSED ZONING PC-2

S19°05'27"W 274.55'

N19°05'27"E 274.55'

N70°54'33"W 250.00'

POB (PARCEL B-1A)
POC (PARCEL B-1)

POB (PARCEL B-1)

S19°05'27"W 274.55'

S19°05'27"W 509.67'

GEORGIA POWER COMPANY EASEMENT

GEORGIA HIGHWAY NO. 21
R/W VARIES

S67°40'26"E 871.37'

S67°40'26"E 2,507.47'

S67°40'26"E 1,636.11'

130.11'
N22°19'34"E

CURRENT ZONING RA
PROPOSED ZONING PRM

CURRENT ZONING RA

PARCEL B-2
34.26 ACRES

245' GEORGIA POWER EASEMENT

50' SCC GASLINE EASEMENT

245'

50'

S09°37'05"W 895.94'

N09°37'05"E

422.41'
N03°36'14"E

N76°27'20"E 159.42'

262.13'
N75°00'52"W

104.58'
N70°26'20"W

51.55'
N29°30'52"E

N23°03'47"E 112.51'

205.56'
S24°58'51"W

195.75'
S48°23'10"W

S00°20'04"E 543.75'

N26°19'23"E 361.16'

N13°08'25"W 257.44'

S45°20'55"W 210.72'

148.63'
N40°47'10"W

192.66'
N73°43'00"W

464.46'
N70°54'52"W

N42°04'05"W

313.50

N29°53'40"W 432.22'

60.67'
N76°55'22"W

195.03'
N53°33'00"W

CURRENT ZONING INDUSTRIAL

CURRENT ZONING RA
PROPOSED ZONING PRM

PARCEL B-1
29.52 ACRES

CURRENT ZONING RA
PROPOSED ZONING PRM

N52°37'35"W 879.66'

N61°02'05"W

914.90'

130.68'

200.00'
N68°05'36"W

N06°21'09"E 147.20'

519°05'25"W 442.31'

1,118.61'

N68°05'36"W

CURRENT ZONING RA

CURRENT ZONING RA

CURRENT ZONING INDUSTRIAL

NORTH

GRID NORTH
NAD 1983
GA EAST ZONE

0 200 400
SCALE: 1"=200'

RE-ZONING EXHIBIT

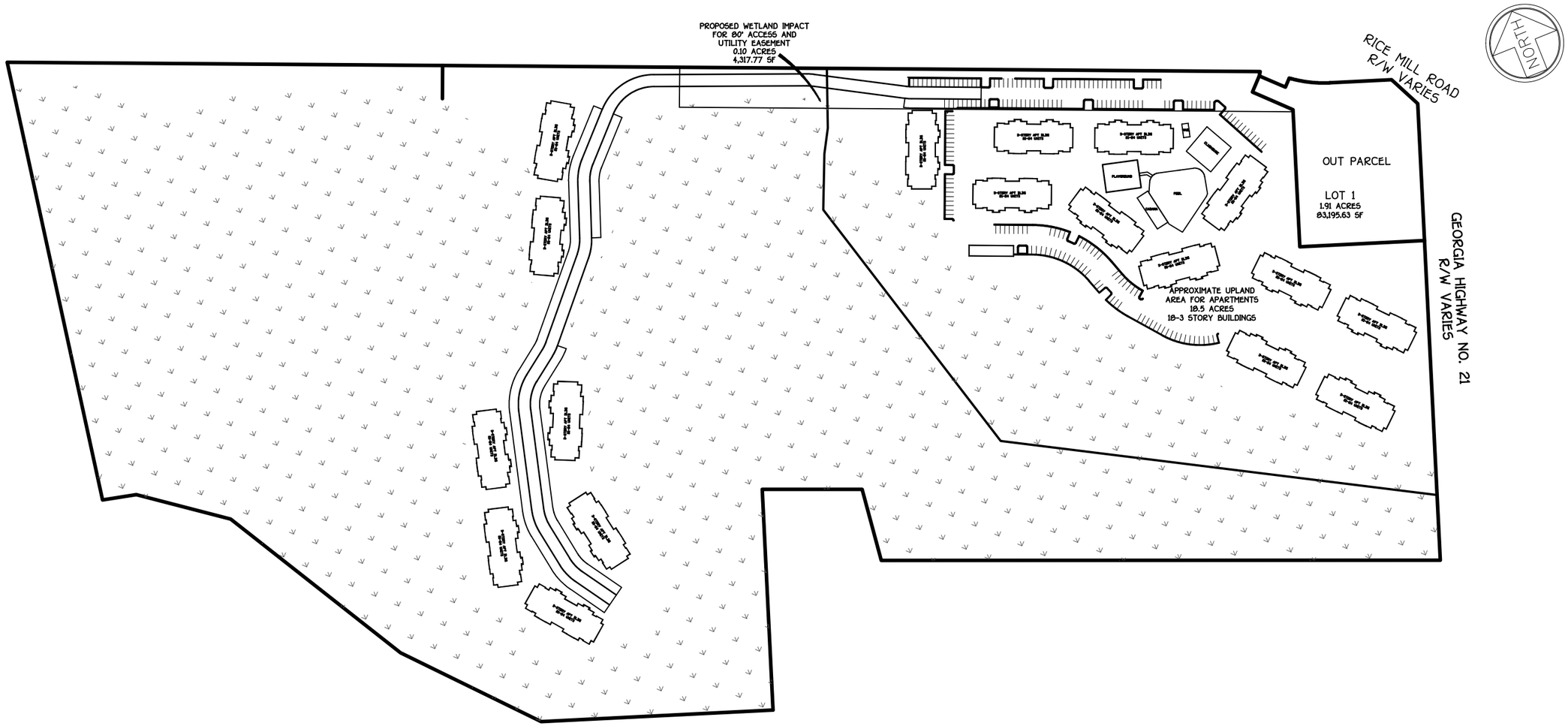
PARCEL "B-1" AND PARCEL B-2, BEING LANDS OF EXLEY, 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

for

T.L. EXLEY, SR ESTATE & T.L EXLEY, JR.
PO BOX 416
SPRINGFIELD GA 31329

DATE: 6-11-2021

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Zoning Exhibit 6.11.21 (2552 : Zoning Map Amendment 7-0906-01-029 Exley



Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Apt Concept (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

© DigitalGlobe

Project Timeline

PIN 7-0906-01-029, Exley Property – ZMA

Project # 210374

- 9/10/2021—application received- complete.
- 9/22/2021 – ordered signs
- 10/5/2021 – Signs posted
- 10/11/2021 – Planning Commission approved

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Timeline (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd

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 (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading)

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)

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading)

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.

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading)

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

_____
Chairman

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

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading)

_____

Secretary

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2552 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 2nd Reading)

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/18/21 06:30 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2553)

DOC ID: 2553

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. (2nd Reading)

Issue/Item: 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 (2nd Reading)

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

Facts and Findings: The total amount of property to be rezoned is 3.933 acres. The applicant is requesting to rezone the property to P-C-2 (Planned Community Business) to develop a truck sales business. The project will also include associated parking, drainage, and water and sewer utilities.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION.**

ATTACHMENTS:

- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Plat(PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Concept Plan (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Topo (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Timeline (DOCX)
- Planning Commission Minutes October 11, 2021 DRAFT (PDF)
- Rezoning Questions from Ordinances (DOCX)

210369

13.C.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

RECEIVED
SEP 10 2021
By: KS

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

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

Name of Property Owner: Brian P. Orr DBA Fieldstone Land Group, LLC Phone #: 912-429-0596
(Use back if more than one owner)

Address of Property: Parent Addresses 8187 & 8191 Old Highway 21

PIN #: Parent Pins 70906 02002 & 70906 02008 Number of Acres: 3.933

Zoning Classification: Present Agricultural RA Requested P-C-2, Planned Commu
Use of Property: Present Vacant Requested Truck Sales Bus

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.

✓ 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?)

Truck sales - adjacent zoning does not meet needed zoning

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 7th day of September, 2021.

Kim Thomas
Signature of Applicant

Baleigh S. Kelly
Notary Public

BALEIGH S. KELLY
Notary Public, Georgia
Chatham County
My Commission Expires
August 01, 2023

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

DISCLOSURE OF FINANCIAL INTERESTS

(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:

N/A

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

N/A

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

N/A

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

N/A

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
Note 2: Financial Interest – All direct ownership 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 7th day of September, 20 21.

Baleigh S. Kelley
Notary Public

BALEIGH S. KELLY
Notary Public, Georgia
Chatham County
My Commission Expires
August 01, 2023

Kim Thomas
Signature of Official

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: The Dewitt-Tilton Group

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

Telephone Number: 912-777-3404

Signature of Owner

Personally appeared before me

Brian P. Orr DBA Fieldstone Land Group, LLC

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

Baleigh S. Kelly

Notary Public

9/7/2021

Date

STATE OF GEORGIA NOTARY PUBLIC

BALEIGH S. KELLY
Notary Public, Georgia
Chatham County
My Commission Expires
August 01, 2023

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

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:

N/A

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.

N/A

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

Sworn to and subscribed before me this

7th day of September, 20 21.

Kim Thomas

Signature of Applicant

Raleigh S. Kelly

Notary Public

RALEIGH S. KELLY
Notary Public, Georgia
Chatham County
My Commission Expires
August 01, 2023

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Melanie Ellis

From: Kim Thomas <kim@dewitttiltongroup.com>
Sent: Thursday, September 16, 2021 3:31 PM
To: Melanie Ellis
Subject: Re: Zoning Map Amendment Application

P-C-2, Plan Community Business, is the zoning we would like.
Thank you,
Kim

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Thursday, September 16, 2021 3:17 PM
To: Kim Thomas <kim@dewitttiltongroup.com>
Subject: RE: Zoning Map Amendment Application

Are you asking for P-I-1? I need the zoning classification in writing. If they are requesting P-I-1 we will require a Development Impact Assessment with the submittal. You can find the information regarding the DIA in the zoning ordinance.

https://library.municode.com/ga/port_wentworth/codes/code_of_ordinances?nodeId=COOR_APXBZO_ARTVZODI_S5.1ESDI

Sincerely,

Melanie B. Ellis, CPT
Building Inspector
City of Port Wentworth
Email: mellis@cityofportwentworth.com
Office: 912-999-2084

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From: Kim Thomas <kim@dewitttiltongroup.com>
Sent: Thursday, September 16, 2021 3:03 PM

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

To: Melanie Ellis <mellis@cityofportwentworth.com>
Subject: Re: Zoning Map Amendment Application

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Thursday, September 16, 2021 2:33 PM
To: Kim Thomas <kim@dewitttiltongroup.com>
Subject: Zoning Map Amendment Application

Kim,

I am working on processing and reviewing the Zoning Map Amendment application that we received from you for pin #'s 7-0906-02-002 & 7-0906-02-008. I need the following information to consider this application complete.

- Exact number of Acres to be rezoned. This was left blank on the application. 3.933 AC
- Zoning classification requesting. Please check section 5.6 Zoning Districts of the City of Port Wentworth zoning ordinance. (Examples: P-C-3, P-I-1, P-I-2 ect.) Light Industrial
- Total amount of fees. We receive a check for $356.00 but that would not be the total fee due. The fee calculation is $356.00 + $50.00 + $50.00 per acreage. We can either receive a check for the difference or the total and return the check in hand. We will deliver a second check for $200
- Project overview. The concept plan that was attached is vague and we would like to have some more information on truck sales operation (parking, where for sale trucks will be stored, ect.) Trucks will be in the building and outside - new - any cleaning or minor fixing will be done inside building
- Depending on which zoning classification the owner is asking for, we may need additional documentation.

Please get me all this information as soon as possible. Depending on when all required information is received will dictate which month's agenda this application will be on. If you have any questions, please let me know.

Sincerely,

Melanie B. Ellis, CPT
Building Inspector
City of Port Wentworth
Email: mellis@cityofportwentworth.com
Office: 912-999-2084

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Melanie

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327580 9/20/2021 12:48 PM
OPER: AR TERM: 003
REF#:

ACCT #: XXXXXXXXXXXXXXXXX
AUTH #: 05051G
TRAN #: 000000004811
TYPE: PURCHASE

TRAN: 112.0000 BLDG PERMIT
210369 246.65CR
FIELDSTONE LAND GROUP, LLC
8187 OLD HIGHWAY 21
DEV-ZMA 246.65CR

TENDERED: 246.65 CREDIT CARD
APPLIED: 246.65-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327488 9/17/2021 2:53 PM
OPER: ME TERM: 011
REF#: CK 1172

TRAN: 112.0000 BLDG PERMIT
210369 356.00CR
FIELDSTONE LAND GROUP, LLC
8187 OLD HIGHWAY 21
DEV-ZMA 356.00CR

TENDERED: 356.00 CHECK
APPLIED: 356.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

the Dewitt Tilton group
COMMERCIAL CONSTRUCTION

ZONING APPLICATION

To: City of Port Wentworth

Date: September 7, 2021

From: Kim Thomas
The Dewitt-Tilton Group

Project Name & Location:
8187 & 8191 Old Highway 21
Port Wentworth, GA

Property Owner:

- Brian P. Orr DBA Fieldstone Land Group, LLC

PIN Number(s):

- 70906 02002
- 70906 02008

Address(es):

- 8191 Old Hwy 21
- 8187 Old Hwy 21

Nearby Adjoining Properties:

1. Benjamin Foster
   70906 02007
   8177 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)

2. Randall J Winburn
   70906 02001
   70906 02001B
   8208 Old Hwy 21 Port Wentworth, GA 31407 (Property)
   8210 Old Hwy 21 Port Wentworth, GA 31407 (Mailing)

3. RC Land Associates LLC
   70906 01024
   Augusta Road (Property)
   C/O Del Development Corp. 1049 Powers Ferry Road SE Marietta, GA 30067 (Mailing)

4. Mr Phillip and Betty Moore
   70906 02001A
   70906 02006
   8208 Old Hwy 21 Port Wentworth, GA 31407 (Property)
   96 Moore Drive Port Wentworth, GA 31407 (Mailing)

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

Price is in effect at time of order and subject to change due to the ever-changing market and availability.
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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

the Dewitt Tilton group
COMMERCIAL CONSTRUCTION

5. BEP RH Tract 2 LLC
   70906 04064
   Old Hwy 21 Port Wentworth, GA 31407 (Property)
   100 Lakeside Blvd. Port Wentworth, GA 31407 (Mailing)

6. James Steele
   70906 03025
   8168 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)

7. Valerie Thompson
   70906 03008
   8172 Old Hwy 21 Port Wentworth, GA 31407 (Property)
   4122 Piney Creek Lane West Jacksonville, FL 32277 (Mailing)

8. David & Etta Smart
   70906 03009
   8174 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)

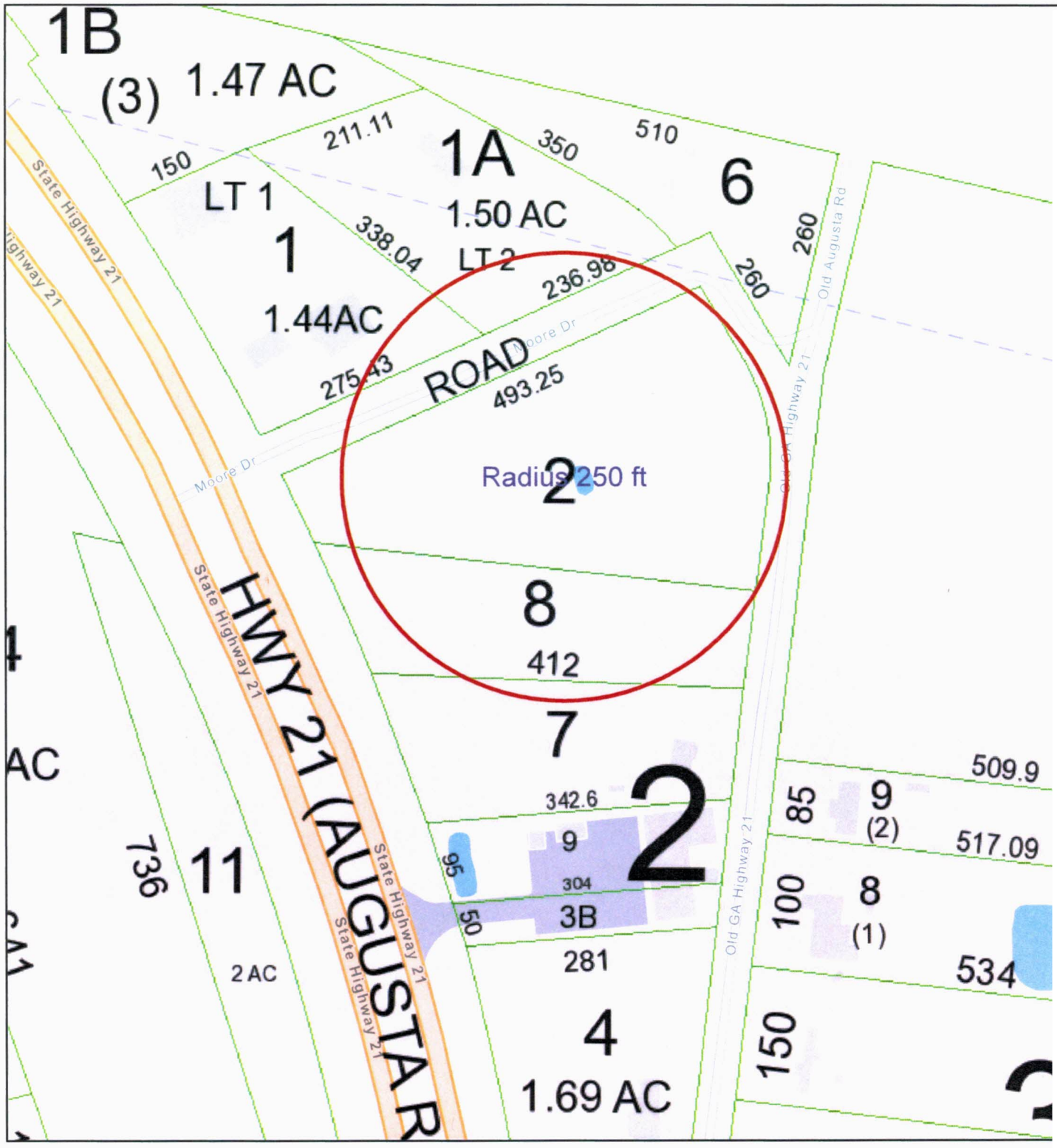
9. Herbert Foster
   70906-02004
   70906-01011
   8164 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)

10. Joseph McNamee
    70906 02009
    70906 02003B
    8173 Old Hwy 21 Port Wentworth, GA 31407 (Property)
    133 McNamee Lane Guyton, GA 31312 (Mailing)

Price is in effect at time of order and subject to change due to the ever-changing market and availability.
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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

SAGIS Map Viewer



9/8/2021, 9:15:03 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Override 1

Property Boundaries (Parcels)

Esri Community Maps Contributors, Savannah Area GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SAGIS

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Doc ID: 029245530003 Type: WD
Recorded: 11/25/2015 at 12:48:29 PM
Fee Amt: $149.00 Page 1 of 3
Transfer Tax: $135.00
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court
BK680 PG1-3

Return To: Jennifer D. Sawyer, Esq.
Sawyer Law Group, LLC
24 Drayton Street, Suite 202
Savannah, GA 31401

GENERAL WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of November, 2015, by and between **PMM FAMILY LIMITED PARTNERSHIP**, a Georgia limited partnership, owner of an **UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to the Property ("Grantor") and **FIELDSTONE LAND GROUP, LLC**, a Georgia limited liability company ("Grantee") to include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee **ITS UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to that certain tract or parcel of land lying and being in Chatham County, Georgia (hereinafter referred to as the "Property") as is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

The preparer of this instrument has not examined, and does not certify, matters of title, description, and survey, and Grantor and Grantee acknowledge same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the full and proper use, benefit and behoof of the Grantee, forever in fee simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be duly executed as of the day and year first above written as to its undivided fifty percent (50%) interest in the Property.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date: 9-17-2018

(AFFIX NOTARY SEAL)

JOANNE WRIGHT NOTARY PUBLIC EFFINGHAM COUNTY, GEORGIA COMMISSION EXPIRES SEPTEMBER 17, 2018

GRANTOR:

PMM FAMILY LIMITED PARTNERSHIP,
a Georgia limited partnership

By: _____ (SEAL)
William J. Monroe, Jr., General Partner

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Exhibit "A"

LEGAL DESCRIPTION

TRACT 1:

ALL that certain lot, tract or parcel of land situate, lying and being in Port Wentworth, Chatham County, Georgia, and being a portion of the northern portion of Lot One (1), Rice Hope Plantation, about fourteen (14) miles from the City of Savannah (and being also known as a portion of the Poythress Tract near the Effingham County line). Being bounded on the North by a county road, on the East by a county road and the Old Augusta Road, on the South by lands now or formerly of Thomas, and on the West by Georgia Highway 21. For a more particular desciption of the tract conveyed herein, reference is hereby made to a plat of said tract made by Robert D. Gignilliat, Chatham County Surveyor, for W. Stanley Fulghum, dated November 18, 1963 and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Record Book O, Page 225, said map being incorporated herein as a part of this description.

This being the same property as conveyed to Fieldstone Land Group, LLC, a Georgia limited liability company, and PMM Family Limited Partnership, a Georgia limited partnership, by Executor's Deed dated October 1, 2007 from Robert F. Edwards, Jr., individually and as Executor under the Last Will and Testament of Robert F. Edwards, Sr. also known as R.F. Edwards, and Michael Ray Edwards and recorded in Deed Book 332-M, Page 544, aforesaid records.

Parcel Identification Number: 7-0906-02-002

TRACT 2:

ALL that certain lot, tract or parcel of land containing 1.25 acres in the 8th G.M. District of Chatham County, Georgia, and being a portion of Lot Number One (1), Rice Hope Plantation, and described as follows: Commencing at a concrete monument at the intersection of the Eastern boundary line of Georgia Highway 21 and the lands of R. F. Edwards, thence running South 80 degrees 23 minutes 38 seconds East a distance of 493.25 feet to a concrete monument on the Northwestern corner of Old Augusta Road and lands of R. F. Edwards, thence running South 09 degrees 18 minutes 32 seconds West a distance of 100.26 feet to a concrete monument, thence running North 85 degrees 29 minutes 46 seconds West a distance of 412.69 feet to a concrete monument, thence running North 21 degrees 31 minutes 19 seconds West a distance of 160.0 feet (Chord) to the point of beginning. Being bounded on the North by the lands now or formerly of R. F. Edwards, on the East by the Western boundary of the Old Augusta Road, on the South by the lands now or formerly of Ben Foster, and on the West by the Eastern Boundary of Georgia Highway 21. The aforesaid description is from a plat recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 3-P, Page 58; said plat being incorporated herein by reference.

This being the same property as conveyed to Fieldstone Land Group, LLC, and PMM Family Limited Partnership, by Warranty Deed dated October 1, 2007 from J.D. Thomas and Lauora Thomas, also known as Lavora Thomas, and recorded in Deed Book 332-M, Page 581, aforesaid records.

Parcel Identification Number: 7-0906-02-008

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

PT-61 (Rev. 11/04) To be filed in **CHATHAM COUNTY** **PT-61 025-2015-010973**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME PMM Family Limited Partnership		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 836 Dancy Avenue		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$135,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31419 USA	DATE OF SALE 11/24/2015	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Fieldstone Land Group, LLC		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 204 Wiley Bottom Road		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$135,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31411 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$135.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER
COUNTY CHATHAM	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 7-0906-02-002 & 7-0906-02-008			ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Type: PLAT
Recorded: 9/6/2021 11:33:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 5131489047

BK 53 PG 125

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GRID NORTH
EAST ZONE - NAD 83

COUNTY ROAD 50' R/W

1/2" IPF
3X3" CMF
5/8" IRF
S31°34'14"E 92.61'
5/8" IRS
5/8" IRF
5/8" IRF
515.33'
N65°18'57"E

BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)

ERROR OF CLOSURE:
FIELD: 1/212,618
ANGULAR ERROR OF 2" PER ANGLE POINT AND ADJUSTED BY COMPASS METHOD
PLAT CLOSURE 1/158,418
EQUIPMENT: TOPCON GTS236W TOTAL STATION; SINGLE PRISM

REFERENCES:
1. PRB 32P, PAGE 91
2. PRB 3P, PAGE 58
3. PRB 8P, PAGE 34
4. SMB 2S, PAGE 81

LEGEND
- IRF-IRON ROD FOUND
- IPF-IRON PIPE FOUND
- CMF-CONCRETE MONUMENT FOUND
- IRS-IRON ROD SET

5/8" IRS
GA HWY NO. 21
110' R/W
ARC=244.59'
C1

50' SEPCO POWER LINE R/W
(CENTERED ON POWER LINE)

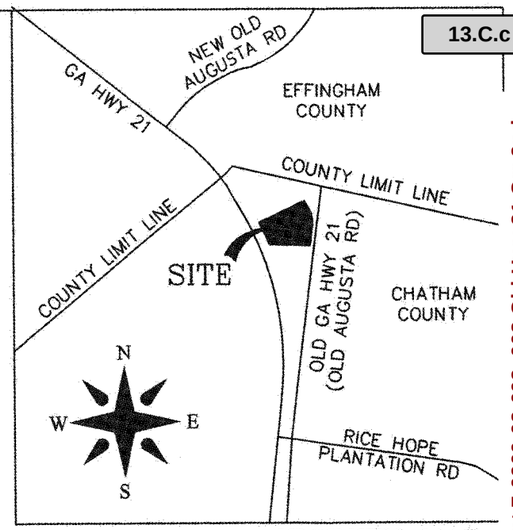
LOT 1C RICE HOPE
3.933 AC
171,316 SF

FORMER PROPERTY LINE

ARC=146.72'
C2
5/8" IRS
OLD GA HIGHWAY 21
(AKA OLD AUGUSTA ROAD)
S6°38'33"W
230.53'

5/8" IRS
412.32'
417.77'
N88°23'02"W
5.45'
5/8" IRF
3X3" CMF

BENJAMIN FOSTER
PIN: 70906 02007



VICINITY MAP
N.T.S.

NOTES:
1. THE TOTAL AREA IS 3.933 ACRES.
2. THIS RECOMBINATION CREATES ONE LOT.
3. CURRENT ZONING: R-A
4. THE HORIZONTAL DATUM IS BASED ON REFERENCE #1.
5. ACCORDING TO F.I.R.M. MAP NO. 13051C0030G EFFECTIVE DATE 8/16/2018, THE PARCELS SHOWN HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
6. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA
REGISTERED
NO. 1882
LAND SURVEYOR
VINCENT HELMLY

VINCENT HELMLY NO. 1882 DATE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	244.59'	2949.45'	N25°03'04"W	244.52'
C2	146.72'	220.00'	S12°27'50"E	144.02'

0' 60' 120' 180'
SCALE: 1"=60'

LOT 1C RICE HOPE

BEING A RECOMBINATION OF TWO PORTIONS OF LOT 1, RICE HOPE PLANTATION

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

PARENT ADDRESSES: 8187 & 8191 OLD HIGHWAY 21
PARENT PINS: 70906 02002 & 70906 02008
Surveyed For: FIELDSTONE LAND GROUP, LLC

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 429-9395

FIELD SURVEY DATE : 8/29/2021
DATE : 9/1/2021 JOB No. 21-247

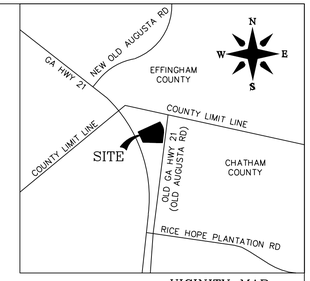
Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Plat (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd



Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Concept Plan (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd Reading)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT





VICINITY MAP
N.T.S.

LEGEND

- ● IRF-IRON ROD FOUND
- ● IPF-IRON PIPE FOUND
- ■ CMF-CONCRETE MONUMENT FOUND
- ○ IRS-IRON ROD SET
- PP POWER POLE
- LP LIGHT POLE
- OHP OVERHEAD POWER
- IE INVERT ELEVATION

ERROR OF CLOSURE:
FIELD: 1/212,618
ANGULAR ERROR OF 2" PER ANGLE POINT AND ADJUSTED BY COMPASS METHOD
PLAT CLOSURE 1/158,418
EQUIPMENT: TOPCON GTS236W
TOTAL STATION; SINGLE PRISM

REFERENCES:
1. PRB 32P, PAGE 91
2. PRB 3P, PAGE 58
3. PRB 8P, PAGE 34
4. SMB 2S, PAGE 81

NOTES:
1. ACCORDING TO F.I.R.M. MAP NO. 13051C0030G EFFECTIVE DATE 8/16/2018, THE PARCELS SHOWN HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
2. CURRENT ZONING: R-A
3. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
4. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	160.33'	2949.45'	N24°13'58"W	160.31'
C2	84.25'	2949.45'	N26°36'30"W	84.25'
C3	146.72'	220.00'	S12°27'50"E	144.02'

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. the recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 1882 LAND SURVEYOR VINCENT HELMLY

VINCENT HELMLY NO. 1882 DATE

A TOPOGRAPHIC & TREE SURVEY OF LOT 1C RICE HOPE, BEING A RECOMBINATION OF TWO PORTIONS OF LOT 1, RICE HOPE PLANTATION

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

PARENT ADDRESSES: 8187 & 8191 OLD HIGHWAY 21
PARENT PINS: 70906 02002 & 70906 02008
Surveyed For: THE DEWITT TILTON GROUP

0' 30' 60' 90'
SCALE: 1"=30'

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 429-9395

FIELD SURVEY DATE : 8/29/2021
DATE : 8/31/2021 JOB No. 21-247

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Topo (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd Reading)

Project Timeline

ZMA 7-0906-02-002, 008 - ORR Property – RA to P-C-2

Project Number 210369

Applicant: Kim Thomas / The Dewitt–Tilton Group

- 9/10/2021—application received- incomplete – Missing Info: # of acres, requested zoning classification, total fee amount, project overview.
- 9/16/2021 – sent email to Kim Thomas about missing information.
- 9/16/2021 – received acreage & zoning classification requested (P-C-2)
- 9/22/2021 – ordered signs
- 10/5/2021 – Signs posted
- 10/11/2021 – Planning Commission voted to approve.

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Timeline (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr

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)

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd

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.

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd

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

_____
Chairman

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

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd

_____

Secretary

Attachment: Planning Commission Minutes October 11, 2021 DRAFT (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd

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 (2553 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr 2nd Reading)