CITY OF PORT WENTWORTH

PLANNING COMMISSION

DECEMBER 13, 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 - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Nov 8, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a General Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Parkside Equities, LLC., on behalf of R&R Property Ventures, LLC., for PIN #'s 7-0976C-01-002, 7-0976C-01-004, 7-0976C-08-001, and 7-0976D-08-002 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Parkside at Port Wentworth) in a P-R-M (Planned Residential Multifamily) Zoning District

- Public Hearing
- Action

C. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-052 and 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 23) for the purpose of Single-Family Homes

- Public Hearing
- Action

D. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-054 and 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 29A) for the purpose of Single-Family Homes

- Public Hearing
- Action

E. Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners, LLC for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-052, 7-0906-04-054, and 7-0906-04-063 (Lakeside Blvd) for a Specific Development Site Plan to allow a Residential Subdivision (Lakeside Phases 20, 21, 22, 23, & 29A) in a MPO (Master Plan Overlay) Zoning District.

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT

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)

Minutes Acceptance: Minutes of Nov 8, 2021 6:30 PM (ADOPTION OF MINUTES)

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

Minutes Acceptance: Minutes of Nov 8, 2021 6:30 PM (ADOPTION OF MINUTES)

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.

Minutes Acceptance: Minutes of Nov 8, 2021 6:30 PM (ADOPTION OF MINUTES)

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

Minutes Acceptance: Minutes of Nov 8, 2021 6:30 PM (ADOPTION OF MINUTES)

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

_____

Secretary

Minutes Acceptance: Minutes of Nov 8, 2021 6:30 PM (ADOPTION OF MINUTES)

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2564)

DOC ID: 2564

Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a General Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a General Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. This parcel was approved to be rezoned to P-I-1 during the November 19, 2020 regularly scheduled City Council meeting.

Facts and Findings: The subject parcel is located in the Georgia International Trade Center and will be accessed using Trade Center Parkway. The general site plan consist of a 733,200 square foot warehouse building, associated parking and stormwater detention and drainage. The site plan also includes a berm between the site and the Rice Creek Subdivision residential properties that will be approximately 100 foot wide and 15 foot tall.

Funding: N/A

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

ATTACHMENTS:

- 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Application (PDF)
- 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Site Plan (PDF)
- 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Timeline (DOCX)

210436

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

RECEIVED
OCT 22 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: Augusta RD, Port Wentworth, GA 31407

PIN #(s): 7-0906-01-039

Zoning: Industrial P-I-1 Estimated Cost of Construction: $ 35,000,000

Type of Construction: Warehouse

Applicant's Name: Felipe Toledo, P.E - Thomas & Hutton

Mailing Address: 50 Park of Commerce Way Savannah, GA 31405

Phone #: 912-721-4090 Email: toledo.f@tandh.com

Owner's Name (If Different form Applicant): Chance Raehn - Chesterfield, LLC

Mailing Address: 100 Bull Street Savannah, GA 31401
Suite 200

Phone #: 912-721-8662 Email: craehn@chesterfieldllc.com

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

Applicant's Signature — Date: 10/11/2021

Chance Raehn — Date: October 13, 2021

Owner's Signature (If Different form Applicant)

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Application (2564 : Site Plan Review Application Chesterfield (General)

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

10/11/2021
Date

Updated 4/28/2020

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Application (2564 : Site Plan Review Application Chesterfield (General)

Name	Address	City	State	Zip
Sam Varnedoe	PO Box 2379	Tybee Island	GA	31328
GW Investments LLC	660 E 39th St	Savannah	GA	31401
Thomas Exley	PO Box 416	Springfield	GA	31329
Rice Creek Investors No 2 LLC	2702 Whatley Ave	Savannah	GA	31404
125 Rivermarsh Drive LLC	525 Suncrest Blvd	Savannah	GA	31410
Shirley Ann Mills	25 Hasty Point Rd	Port Wentworth	GA	31407
Katrena Anderson	23 Hasty Point Rd	Port Wentworth	GA	31407
Joshua Isabella	21 Hasty Point Rd	Port Wentworth	GA	31407
Okeefe & Ashley Polite	19 Hasty Point Rd	Port Wentworth	GA	31407
Margo King	17 Hasty Point Rd	Port Wentworth	GA	31407
Juan Nunez	15 Hasty Point Rd	Port Wentworth	GA	31407
Homeowners Association of Rice Creek	2180 West SR 434 STE 5000	Longwood	FL	32779
Somiki Reddick	13 Hasty Point Rd	Port Wentworth	GA	31407
Russell & Latresisa Lassiter	11 Hasty Point Rd	Port Wentworth	GA	31407
Amber Lamb	9 Hasty Point Rd	Port Wentworth	GA	31407
Bonnie & Gerald Travers-Barney	7 Hasty Point Rd	Port Wentworth	GA	31407
Brett & Hannah Ross	5 Hasty Point Rd	Port Wentworth	GA	31407
Michael & Kendra King	3 Hasty Point Rd	Port Wentworth	GA	31407
Kobie Goldwire	1 Hasty Point Rd	Port Wentworth	GA	31407
Lewis Hazen	2 Hasty Point Rd	Port Wentworth	GA	31407
Greg Morentin	4 Hasty Point Rd	Port Wentworth	GA	31407
Patricia Johnson	6 Hasty Point Rd	Port Wentworth	GA	31407
Deyvonndra Pitts	8 Hasty Point Rd	Port Wentworth	GA	31407
Erik Hodge	10 Hasty Point Rd	Port Wentworth	GA	31407
Jonathan Thompson	12 Hasty Point Rd	Port Wentworth	GA	31407
Patrick & Donna Kelly	14 Hasty Point Rd	Port Wentworth	GA	31407
Dlynda & Eugene Governor	16 Hasty Point Rd	Port Wentworth	GA	31407
Andria Ware	18 Hasty Point Rd	Port Wentworth	GA	31407
Michael & Kent Howard	20 Hasty Point Rd	Port Wentworth	GA	31407
Nadia Luke	22 Hasty Point Rd	Port Wentworth	GA	31407
Cheryl Warnock	24 Hasty Point Rd	Port Wentworth	GA	31407
Sean & Lakea Bacon	26 Hasty Point Rd	Port Wentworth	GA	31407
Eric Huss	28 Hasty Point Rd	Port Wentworth	GA	31407
Kenneth Richardson	30 Hasty Point Rd	Port Wentworth	GA	31407
Michael Overstreet	32 Hasty Point Rd	Port Wentworth	GA	31407
Lakeya Duncan	34 Hasty Point Rd	Port Wentworth	GA	31407
Cesar & Denisse Novoa	36 Hasty Point Rd	Port Wentworth	GA	31407
Courtney Brantley	38 Hasty Point Rd	Port Wentworth	GA	31407
Joe & Kierra Coneo	40 Hasty Point Rd	Port Wentworth	GA	31407
Anthony Graves	42 Hasty Point Rd	Port Wentworth	GA	31407
Brenda Sutton	44 Hasty Point Rd	Port Wentworth	GA	31407
Julius Hall	46 Hasty Point Rd	Port Wentworth	GA	31407
Alvernis & Stephanie Pompey	48 Hasty Point Rd	Port Wentworth	GA	31407
Rebecca Tuten	50 Hasty Point Rd	Port Wentworth	GA	31407
Fisher Isle Investments LLC	120 Commerce Ct	Pooler	GA	31322
Eden Lake Investments LLC	120 Commerce Ct	Pooler	GA	31322
Latisha Simmons	38 Miller Pond Rd	Port Wentworth	GA	31407
Katina Mcintyre	40 Miller Pond Rd	Port Wentworth	GA	31407
Jacquelyn Roberts	39 Miller Pond RD	Port Wentworth	GA	31407
Carlos Montoyalopez	41 Miller Pond Rd	Port Wentworth	GA	31407
Calvin & Kimedra Harrison	31 Miller Pond Rd	Port Wentworth	GA	31407
Santos Garcia-Degro	29 Hasty Point Rd	Port Wentworth	GA	31407
Garnett Ridge Investments LLC	120 Commerce Ct	Pooler	GA	31322
Felipe Toledo, P.E.	50 Park of Commerce Way	Savannah	GA	31405
Chesterfield LLC	100 Bull St, Ste 200	Savannah	GA	31401

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Application (2564 : Site Plan Review Application Chesterfield (General)

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Application (2564 : Site Plan Review Application Chesterfield (General)

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00331832 11/02/2021 8:58 AM
OPER: ME TERM: 011
REF#: CK 1671

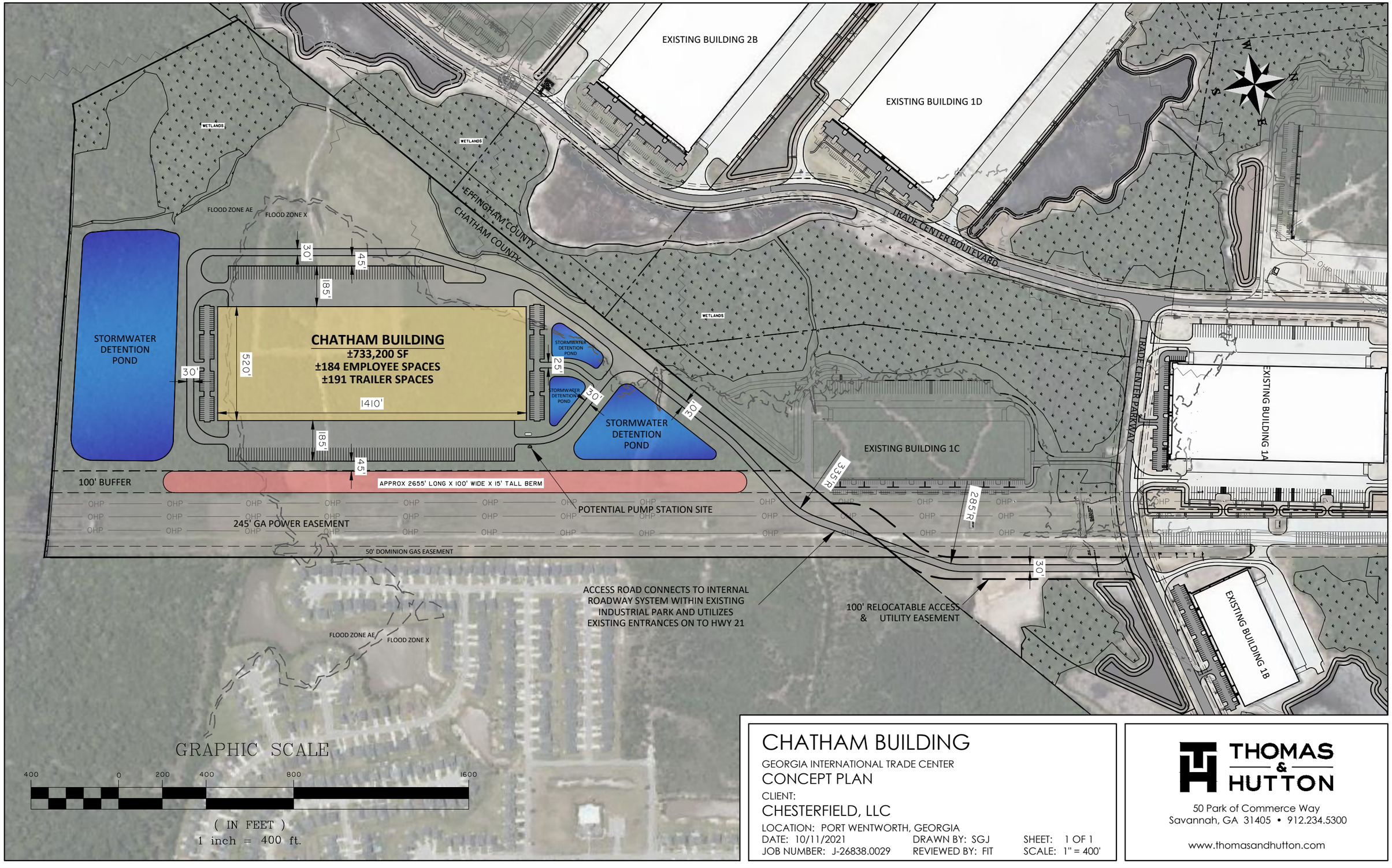
TRAN: 112.0000 BLDG PERMIT
210436 256.00CR
CHESTERFIELD, LLC
7-0906-01-039
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Z:\26838\26838.0029\ENGINEERING\DRAWINGS\EXHIBITS\DIA EXHIBITS\SG\26838.0018 - PERLIMINARY GENERAL SITE PLAN EXHIBIT.DWG - Oct 11, 2021 - 5:59 PM



CHATHAM BUILDING

GEORGIA INTERNATIONAL TRADE CENTER

CONCEPT PLAN

CLIENT:

CHESTERFIELD, LLC

LOCATION: PORT WENTWORTH, GEORGIA

DATE: 10/11/2021 DRAWN BY: SGJ SHEET: 1 OF 1

JOB NUMBER: J-26838.0029 REVIEWED BY: FIT SCALE: 1" = 400'

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Site Plan (2564 : Site Plan Review Application Chesterfield (General) Dec

Project Timeline

7-0906-01-039 - Chesterfield – General Site Plan

Project Number 210436

Applicant: Felipe Toledo (Thomas & Hutton)

Review Engineer: N/A

- 10/22/2021—application received- incomplete – missing PDF
- 11/2/2021 – sent email to Tre Wilkins (T&H) that I need a PDF
- 11/2/2021 – Received PDF
- 11/26/2021 – Public Hearing Notice posted in the Savannah Morning News
- 11/27/2021 – Public Hearing Notice letters mailed.

Attachment: 7-0906-01-039 CHESTERFIELD G-SITE PLAN DEC 2021 - Timeline (2564 : Site Plan Review Application Chesterfield (General) Dec

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2566)

DOC ID: 2566

Site Plan Review Application submitted by Parkside Equities, LLC., on behalf of R&R Property Ventures, LLC., for PIN #'s 7-0976C-01-002, 7-0976C-01-004, 7-0976C-08-001, and 7-0976D-08-002 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Parkside at Port Wentworth) in a P-R-M (Planned Residential Multifamily) Zoning District

Issue/Item: Site Plan Review Application submitted by Parkside Equities, LLC., on behalf of R&R Property Ventures, LLC., for PIN #'s 7-0976C-01-002, 7-0976C-01-004, 7-0976C-08-001, and 7-0976D-08-002 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Parkside at Port Wentworth) in a P-R-M (Planned Residential Multifamily) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. A Zoning Map Amendment application for this property was approved during the March 25, 2021 City Council meeting and the application included the general development plan for this project.

Facts and Findings: This specific site development plan consist of 235 dwelling units, a mail building, trash compactor, pool area with amenity building, 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, December 13, 2021 at 6:30 P.M.

ATTACHMENTS:

- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.4.3 and 3.4.5 (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.5.3 and 3.5.4 (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Parkside Vicinity Map (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Wetland JD-Nov 24 2020 (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - RECORDED PLAT (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - 1st Comment Letter TR LONG 12.8.2 (PDF)
- PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Timeline (DOCX)

2/04/21

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

RECEIVED BY: OCT 18 2021

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: Highway 30, Port Wentworth, GA 31407

PIN #(s): 7-0976C-01-004 / 7-0976D-08-002 / 7-0976C-08-001 / 7-0976C-01-002

Zoning: P-R-M Estimated Cost of Construction: $ 44 million

Type of Construction: Multifamily Residential

Applicant's Name: Parkside Equities, LLC

Mailing Address: 9040 Roswell Rd, Suite 120
Atlanta, GA 30350

Phone #: 404-574-5914 Email: mmeshad@easlancapital.com

Owner's Name (If Different form Applicant): R&R Property Ventures, LLC

Mailing Address: 1401 N. University Drive, Suite 401
Coral Springs, FL 33071

Phone #: 305-849-8383 Email: rayfieldreeves@gmail.com

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

Applicant's Signature — Date: 9/16/2021

Owner's Signature (If Different form Applicant) R & R Property Ventures, LLC — Date: 10/6/2021

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (2566 : Site Plan Review Application Parkside at

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
  - o No Land Disturbance- $206.00 Site Plan Fee + $50.00 Admin Fee = Total $256.00
  - o 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

9/16/2021
Date

Updated 4/28/2020

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (2566 : Site Plan Review Application Parkside at

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (2566 : Site Plan Review Application Parkside at

Parkside at Port Wentworth
PORT WENWORTH, GEORGIA
Project Narrative
J – 28972.0001
September 16, 2021

Parkside Equities, LLC (Applicant) proposes the development of approximately 20.4 acres of a multifamily complex. The project includes a total of 235 dwelling units, a mail building, trash compactor, pool area with amenity building, stormwater ponds, drainage pipes and structures, water, gravity sewer, and a small pumpstation as proposed as part of this project. The project will have one full access and one restricted access for emergency vehicles only and both accesses will connect to Hwy 30. The project site is located west of Hwy 21 along Hwy 30 in Port Wentworth Georgia.

The site is located on parcel 7-0976C-01-004 within the City of Port Wentworth municipal limits.

The proposed site is bounded to the north by undeveloped land, to the east by undeveloped land with a wetland, to the west by undeveloped land, and to the south by Hwy 30 and a mix of residential and undeveloped land.

Existing conditions consist primarily of dense woods with gentle swales running through the site. None of the swales on the Parkside are considered State Waters by the City of Port Wentworth. The existing elevations on the property generally range from 19 to 28 (NAVD88). The existing soils are classified as primarily hydrologic soil groups B/D and C/D.

The majority of the stormwater runoff from the project will be routed and attenuated through the proposed stormwater detention basins prior to release into the existing wetlands that are adjacent to the site. The drainage infrastructure for the project will be designed to the 24-year, 24-hour storm event.

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 Storm Water Management and Sedimentation Control Handbook and are shown using standard symbols on the erosion and sedimentation control plans. Permanent grassing will be established to provide final stabilization for the area.

Power service shall be provided by Georgia Power Company and telecommunications service shall be provided by AT&T. The applicant has submitted site development plans to each of these agencies and approval documentation shall be provided upon receipt. Fire protection will be provided by the City of Port Wentworth. Water and sewer service will be available to the site upon completion of Parkside at Port Wentworth. Water and sewer service will be provided by the City of Port Wentworth.

Port Wentworth – Parkside Equities

Properties within 250' of 7-0976C-01-004

1. PIN #: 7-0976-02-014A

   Property Address: Saussy Road, Port Wentworth, GA 31407

   Owner(s) Name: Jackson, Matthew Jerome

   Mailing Address: 3 Winoca Drive, Garden City, GA 31408-2009

2. PIN #: 7-0976-02-007

   Property Address: Punkin Bridge Road, Port Wentworth, GA 31407

   Owner(s) Name: Steele, Willie

   Mailing Address: PO Box 23092, Savannah, GA 31403-3092

3. PIN #: 7-0976-02-038

   Property Address: Saussy Road, Port Wentworth, GA 31407

   Owner(s) Name: Varnedoe, Sam L.

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

4. PIN #: 7-0976-02-027

   Property Address: Berrien Road, Port Wentworth, GA 31407

   Owner(s) Name: Simz Investing Company LLC

   Mailing Address: 554 Suncrest Blvd, Savannah, GA 31410-2215

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

   Property Address: 315 Highway 30, Port Wentworth, GA 31407

   Owner(s) Name: Stop N Stor III LLC

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

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (2566 : Site Plan Review Application Parkside

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

   Property Address: Highway 30, Port Wentworth, GA 31407

   Owner(s) Name: Works Inez Keller

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

7. PIN #: 7-0976D-09-002

   Property Address: 7th Street, Port Wentworth, GA 31407

   Owner(s) Name: Philips, Wesley and Dean, Mary

   Mailing Address: 121 Varnedoe Ct, Savannah, GA 31406-5068

8. PIN #: 7-0976D-10-002

   Property Address: Highway 30, Port Wentworth, GA 31407

   Owner(s) Name: HC Williams Road Investments, LLC

   Mailing Address: PO Box 845, Eastman, GA 31023-0845

9. PIN #: 7-0976C-01-001

   Property Address: Highway 30, Port Wentworth, GA 31407

   Owner(s) Name: Works Inez Keller

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

10. PIN #: 7-0976D-06-001

    Property Address: 5th Street, Port Wentworth, GA 31407

    Owner(s) Name: Gaulden, Charmel and Gaulden, Chacana

    Mailing Address: 5855 Walnut Creek Road, Unit E335, River Ridge, LA 70123-5658

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Application (2566 : Site Plan Review Application Parkside at

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00331035 10/20/2021 2:01 PM
OPER: ME TERM: 011
REF#: CK 111185

TRAN: 112.0000 BLDG PERMIT
210421 886.00CR
R&R PROPERTY VENTURES, LLC
HIGHWAY 30
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: PARKSIDE AT PORT

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)	
▪ Calculate water need based upon ISO Guidelines	✓
▪ Show maintenance responsibility for fire line and appurtenances in owner/client agreement (Exhibit 3)	To be provided upon receipt
▪ 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: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.4.3 and 3.4.5 (2566 : Site Plan Review Application

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.4.3 and 3.4.5 (2566 : Site Plan Review Application

3.4.5 Exhibit 3 Available Fire Flow (Aff):

The Available Fire Flow (AFF) must be calculated based on hydrant flow testing and supplemental hydraulic analyses. The AFF will represent the fire flow that is available from the public water system at the existing or proposed hydrant nearest to the proposed facility at a residual pressure of 20 psi.

The following formula, which was developed by the ISO, can be used to adjust data from a hydrant flow test to determine the available fire flow at that location at 20 psi:

$$Q_{20} = Q_t * ((P_s - P_{20})^{0.54})/(P_s - P_t)^{0.54}$$

Q_{20} = Available fire flow at a residual pressure of 20 psi (gpm)
Q_t = Hydrant flow during test (gpm)
P_s = Static pressure measured before hydrant flow test (psi)
P_{20} = 20 psi (desired residual pressure)
P_t = Residual pressure measured during hydrant flow test (psi)

Note: City of Port Wentworth will provide one hydrant flow test at a location selected by the design consultant for no charge, which can be used as the basis for this calculation.

Hydrant Flow Rate During Test (Q_t): 1400 **gpm**

Static Pressure Before Flow Test (P_s): 50 **psi**

Residual Pressure During Flow Test (P_t): 45 **psi**

Calculated Available Fire Flow (AFF): 3684 **gpm**

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: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.5.3 and 3.5.4 (2566 : Site Plan Review Application

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Exhibits 3.5.3 and 3.5.4 (2566 : Site Plan Review Application

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 PARKSIDE AT PORT WENTWORTH **DATE** OCTOBER 8, 2021

LOCATION HWY - 30, PORT WENTWORTH, GA

RESIDENTIAL USE: EQUIVALENT RESIDENTIAL UNITS (ERU)			
Total Number of Single Family Homes	____ @ 300 gpd	=	____GP
Total Number of One Bedroom Apartments	80 @ 150 gpd	=	12,000 GP
Total Number of Two Bedroom Apartments	131 @ 200 gpd	=	26,200 GP
Total Number of Three Bedroom Apartments	24 @ 300 gpd	=	7,200 GP
(4 or more units per parcel)	TOTAL GPD 45,400		
	Divide by 300 gpd (1 ERU)		
	= TOTAL ERU's 151.3		

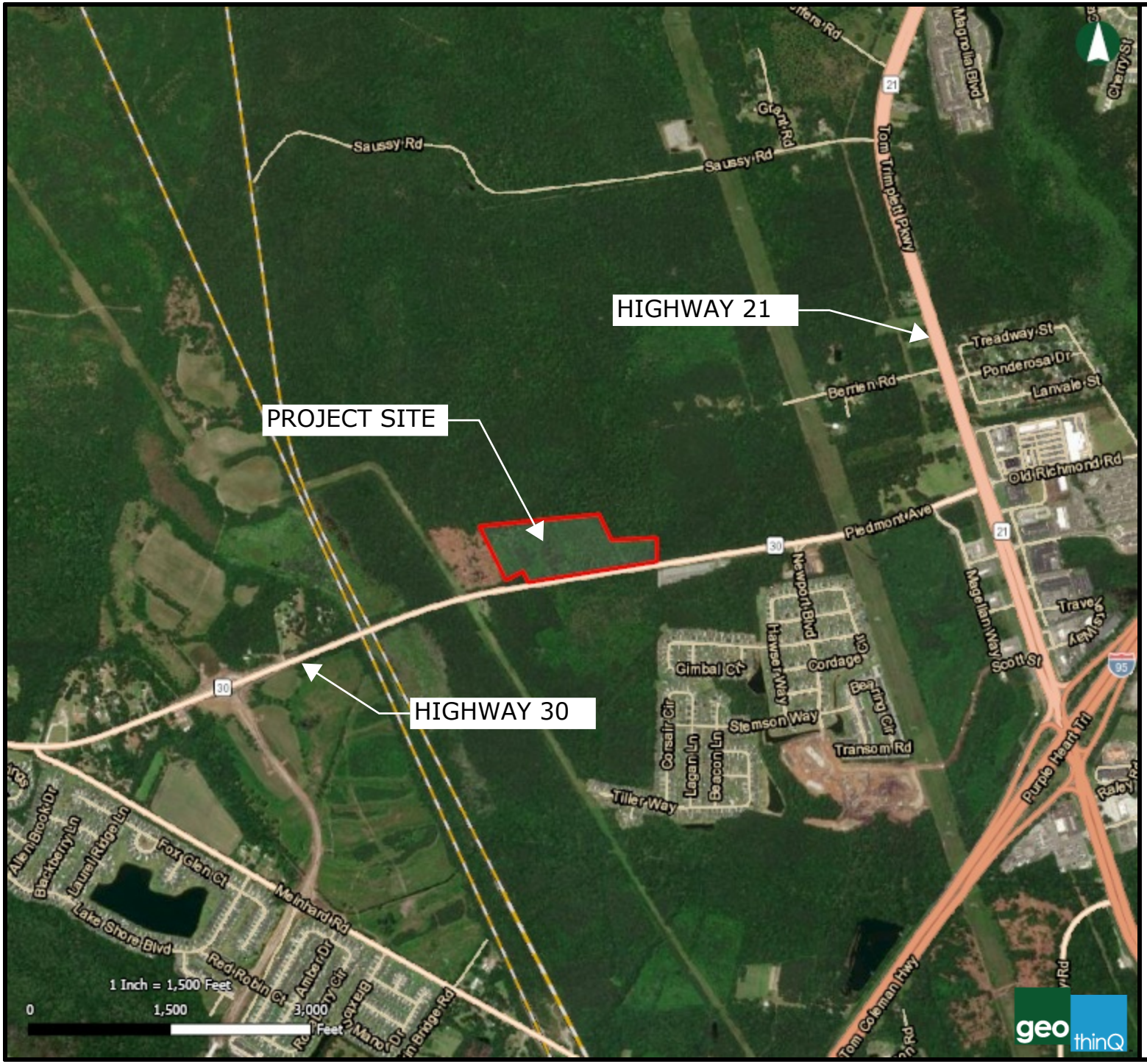
COMMERCIAL USE: GALLONS PER DAY (GPD)			
Offices	30 gallons/200 sq. ft.	=	____GPD
Department Store/Retail	5 gallons/100 sq. ft.	=	____GPD
Restaurant, Less Than 24 hr Operation	25 gallons/seat	=	____GPD
Restaurant, 24 hr Operation	50 gallons/seat	=	____GPD
Hotel/Motel	100 gallons per room	=	____GPD
Schools/Day, 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 49,200		
	= TOTAL ERU's 164		

Calculated by: NIKHIL DUGGIRALA Date: OCTOBER 6, 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



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

THOMAS & HUTTON

Parkside at Port Wentworth

Vicinity Map

10/04/2021

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Parkside Vicinity Map

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31404-3604

November 24, 2020

Regulatory Division
SAS-2020-00677

Mr. Rayfield Reeves
R&R Property Ventures, LLC.
1401 North University Drive
Suite 401
Coral Springs, Florida 33071

Dear Mr. Reeves:

I refer to a letter dated September 15, 2020, submitted on your behalf by Mr. Tristan Turner of Sligh Environmental Consultants, Inc., requesting a delineation review of aquatic resources for your 20.4 acre site which includes 1.368 acres of non-tidal wetland located Northwest of Interstate 95 and West of Augusta Road on Georgia Highway 30, in the city of Port Wentworth, Chatham County, Georgia (Latitude 32.1964, Longitude -81.2117). This project has been assigned number SAS-2020-00677 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "19.41 Acre Recombination of the Keller Subdivision", prepared for: Rayfield Reeves, sheets 1 of 1, dated August 18, 2020, 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.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act.

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Wetland JD-Nov 24 2020 (2566 : Site Plan Review Application

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 does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at (912) 652-5022.

Sincerely,

ATKINS.PATRICK.ALLEN.1380903225

Digitally signed by ATKINS.PATRICK.ALLEN.1380903225
Date: 2020.11.24 06:20:20 -05'00'

P. Allen Atkins
Regulatory Specialist, Coastal Branch

Copies Furnished: Mr. Tristan Turner of Sligh Environmental Consultants, Inc.

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Wetland JD-Nov 24 2020 (2566 : Site Plan Review Application

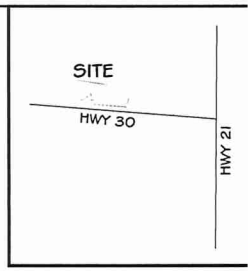
PLAT NORTH
SEE REF. # 1

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°23'36" E	91.82'
L-2	S 80°18'38" W	715.38'
L-3	N 29°46'46" E	7.81'
L-4	N 82°31'15" E	98.70'
L-5	N 21°55'58" W	30.53'
L-6	N 86°27'43" E	57.43'
L-7	S 87°02'22" E	48.34'
L-8	N 23°56'38" W	40.94'
L-9	N 58°56'37" E	36.16'
L-10	N 70°25'30" E	9.17'
L-11	S 41°05'12" E	25.94'
L-12	N 88°57'52" E	47.46'
L-13	N 57°11'48" E	43.05'
L-14	N 12°01'57" E	35.37'
L-15	N 03°26'38" E	31.85'
L-16	N 54°29'59" E	15.92'
L-17	S 48°19'14" E	32.34'
L-18	S 23°14'45" E	35.01'
L-19	N 69°10'54" E	48.05'
L-20	N 76°27'23" E	46.16'
L-21	N 76°59'00" E	41.03'
L-22	N 70°40'23" E	46.94'

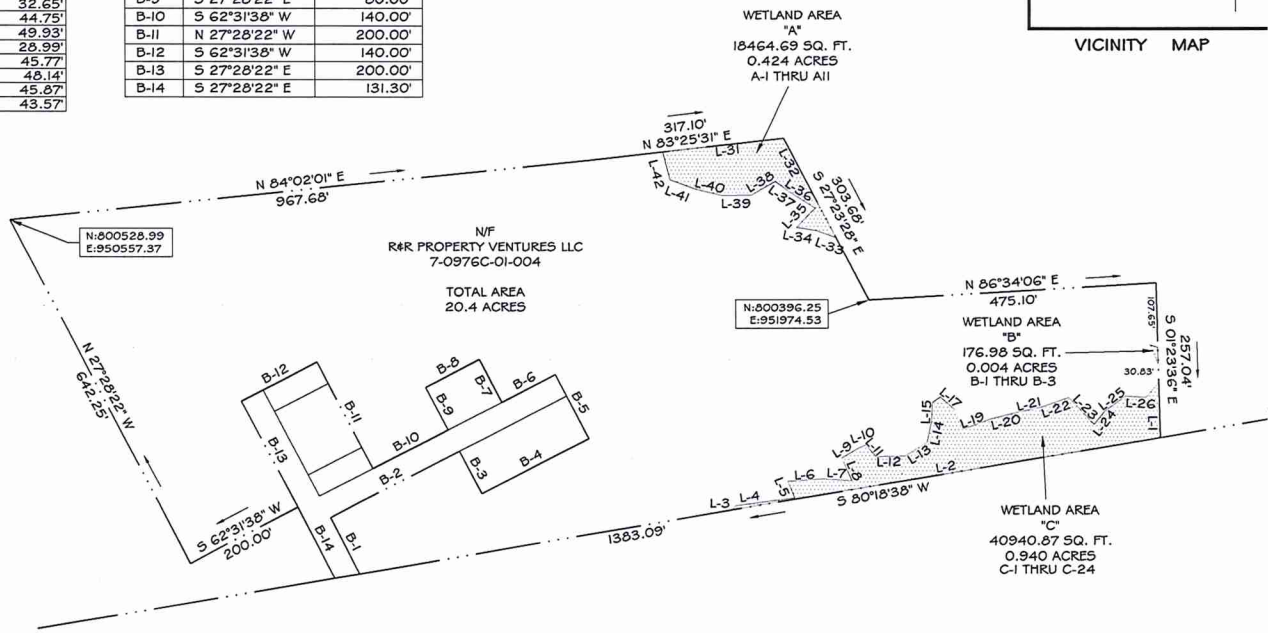
LINE TABLE		
LINE	BEARING	DISTANCE
L-23	S 42°57'28" E	61.57'
L-24	N 37°51'46" E	28.52'
L-25	N 54°13'47" E	42.20'
L-26	S 86°42'33" E	34.65'
L-27	N 40°05'36" E	32.23'
L-28	S 01°23'36" E	26.74'
L-29	N 24°33'41" W	33.64'
L-30	S 73°50'09" E	13.88'
L-31	N 83°25'31" E	200.55'
L-32	S 27°23'28" E	187.03'
L-33	N 69°45'35" W	34.87'
L-34	N 80°41'17" W	32.65'
L-35	N 43°12'05" E	44.75'
L-36	N 57°45'44" W	49.93'
L-37	N 53°39'10" W	28.99'
L-38	S 60°18'55" W	45.77'
L-39	S 89°54'01" W	48.14'
L-40	N 77°08'54" W	45.87'
L-41	N 69°05'02" W	43.57'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
B-1	N 27°28'22" W	104.13'
B-2	N 62°31'38" E	240.00'
B-3	S 27°28'22" E	80.00'
B-4	N 62°31'38" E	200.00'
B-5	N 27°28'22" W	120.00'
B-6	S 62°31'38" W	100.00'
B-7	N 27°28'22" W	80.00'
B-8	S 62°31'38" W	100.00'
B-9	S 27°28'22" E	80.00'
B-10	S 62°31'38" W	140.00'
B-11	N 27°28'22" W	200.00'
B-12	S 62°31'38" W	140.00'
B-13	S 27°28'22" E	200.00'
B-14	S 27°28'22" E	131.30'

TOTAL AREA = 888624.00 SQ. FT. / 20.40 ACRES
UPLAND AREA = 829041.46 SQ. FT. / 17.327 ACRES
WETLAND AREA "A" = 18464.69 SQ. FT. / 0.424 ACRES
WETLAND AREA "B" = 176.98 SQ. FT. / 0.004 ACRES
WETLAND AREA "C" = 40940.87 SQ. FT. / 0.940 ACRES



VICINITY MAP



GENERAL NOTES:
1. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED WITHOUT BENIFIT OF ANY TITLE EXAMINATION.
2. THIS WETLAND PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND ANY CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS
4. PORTIONS OF THE METES AND BOUNDS SHOWN HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
5. HORIZONTAL DATUM = GEORGIA STATE PLANE (EAST ZONE NAD83)
10. ANY VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
6. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOW TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.
7. SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE WETLAND ASPECTS OF THIS SURVEY.
8. WETLAND SURVEY AS SHOWN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE USED AS A BOUNDARY SURVEY AND/OR RECORDED OR USED TO CONVEY PROPERTY.
9. WETLAND DELINEATION BY JEFFREY P. WILLIAMS / PROJECT BIOLOGIST / SLIGH ENVIRONMENTAL CONSULTANTS, INC. / 31 PARK OF COMMERCE WAY / SUITE 200 B / SAVANNAH / GEORGIA. 31405

REFERENCES:
1. PRB 45P-57

0 200 400 600
SCALE: 1" = 200'

MITR
GPS/GIS/SURVEY
374 EASTRIDGE DRIVE,
SAVANNAH, GEORGIA
PHONE: 912-354-4145
FAX: 912-354-6560
EMAIL:
MITR374@COMCAST.NET

GEORGIA REGISTERED No. 2607 PROFESSIONAL GEORGE M. FERREIRA LAND SURVEYOR

WETLAND SURVEY

19.41 ACRE RECOMBINATION OF THE KELLER SUBDIVISION, KNOWN AS O HIGHWAY 30, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
CHATHAM COUNTY PIN# 7-0976C-01-004

PREPARED
FOR
RAYFIELD REEVES
R&R PROPERTY VENTURES LLC

PLAT: 08/05/202
FIELD: 07/24/202
REVISION DATE:
REVISED TOTAL ACRES 8/18/2020

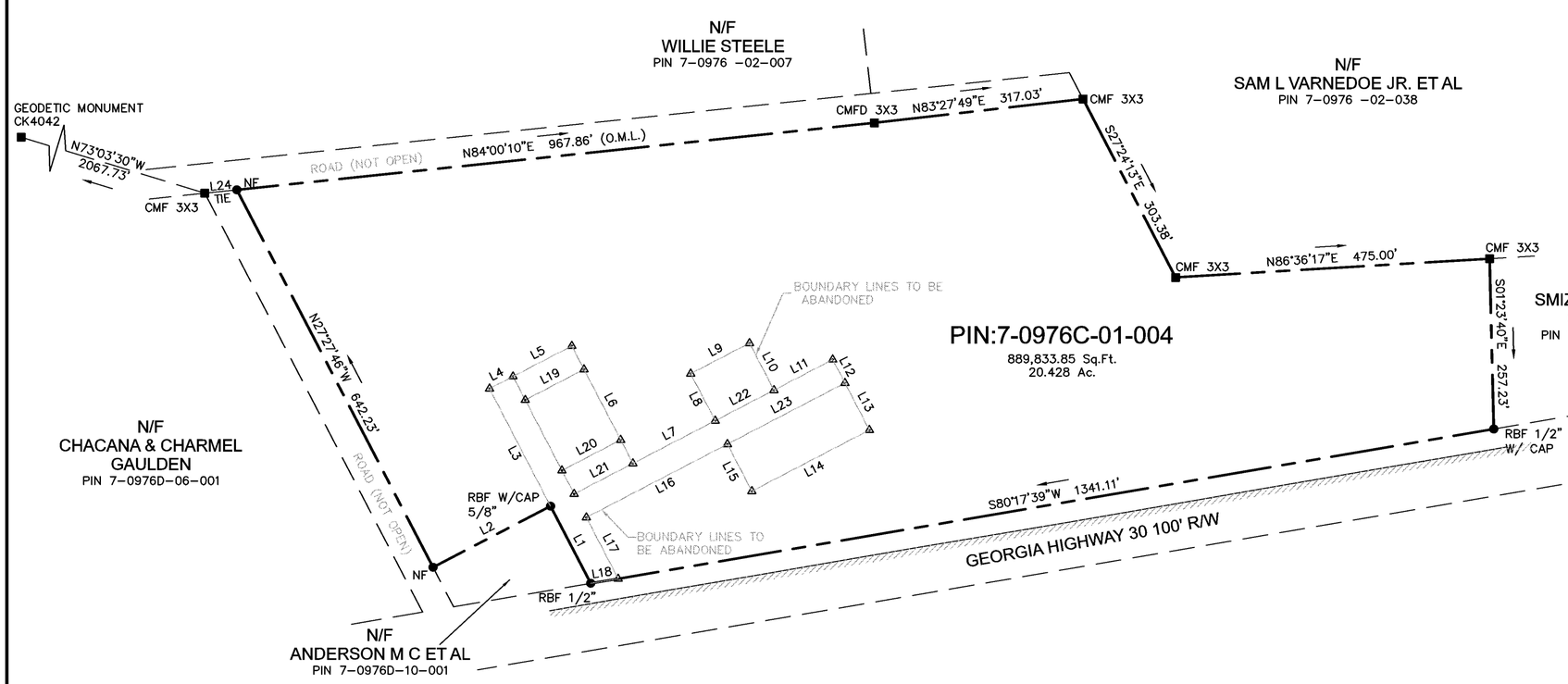
SHEET 1 OF 1

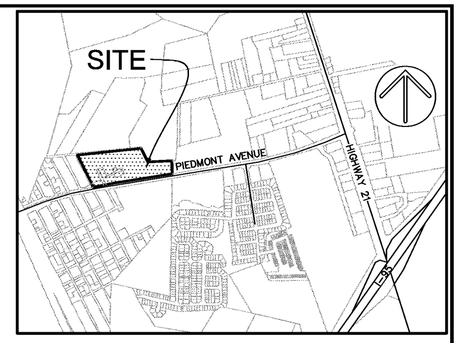
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Wetland JD-Nov 24

Type: PLAT
Recorded: 12/18/2018 10:59:00 AM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 5542674353

BK 51 PG 662





VICINITY MAP *NOT TO SCALE*

NORTH (NAD 83) GA EAST

LEGEND

◬	CALC POINT – CORNER NOT SET
CMF ■	CONC. MONUMENT FOUND
CMFD ■	CONC. MONUMENT FOUND DISTURBED
NF ●	NAIL FOUND
RBF ●	REBAR FOUND
O.M.L.	OLD MARKED LINE
▨	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0030–5 COMMUNITY 13051C.
2. HORIZONTAL DATUM IS GA EAST STATE PLANE GRID (NAD 83)

REFERENCES

1.	DEED BOOK: 173Z	PAGE: 57
2.	DEED BOOK: 347H	PAGE: 307
3.	DEED BOOK: 383E	PAGE: 871
4.	DEED BOOK: 698	PAGE: 376
5.	DEED BOOK: 851	PAGE: 657
6.	PLAT BOOK: 28S	PAGE: 21
7.	PLAT BOOK: L	PAGE: 63
8.	PLAT BOOK: T	PAGE: 122

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N27°29'22"W	131.27'
L2	S62°31'10"W	200.05'
L3	N27°28'12"W	199.85'
L4	N62°31'38"E	40.00'
L5	N62°31'38"E	100.00'
L6	N27°28'22"W	200.00'
L7	N62°31'38"E	140.00'
L8	N27°28'22"W	80.00'
L9	N62°32'38"E	100.00'
L10	S27°28'22"E	80.00'
L11	N62°30'38"E	100.00'
L12	S27°28'22"E	40.00'
L13	S27°28'22"E	80.00'
L14	S62°31'38"W	200.00'
L15	N27°28'22"W	80.00'
L16	S62°31'38"W	240.00'
L17	S27°27'00"E	104.00'
L18	S80°29'51"W	42.00'
L19	N62°31'38"E	100.00'
L20	N62°31'38"E	100.00'
L21	N62°31'38"E	100.00'
L22	N62°31'38"E	100.00'
L23	N62°31'38"E	200.00'
L25	S84°04'58"W	48.66'

50 25 0 50 100
GRAPHIC SCALE

Rayfield Reeves
OWNER SIGNATURE

PREPARED FOR:
RAYFIELD REEVES

A RECOMBINATION PLAT OF:

20.428 ACRES LOCATED OFF
HIGHWAY 30 & TAX PARCELS
7-0976C-01-004
7-0976D-08-002
7-0976C-01-002
7-0976C-08-001

TAX PARCEL No.7–0976C–01–004

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

FIELD WORK:	ZKS
FIELD CHECK:	WHG
DRAWN BY:	BNN
DATE:	12–18–2018
SCALE:	1"=50'
PROJECT No.:	BFT–18271
FILE:	BFT–18271 RECOM1.DWG

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645–9277
WEBSITE: WWW.ATLASSURVEYING.COM

TOTAL AREA: 889,883.85 SQ. FT. (20.428 ACRES)
EOC FIELD: 1/26,766
ANG. EOC: 06"/ANGLE POINT
ADJ. METHOD: COMPASS RULE
EOC PLAT: 1/226,038
EQUIP. USED: TOPCON TOTAL STATION GTS9003

GEORGIA ATLAS SURVEYING, INC. No. LSF001090 CERTIFICATE OF AUTHORIZATION

GEORGIA ATLAS SURVEYING BFT, LLC. No. LSF001282 CERTIFICATE OF AUTHORIZATION

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

WILLIAM H. GRAY, JR.
GA.P.L.S. No. LS003235

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - RECORDED PLAT (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972.0000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28972.0000 - CO.DWG - Oct 8, 2021 - 9:56 AM

SITE DEVELOPMENT PLANS

OF

PARKSIDE AT PORT WENTWORTH

PORT WENTWORTH, GEORGIA

PREPARED FOR:

PARKSIDE EQUITIES, LLC

9040 ROSWELL ROAD, SUITE 120

ATLANTA, GEORGIA 30350

TM# 7-0976C-01-004

OCTOBER 8, 2021

J-28972.0001

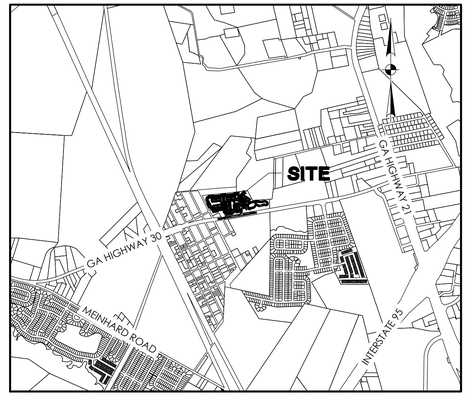
PREPARED BY:

THOMAS & HUTTON

GEORGIA REGISTERED No. 034274 PROFESSIONAL ENGINEER NATHAN B. LONG

PERMIT SET - FOR REVIEW PURPOSES ONLY

Sheet List Table	
Sheet Number	Sheet Title
CO	COVER SHEET
G1.1	GENERAL NOTES AND LEGEND
AR1.1	ACCESSIBLE ROUTE PLAN
AR1.2	ACCESSIBLE ROUTE PLAN
G2.1	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.2	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.3	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.4	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
C1.4	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	WATER AND SEWER PLAN
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 PLAN
C3.2	DRAINAGE PLAN
C3.3	DRAINAGE PLAN
C3.4	DRAINAGE PLAN
C4.1	PAVING AND GRADING PLAN
C4.2	PAVING AND GRADING PLAN
C4.3	PAVING AND GRADING PLAN
C4.4	PAVING AND GRADING PLAN
C4.5	DRAINAGE PROFILES
C4.6	DRAINAGE PROFILES
C4.7	ROAD PROFILES
C4.8	ROAD PROFILES
C5.1	PAVING, GRADING AND DRAINGE DETAILS
C5.2	PAVING, GRADING AND DRAINGE DETAILS
C5.3	PAVING, GRADING AND DRAINGE DETAILS
C5.4	PAVING, GRADING AND DRAINGE DETAILS
C5.5	PAVING, GRADING AND DRAINGE DETAILS
C5.6	PAVING, GRADING AND DRAINGE DETAILS
C5.7	PAVING, GRADING AND DRAINGE DETAILS
C5.8	PAVING, GRADING AND DRAINGE DETAILS
C5.9	PAVING, GRADING AND DRAINGE DETAILS
C5.10	PAVING, GRADING AND DRAINGE DETAILS
C5.11	PAVING, GRADING AND DRAINGE DETAILS
C5.12	PAVING, GRADING AND DRAINGE DETAILS
EC1.1	EROSION CONTROL NOTES
EC1.2	EROSION CONTROL NOTES
EC1.3	EROSION CONTROL NOTES
EC2.1	ES & PC-PLAN-INITIAL PHASE
EC2.2	ES & PC-PLAN-INITIAL PHASE
EC2.3	ES & PC-PLAN-INITIAL PHASE
EC2.4	ES & PC-PLAN-INITIAL PHASE
EC3.1	ES & PC-PLAN-CONSTRUCTION PHASE
EC3.2	ES & PC-PLAN-CONSTRUCTION PHASE
EC3.3	ES & PC-PLAN-CONSTRUCTION PHASE
EC3.4	ES & PC-PLAN-CONSTRUCTION PHASE
EC4.1	ES & PC-PLAN-STABILIZATION PHASE
EC4.2	ES & PC-PLAN-STABILIZATION PHASE
EC4.3	ES & PC-PLAN-STABILIZATION PHASE
EC4.4	ES & PC-PLAN-STABILIZATION 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'

PARKSIDE AT PORT WENTWORTH
J-28972.0001
10/08/2021

SITE DATA TABLE	
ZONING	P-R-M
PROPOSED SITE USE	MULTIFAMILY
SITE AREA	20.5 AC
DISTURBED AREA	22.0 AC
ALLOWED DENSITY	369 UNITS (18 UNITS/ACRE)
PROPOSED DENSITY	235 UNITS
MAXIMUM IMPERVIOUS COVER	60%
PROPOSED IMPERVIOUS COVER	47% (9.8 AC)
MAXIMUM BUILDING HEIGHT ALLOWED	50 FEET
PROPOSED BUILDING HEIGHT	---
REQUIRED PARKING SPACES	398 SPACES
PROPOSED PARKING SPACES	449 SPACES
IMPERVIOUS SURFACES (TOTAL)	9.8 AC
POND	3.0 AC
BUILDINGS	3.1 AC
STREETS	3.2 AC
SIDEWALKS	0.5 AC
PERVIOUS SURFACE	10.7 AC
NOTE: AREAS LISTED ABOVE ARE APPROXIMATE AND WILL NOT BE FINALIZED UNTIL A PLAT IS RECORDED.	

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: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972.0001\Engineering\Drawings\Construction Plans\28972.0001 - Site.dwg - Oct 5, 2021 - 5:32:31 PM

WATER LEGEND

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

SEWER LEGEND

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

ABBREVIATIONS

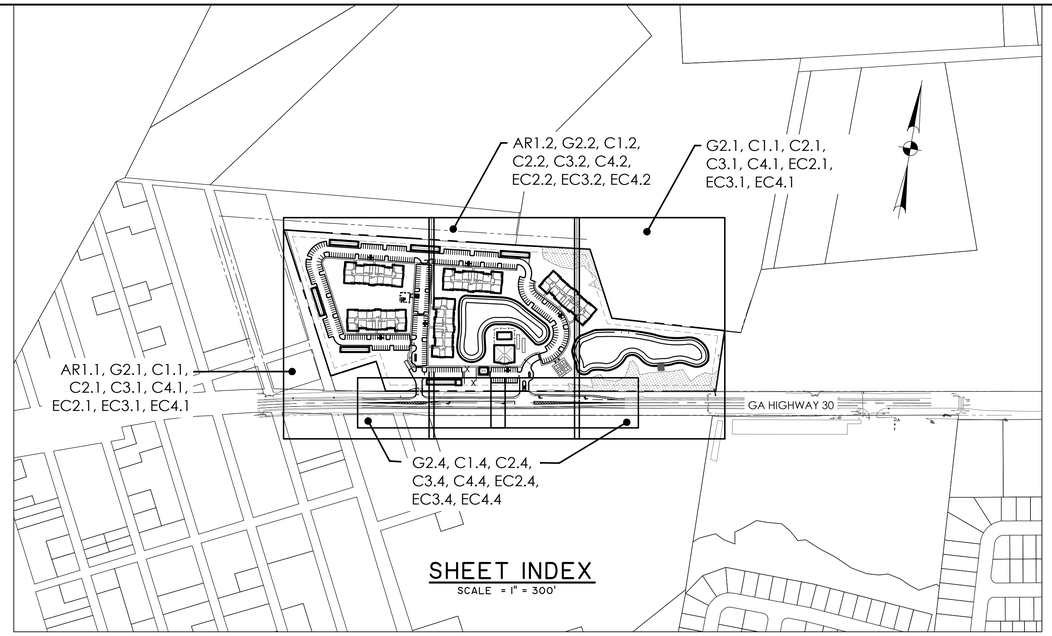
HDPE	HIGH DENSITY POLYETHYLENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		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		SGD	SUB GRADE DRAIN
INV	INVERT ELEVATION		SD	STORM DRAINAGE			

OTHER UTILITIES LEGEND

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

DRAINAGE LEGEND

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



SHEET INDEX

SCALE = 1" = 300'

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH THE CITY OF PORT WENTWORTH WATER AND SEWER DEPARTMENT.
2. THE CITY OF PORT WENTWORTH WILL NOT BE RESPONSIBLE FOR ANY WATER SERVICE LINES ON THE BUILDING SIDE OF THE METER.
3. THE CONNECTION TO THE SEWER MAIN SHALL BE MADE IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE CITY MUST APPROVE THE CONNECTION PRIOR TO IT BEING COVERED UP.
4. IN ALL WATER LINE PROJECTS, CARE SHALL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE CITY SYSTEM.
5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAN SHOWN.
6. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
7. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
8. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
9. FLUSH AND DISINFECT THE NEW WATER LINES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS
10. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF PORT WENTWORTH, CONVEYANCE AND DISTRIBUTION DEPARTMENT.
11. ALL CONSTRUCTION MATERIALS, TECHNICAL SPECIFICATIONS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH , CITY OF PORT WENTWORTH.
12. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
13. SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.
14. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698) OR WHAT IS RECOMMENDED BY THE GEOTECHNICAL REPORT.
15. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
16. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
17. MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWERS AND ALL WATER MAINS. IF 10' SEPARATION CANNOT BE OBTAINED, MAINTAIN 3' HORIZONTAL AND 10" VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS. WATER AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT PLANS AND TECHNICAL SPECIFICATIONS.
18. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS.
19. DISCHARGE OF HIGHLY CHLORINATED WATER INTO SURROUNDING AREAS OR STORM DRAINAGE SYSTEM IS PROHIBITED. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION. IF REQUIRED BY THE ENGINEER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE.
20. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
21. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
22. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
23. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
25. 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.
26. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND OBSERVATIONS.
27. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON.
28. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.THE HORIZONTAL DATUM IS GEORGIA NAD83, EAST ZONE.
29. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
30. THE PROJECT SITE IS IN FLOOD ZONE X ACCORDING TO FEMA FIRM PANELS 13051C0030G (EFFECTIVE 08/16/2018.
31. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
32. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL 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.
33. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON THE SITE.
34. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
35. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
36. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE STREET SUPERINTENDENT AND THE PROJECT ENGINEER.
37. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY THE CITY OF PORT WENTWORTH PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
38. 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.
39. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
40. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF SUBSURFACE EXPLORATION GEOTECHNICAL EVALUATION, DATED JUNE 9, 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 OF WORK.
41. CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
42. 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.
43. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
44. 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.
45. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
46. EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.
47. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
48. 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.
49. ANY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE STREET SUPERINTENDENT FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON CITY OF PORT WENTWORTH ROADS.
50. ROOF DRAINAGE, WATER AND SEWER LATERALS ARE PROPOSED ADJACENT TO THE BUILDING FOOTPRINT. CONTRACTOR SHALL NOT POUR CONCRETE SIDEWALK OR OTHER SURFACE ABOVE THESE UTILITIES UNTIL PROPER CONNECTIONS TO THE BUILDING HAVE BEEN MADE. CONNECTIONS TO DRAINAGE, WATER, SEWER OR OTHER UTILITIES SHALL BE COORDINATED WITH BUILDING CONTRACTOR PRIOR TO FINAL GRADING AND STABILIZATION.
47. STAIRS, TRASH COMPACTOR, EXTERIOR BUILDING WALLS, AND ALL OTHER COMPONETS WITHIN 5 FEET OF BUILDING FOOTPRINT SHALL BE DESIGNED AND INSTALLED BY OTHERS. COORDINATE WITH ARCHITECTURAL PLANS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION OF VEHICULAR CONCRETE AND DRAINAGE PROPOSED THERE IN.
48. THE SEWER SERVICE LINE WILL BE REQUIRED TO PASS A PRESSURE TEST PRIOR TO CONNECTION TO BUILDING OR TO THE EXISTING LATERAL.
49. CITY OF PORT WENTWORTH ORDINANCES, STANDARDS, SPECIFICATIONS, AND DETAILS SHALL PREVAIL IN THE EVENT OF CONFLICT WITH ENGINEER'S SPECIFICATIONS.
50. STREET SIGNS SHALL HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
51. WATER LATERALS FROM THE PROPOSED PUMPHOUSE SHALL BE COORDINATED WITH MEP PLANS AND MEET CITY OF PORT WENTWORTH WATER SYSTEM SPECIFICATIONS.
52. ALL ROADS ARE PRIVATELY OWNED AND MAINTAINED.
53. DRAINAGE HAS BEEN ANALYZED AND DESIGNED FOR THE 1, 10, 25, 50, AND 100 YEAR 24-HOUR STORM EVENTS.

GENERAL INFORMATION

COUNTY CHATHAM
TOWN PORT WENTWORTH
ZONING P-R-M

OWNER:
PARKSIDE EQUITIES, LLC
9040 ROSWELL ROAD, SUITE 120
ATLANTA, GEORGIA 30350
MR. LENNY MELTZ

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

PREPARED FOR:

PARKSIDE EQUITIES, LLC
9040 ROSWELL ROAD, SUITE 120
ATLANTA, GEORGIA 30350

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

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

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

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

CABLE TV:
COMCAST
145 PARK OF COMMERCE DRIVE
SAVANNAH, GA 31405
(912) 523-5100

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

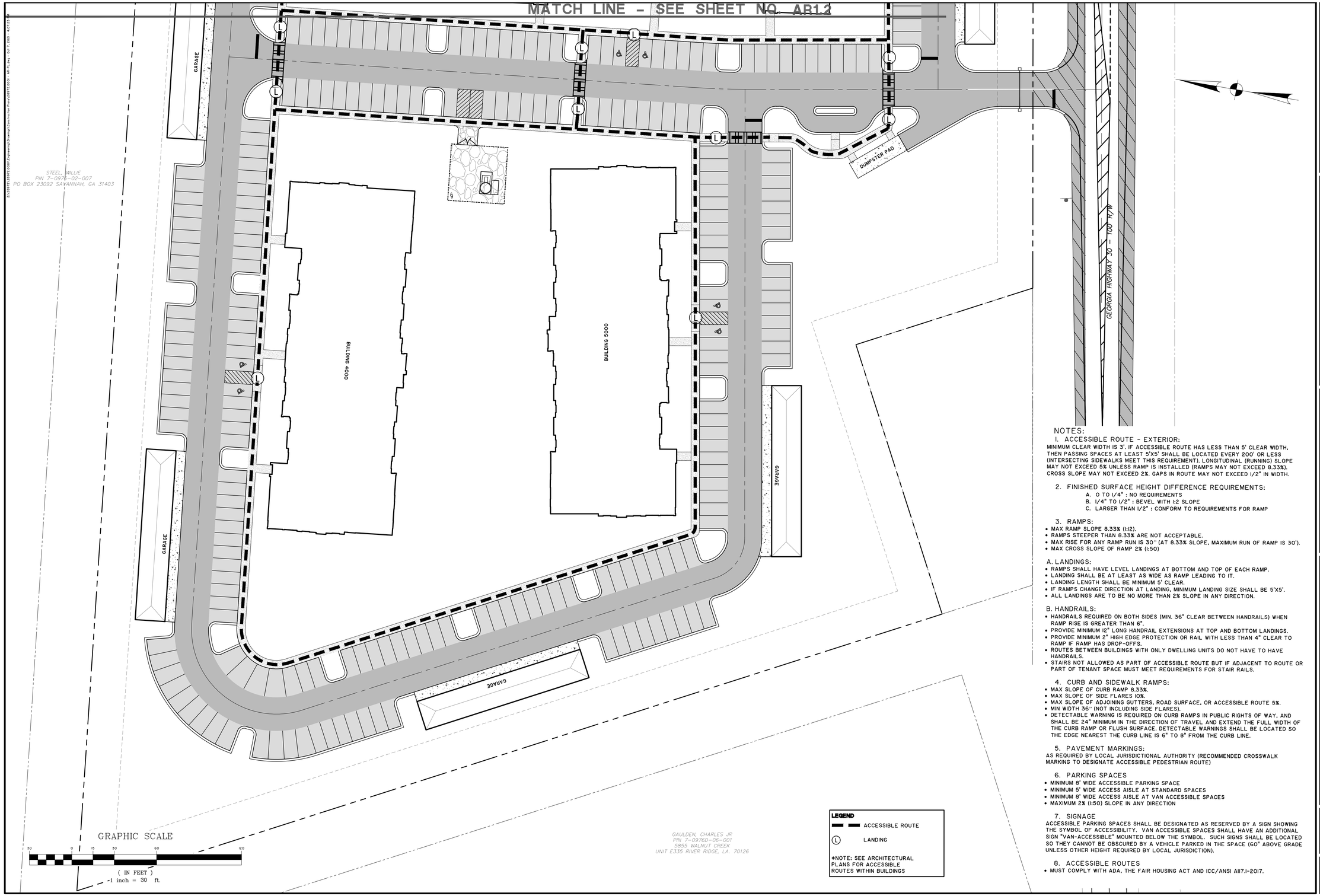
PARKSIDE AT PORT WENTWORTH

GENERAL NOTES AND LEGEND

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS SHOWN

G1.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



NOTES:

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

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

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

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

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

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

5. PAVEMENT MARKINGS:
AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

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

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

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

GEORGIA REGISTERED PROFESSIONAL NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

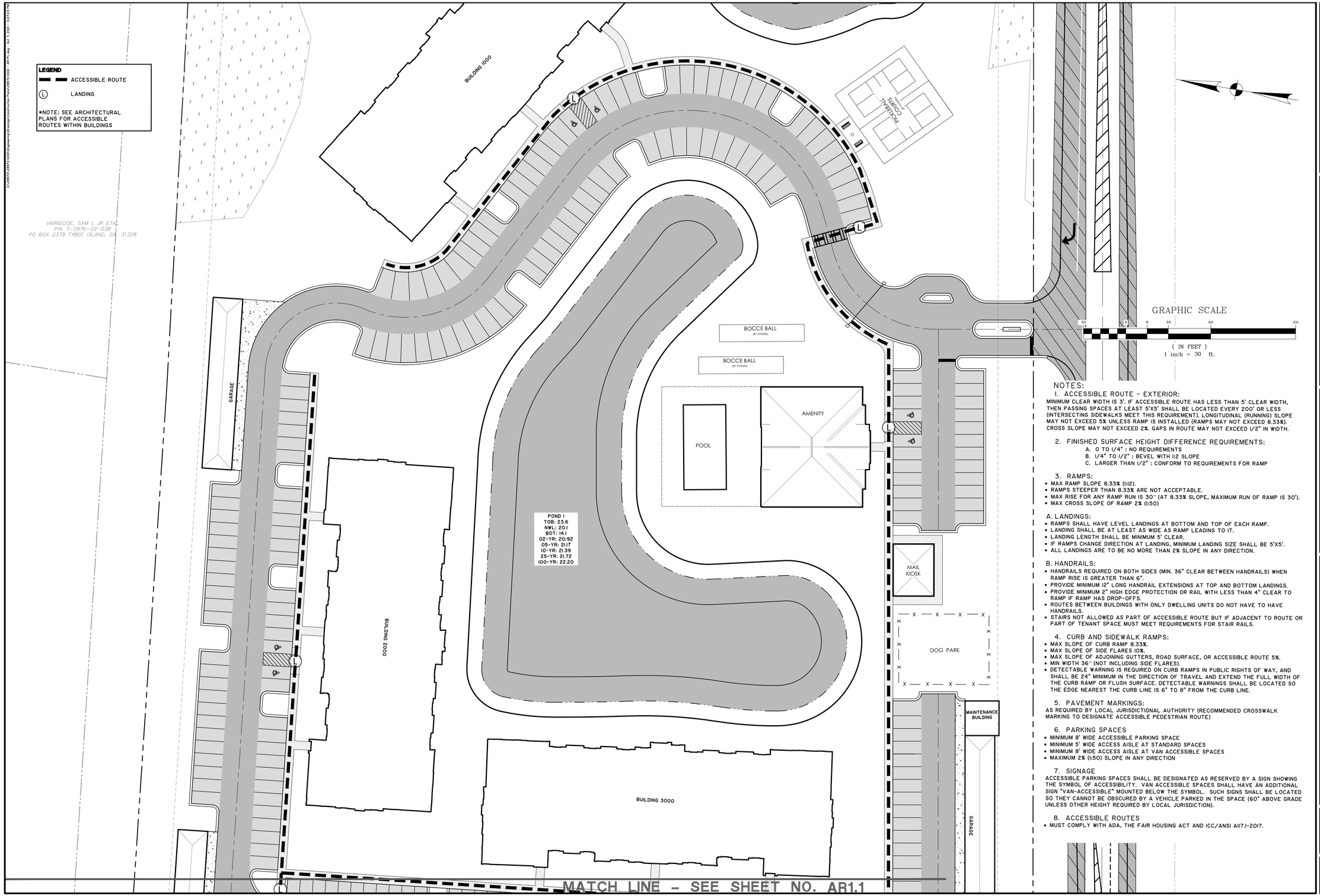
PARKSIDE AT PORT WENTWORTH

ACCESSIBLE ROUTE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

AR1.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:

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

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

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

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

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

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

5. PAVEMENT MARKINGS:

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

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

7. SIGNAGE

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

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ACCESSIBLE ROUTE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

AR1.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. G2.2

MATCH LINE - SEE SHEET NO. G2.4

GEORGIA HIGHWAY 30 - 100' R/W

STEEL, WILLIE
PIN 7-0976-02-007
PO BOX 23092 SAVANNAH, GA 31403

TREE REMOVAL (TYP.)

TREE PROTECTION (TYP.)

GAULDEN, CHARLES JR
PIN 7-0976D-06-001
5855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA 70126

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G2.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. G2.3

VARNEDOE, SAM L JR ETAL
PIN 7-0976-02-038
PO BOX 2379 TYBEE ISLAND, GA 31328

TREE REMOVAL (TYP.)

TREE PROTECTION (TYP.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCH LINE - SEE SHEET NO. G2.4

MATCH LINE - SEE SHEET NO. G2.1

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G2.2

Z:\28972\1.0\PP2-2000\ENGINEERING\2D\ARMED\CONSTRUCTION PLANS\28972-2000 - EC-PL.DWG - Oct 8, 2021 - 9:07 AM

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\1\28972-0001\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28972-0001 - EC-PL.DWG - Oct 8, 2021 - 9:57 AM

MATCH LINE – A

MATCH LINE – B

MATCH LINE – B

MATCH LINE – C

MATCH LINE – C

5" WHITE EDGE LINE

5" YELLOW CENTER EDGE

EXISTING EDGE OF SHOULDER

CENTERLINE OF EXISTING DITCH

EXISTING GDOT RIGHT-OF-WAY (TYP.)

STOP N STORE BUILDING

INSET 1
SCALE: 1" = 30'

RIP-RAP

IE: 19.38

IE: 19.21

18" RCP

WMH
FRAME: 22.93

EXISTING WATER MANHOLE

INSET 2
SCALE: 1" = 30'

(4) 36" RCP

IE: 17.10

IE: 17.02

IE: 17.11

IE: 17.12

BENCHMARK
BENCH TIE SET IN PP
EL: 0.97' (NAVD88)

SSMH
FR: 21.06
IE: (E) 11.47
IE: (S) 11.37
EL: 0.43' (NAVD88)

EXISTING SANITARY SEWER LINE

SSMH
FR: 20.35
IE: (W) 10.13
IE: (S) 10.09

EXISTING SANITARY SEWER MANHOLE

INSET 3
SCALE: 1" = 30'

TREE PROTECTION (TYP.)

24" LIVE OAK

EXISTING (2) 24" FES

EXISTING UTILITY POLE

GEORGIA HIGHWAY 30 – 100' R/W

MATCH LINE – SEE SHEET NO. G2.4

MATCH LINE – SEE SHEET NO. G2.2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SIMZ INVESTMENT COMPANY LLC
PIN 7-0976-02-027
554 SUNCREST BLVD.
SAVANNAH, GA 31410

GEORGIA REGISTERED PROFESSIONAL NATHAN B. CONE 28972 ENGINEER

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

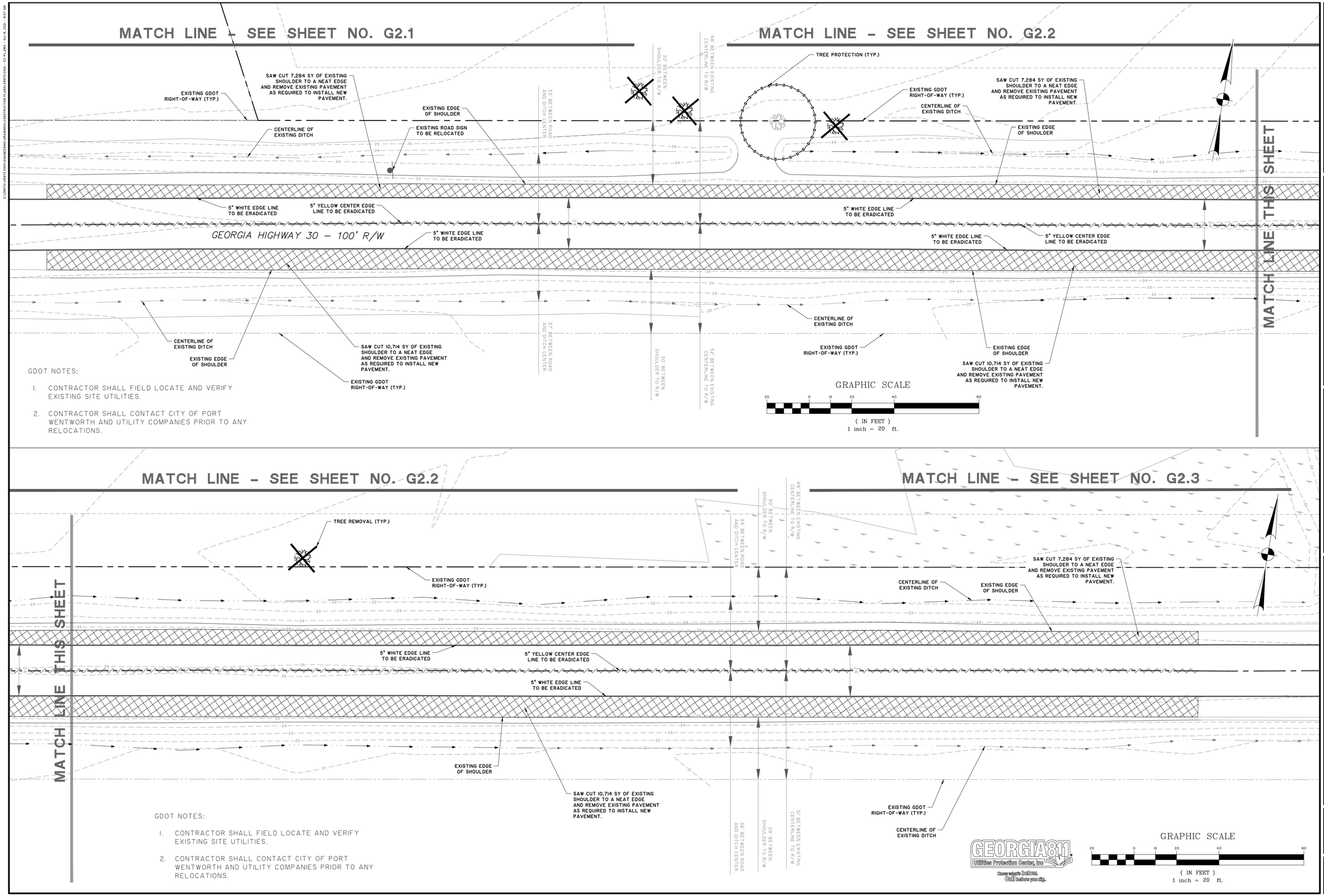
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

G2.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972.1\PF2\2000\ENGINEERING\GRADING\CONSTRUCTION PLANS\28972000 - EC-PLAN - GA 8.2021 - 8:37 AM



GDOT NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SITE UTILITIES.
2. CONTRACTOR SHALL CONTACT CITY OF PORT WENTWORTH AND UTILITY COMPANIES PRIOR TO ANY RELOCATIONS.

GDOT NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SITE UTILITIES.
2. CONTRACTOR SHALL CONTACT CITY OF PORT WENTWORTH AND UTILITY COMPANIES PRIOR TO ANY RELOCATIONS.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

G2.4

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C1.2

MATCH LINE - SEE SHEET NO. C1.4

N: 800,061.39
E: 951,243.45

N: 799,958.57
E: 951,230.06

N: 800,159.18
E: 951,195.81

N: 800,024.72
E: 951,218.77

N: 800,522.51
E: 951,156.73

STEEL, WILLIE
PIN 7-0976-02-007
PO BOX 23092 SAVANNAH, GA 31403

GARAGE

6' SIDEWALK (TYP.)

TYPE A RAMP (TYP.)

24" WHITE STOP BAR (TYP.)

PUMPSTATION

STOP

R1-1 (30)30

DUMPSTER PAD

DUMPSTER PAD SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS

BUILDING 5000

BUILDING 4000

TYPE B RAMP (TYP.)

R7-8 (12)18
R7-8P (18)9

GARAGE

6' SIDEWALK (TYP.)

GEORGIA HIGHWAY 30 - 100' R/W

LINE TABLE		
LINE	BEARING	LENGTH
L4	S 84°02'01" W	791.55'
L5	S 27°28'22" E	306.56'
L6	N 80°18'38" E	316.95'
L7	N 5°57'59" W	332.42'
L8	N 9°41'22" W	136.10'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C5	60.00'	116.77'	99.19'	S 28°16'50" W	111°30'23"
C6	30.00'	37.81'	35.36'	S 63°34'52" E	72°13'00"
C7	500.00'	32.49'	32.48'	N 7°49'41" W	3°43'23"

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- GDOT PROPOSED PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE

GAULDEN, CHARLES JR
PIN 7-0976D-06-001
5855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C1.3

MATCH LINE - SEE SHEET NO. C1.4

MATCH LINE - SEE SHEET NO. C1.1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 9°41'22" W	118.11'
L2	N 65°17'58" E	19.16'
L3	N 62°06'24" W	98.82'
L4	S 84°02'01" W	791.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	75.00'	98.16'	91.30'	N 27°48'18" E	74°59'20"
C2	100.00'	222.37'	179.30'	N 1°35'47" E	127°24'22"
C3	75.00'	98.99'	91.96'	N 24°17'48" W	75°37'12"
C4	50.00'	95.54'	81.65'	N 41°13'36" W	109°28'46"

VARNEDOE, SAM L JR ETAL
PIN 7-0976-02-038
PO BOX 2379 TYBEE ISLAND, GA 31328

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

LEGEND
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- GDOT PROPOSED PAVEMENT
- SIDEWALK
- VEHICULAR CONCRETE

BUILDING 1000
BUILDING 2000
BUILDING 3000
GARAGE
AMENITY
POOL
BOCCE BALL (BY OTHERS)
BOCCE BALL (BY OTHERS)
ACCESS GATE (BY OTHERS)
PROPOSED SIGN (BY OTHERS)
TENNIS COURTS
MAIL KIOSK
DOG PARK
MAINTENANCE BUILDING
GARAGE
6' SIDEWALK (TYP.)
TYPE B RAMP (TYP.)
TYPE A RAMP (TYP.)
ACCESS KEY PAD
24"WHITE STOP BAR (TYP.)
R7-8 (12)18
R7-8P (18)9
R6-3 (24)24
R1-2 (30)30
R1-1 (30)30
STOP
POND 1
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.39
25-YR: 21.72
100-YR: 22.20

N: 800,098.82 E: 951,652.80
N: 800,032.68 E: 951,664.09
N: 800,061.12 E: 951,631.02
N: 800,125.69 E: 951,619.99
N: 800,042.44 E: 951,521.60
N: 800,107.00 E: 951,510.58
N: 800,087.93 E: 951,508.76
N: 800,061.31 E: 951,513.30
N: 800,042.38 E: 951,402.42
N: 800,068.99 E: 951,397.87
N: 800,086.39 E: 951,389.83
N: 800,031.74 E: 951,372.79
N: 800,011.04 E: 951,376.32
N: 800,061.39 E: 951,243.45

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

NO.	REVISIONS	BY	DATE

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

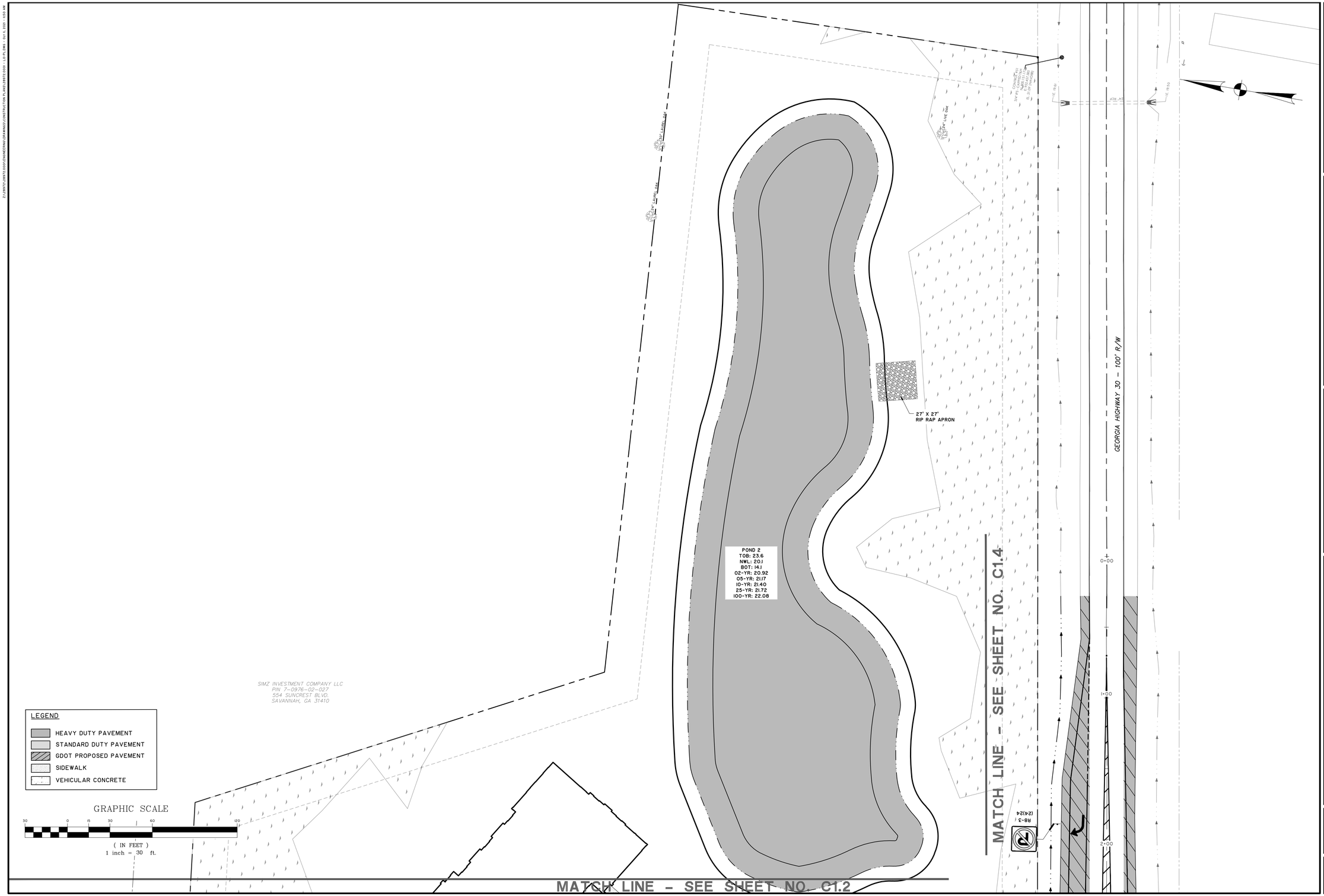
STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

F:\28972\28972-000\DRAWING\SHEETS\CONSTRUCTION PLANS\28972-000 - LSP1.DWG - Oct 8, 2021 - 9:55 AM



GEORGIA
GREGORY STEPHEN CRAWFORD
PROFESSIONAL
NUMBER 27406
NATHAN B. CRAWFORD

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

F:\J28972\J28972-0001\ENGINEERING\28446603-CONSTRUCTION PLANS\J28972-0001 - LSP1.DWG - 10/8/2021 - 8:59 AM

MATCH LINE – SEE SHEET NO. C1.1

MATCH LINE – SEE SHEET NO. C1.2

LEGEND

- HEAVY DUTY PAVEMENT
- GDOT PROPOSED PAVEMENT

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF EXISTING DITCH

PROPOSED EDGE OF SHOULDER

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

8" PROPOSED YELLOW THERMOPLASTIC CHEVRON

GEORGIA HIGHWAY 30 – 100' R/W

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

CENTERLINE OF EXISTING DITCH

PROPOSED EDGE OF SHOULDER

EXISTING GDOT RIGHT-OF-WAY

330' APPROACH TAPER

N: 799,903.17
E: 951,229.73

N: 799,910.68
E: 951,238.24

5" SKIP THERMOPLASTIC WHITE LINE 2' SEGMENT, 6" GAP. SEE GDOT DETAIL T-IIA

N: 799,931.67
E: 951,326.31

5" SOLID THERMOPLASTIC YELLOW LINE. SEE GDOT DETAIL T-IIA (TYP.)

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

TYPE 2 DIRECTIONAL ARROW SEE GDOT DETAILS T-12A & T-12B (TYP.)

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

CENTERLINE OF EXISTING DITCH

PROPOSED EDGE OF SHOULDER

CENTERLINE OF PROPOSED DITCH

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF PROPOSED DITCH

PROPOSED EDGE OF SHOULDER

EXISTING GDOT RIGHT-OF-WAY

MATCH LINE THIS SHEET

MAINTENANCE BUILDING

GARAGE

HWY 30 POSTED SPEED LIMIT

SPEED LIMIT 55

SIGHT DISTANCE RIGHT – APPROX. 800'	SIGHT DISTANCE LEFT – APPROX. 2200'
APPROX. 3500' TO BENTON BLVD / HWY 30 ROUNDABOUT	APPROX. 4900' TO HWY 21/ HWY30 INTERSECTION
APPROX. 350' TO WEST CORNER OF PROPERTY	440' TO PROPOSED EAST DRIVEWAY
APPROX. 660' TO NEAREST EXISTING DRIVEWAY	APPROX. 1500' TO NEAREST EXISTING DRIVEWAY

GDOT NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SITE UTILITIES.
2. CONTRACTOR SHALL CONTACT CITY OF PORT WENTWORTH AND UTILITY COMPANIES PRIOR TO ANY RELOCATIONS.
3. ALL STRIPING SHALL BE THERMOPLASTIC AND APPROVED BY GDOT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

100' TAPER

310' FULL WIDTH STORAGE

MATCH LINE – SEE SHEET NO. C1.2

MATCH LINE – SEE SHEET NO. C1.3

250' FULL WIDTH STORAGE

EXISTING GDOT RIGHT-OF-WAY TAPER

MATCH LINE THIS SHEET

TYPE 2 DIRECTIONAL ARROW. SEE GDOT DETAILS T-12A & T-12B (TYP.)

8" PROPOSED YELLOW THERMOPLASTIC CHEVRON

N: 799,984.51
E: 951,672.32

5" SOLID THERMOPLASTIC YELLOW LINE. SEE GDOT DETAIL T-IIA (TYP.)

N: 799,985.47
E: 951,713.49

TYPE 2 DIRECTIONAL ARROW SEE GDOT DETAILS T-12A & T-12B (TYP.)

CENTERLINE OF PROPOSED DITCH

PROPOSED EDGE OF SHOULDER

TYPE 2 DIRECTIONAL ARROW. SEE GDOT DETAILS T-12A & T-12B (TYP.)

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

5" SKIP THERMOPLASTIC WHITE LINE 2' SEGMENT, 6" GAP. SEE GDOT DETAIL T-IIA

8" PROPOSED YELLOW THERMOPLASTIC CHEVRON

5" SOLID THERMOPLASTIC WHITE LINE. SEE GDOT DETAIL T-IIA (TYP.)

PROPOSED EDGE OF SHOULDER

CENTERLINE OF EXISTING DITCH

EXISTING GDOT RIGHT-OF-WAY

HWY 30 POSTED SPEED LIMIT

SPEED LIMIT 55

SIGHT DISTANCE RIGHT – APPROX 1320'	SIGHT DISTANCE LEFT – APPROX 1760'
APPROX.3940' TO BENTON BLVD/ HWY 30 ROUNDABOUT	APPROX. 5340' TO HWY 21/ HWY 30 INTERSECTION
440' TO PROPOSED WEST DRIVEWAY	APPROX. 803' TO EAST CORNER OF PROPERTY
APPROX. 1100' TO NEAREST EXISTING DRIVEWAY	APPROX. 1940' TO NEAREST EXISTING DRIVEWAY

LEGEND

- HEAVY DUTY PAVEMENT
- GDOT PROPOSED PAVEMENT

GDOT NOTES:

1. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SITE UTILITIES.
2. CONTRACTOR SHALL CONTACT CITY OF PORT WENTWORTH AND UTILITY COMPANIES PRIOR TO ANY RELOCATIONS.
3. ALL STRIPING SHALL BE THERMOPLASTIC AND APPROVED BY GDOT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. JONES

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

C1.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C2.2

FH ASSEMBLY
18 LF 8" DIP CENTERED ON STORM
27 LF 8" DIP CENTERED ON SEWER/STORM
18 LF 8" DIP CENTERED ON SEWER
95 LF 8" PVC - SDR 26 @ 0.40%
8" X 2" TEE
8" X 2" TEE W/ 2" GV
8" X 6" TEE W/ 6" GV
8" 11.25° BEND
8" 45° BEND
8" 45° BEND
18 LF 8" DIP CENTERED ON STORM
161 LF 8" PVC - SDR 26 @ 0.40%
3" 45° BEND (VERTICAL)
3" 45° BEND (VERTICAL)
18 LF 8" DIP CENTERED ON FORCEMAIN
8" 45° BEND
8" 22.5° BEND
ARV
3" 45° BEND
3" 45° BEND
3" 11.25° BEND
3" HDPE FORCEMAIN
18 LF 8" DIP CENTERED ON FORCEMAIN
8" 22.5° BEND
R PAD
DUMPS
8" X 6" TEE W/ 6" GV
FH
18 LF 8" DIP CENTERED ON STORM
8" 45° BEND
FFE: 24.1
GARAGE
8"W
124 LF 8" PVC - SDR 26 @ 0.40%
160 LF 8" PVC - SDR 26 @ 0.40%
MH #7
DROP MANHOLE
FR: 24.55
INV. IN: 16.45 (E)
INV. IN: 16.63 (W)
INV. OUT: 16.35 (S)
18 LF 8" DIP CENTERED ON SEWER
MH #2
DROP MANHOLE
FR: 24.66
INV. IN: 15.85 (N)
INV. IN: 15.99 (E)
INV. IN: 13.74 (S)
INV. OUT: 13.64 (W)
3" 45° BEND
3" 45° BEND
3" PV
AUXILIARY PUMP AND ASSOCIATED PIPING. SEE DETAIL ON SHEET XXX.
MH #3
DROP MANHOLE
FR: 24.90
INV. IN: 14.48 (SE)
INV. IN: 18.40 (W)
INV. O
8" 45° BEND
18 LF 8" DIP CENTERED ON SEWER
37 LF 8" PVC - SDR 26 @ 0.40%
MH #PS
FR: 24.90
INV. IN: 13.20 (N)
20 LF 8" PVC - SDR 26 @ 1.00%
MH #1
FR: 24.90
INV. IN: 13.50 (E)
INV. OUT: 13.40 (S)
89 LF 8" PVC - SDR 26 @ 0.40%
MH #15
FR: 25.12
INV. OUT: 18.76 (E)
12 LF 8" PVC - SDR 26 @ 0.40%
8" X 2" TEE W/ 2" GV
METER AND BFP FOR MULTI STORY BUILDING W/ 2" CAP
FIRE APPURTENANCES TO BE DESIGNED AND INSTALLED BY LICENSED FIRE CONTRACTOR. BACKFLOW PREVENTER SHALL BE PROVIDED PER SPECIFICATONS
6" PIV ASSEMBLY
8" X 6" TEE W/ 6" GV
MH #11
FR: 25.09
INV. OUT: 19.07 (E)
BUILDING 4000
BUILDING 5000
8" X 2" TEE W/ 2" GV
METER AND BFP FOR MULTI STORY BUILDING W/ 2" CAP
FIRE APPURTENANCES TO BE DESIGNED AND INSTALLED BY LICENSED FIRE CONTRACTOR. BACKFLOW PREVENTER SHALL BE PROVIDED PER SPECIFICATONS
6" PIV ASSEMBLY
8" X 6" TEE W/ 6" GV
8" 45° BEND
8" 22.5° BEND
FFE: 24.4
GARAGE
FFE: 24.0
GARAGE
8" X 6" TEE W/ 6" GV
FH
8" 45° BEND
8" 22.5° BEND
8" 45° BEND
FFE: 24.1
GARAGE
24" LIVE OAK
36" LIVE OAK
GEORGIA HIGHWAY 30 - 100' R/W
MATCH LINE - SEE SHEET NO. C2.4
STEEL, WILLIE
PIN 7-0976-02-007
PO BOX 23092 SAVANNAH, GA 31403
GAULDEN, CHARLES JR
PIN 7-0976D-06-001
5855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

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
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

WATER AND SEWER PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C2.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C2.3

MATCH LINE - SEE SHEET NO. C2.4

MATCH LINE - SEE SHEET NO. C2.1

VARNEDOE, SAM L JR ETAL
PIN 7-0976-02-038
PO BOX 2379 TYBEE ISLAND, GA 31328

BUILDING 1000

METER AND BFP FOR MULTI STORY BUILDING W/ 2" CAP

FIRE APPURTENANCES TO BE DESIGNED AND INSTALLED BY LICENSED FIRE CONTRACTOR. BACKFLOW PREVENTER SHALL BE PROVIDED PER SPECIFICATONS

6" PIV ASSEMBLY

MH #10
FR: 24.68
INV. OUT: 19.49 (W)

53 LF 8" PVC - SDR 26 @ 1.54%

MH #9
FR: 23.66
INV. IN: 18.68 (E)
INV. OUT: 18.58 (W)

FH

6" CV

8"W

8" X 8" TEE

8" 45° BEND

18 LF 8" DIP CENTERED ON STORM

8" 45° BEND

FFE: 24.4
GARAGE

303 LF 8" PVC - SDR 26 @ 0.40%

8"W

BUILDING 2000

MH #8
FR: 24.95
INV. IN: 17.37 (E)
INV. OUT: 17.27 (W)

6" X 2" TEE W/ 2" GV

METER AND BFP FOR MULTI STORY BUILDING W/ 2" CAP

FIRE APPURTENANCES TO BE DESIGNED AND INSTALLED BY LICENSED FIRE CONTRACTOR. BACKFLOW PREVENTER SHALL BE PROVIDED PER SPECIFICATONS

6" PIV ASSEMBLY

8" X 6" TEE W/ 6" GV

205 LF 8" PVC - SDR 26 @ 0.40%

8" X 8" TEE

FH ASSEMBLY

BUILDING 3000

METER AND BFP FOR MULTI STORY BUILDING W/ 2" CAP

MH #12
FR: 25.31
INV. OUT: 16.37 (W)

FIRE APPURTENANCES TO BE DESIGNED AND INSTALLED BY LICENSED FIRE CONTRACTOR. BACKFLOW PREVENTER SHALL BE PROVIDED PER SPECIFICATONS

6" PIV ASSEMBLY

MH #4
FR: 24.58
INV. IN: 16.64 (E)
INV. OUT: 15.13 (NW)

POND 1
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.39
25-YR: 21.72
100-YR: 22.20

MH #5
FR: 24.81
INV. OUT: 17.66 (W)

254 LF 8" PVC - SDR 26 @ 0.40%

18 LF 8" DIP CENTERED ON STORM

8" 45° BEND

8" 45° BEND

8" X 2" TEE W/ 2" GV

8" X 6" TEE W/ 6" GV

BOCCE BALL (BY OTHERS)

BOCCE BALL (BY OTHERS)

1" WATER METER AND 1" RPZ

2" POOL METER AND 2" RPZ

8" 45° BEND

FH ASSEMBLY

10" X 8" REDUCER

10" X 8" TEE

10"W

18 LF 8" DIP CENTERED ON STORM

18 LF 8" DIP CENTERED ON FORCEMAIN

AMENITY

POOL

MAIL KIOSK

8" X 2" TEE W/ 2" GV

2" CAP

2" WATER METER AND 2" RPZ

DOG PARK

MAINTENANCE BUILDING

3" HDPE FORCEMAIN

ARV

3" 45° BEND

3" 45° BEND

12" X 10" TEE

12" CAP

3" 45° BEND

3" 45° BEND

3" HDPE FORCEMAIN

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
www.thomasandhutton.com

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

WATER AND SEWER PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C2.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-000\ENGINEERING\28-WATER\CONSTRUCTION PLANS\28972-000 - WTR_DWG - Oct 8, 2021 - 9:59 AM

MATCH LINE – A

MATCH LINE – B

3" HDPE FORCEMAIN

12"W

10'

15'

5'

EXISTING GDOT RIGHT-OF-WAY

INSET 1
SCALE: 1" = 30'

MATCH LINE – B

MATCH LINE – C

3" HDPE FORCEMAIN

12" 11.25° BEND

RIP-RAP

24" CMP

IE: 19.58

IE: 19.21

18" RCP

WMH
FRAME: 22.93

CONNECT TO EXISTING WATER MANHOLE. CONTRACTOR SHALL FIELD LOCATE WATER MAIN PRIOR TO CONSTRUCTION AND NOTIFY CITY AND ENGINEER IF THERE ARE ANY DISCREPANCIES.

EXISTING GDOT RIGHT-OF-WAY

24'

5'

INSET 2
SCALE: 1" = 30'

MATCH LINE – C

(4) 36" RCP

IE: 17.10

IE: 17.02

IE: 17.12

3" 22.5° BEND D

3" 45° BEND

3" HDPE FORCEMAIN

BENCHMARK
BENCH TIE SET IN PP
EL: 21.97 (NAVD88)

EXISTING GDOT RIGHT-OF-WAY

EX. MH
FR: 20.35
INV. IN: 10.20 (W)

SS

SSMH
FR: 21.06
IE: (E) 11.46
IE: (L47) 12.37
IE: (L47) 15.26

SSMH
FR: 20.35
IE: (W) 10.15
IE: (S) 10.09

MH #13
COATED PER PORT WENTWORTH SPECIFICATIONS
FR: 20.78
INV. OUT: 10.27 (E)

17 LF 8" PVC – SDR 26
@ 0.40%

INSET 3
SCALE: 1" = 30'

SIMZ INVESTMENT COMPANY LLC
PIN 7-0976-02-027
554 SUNCREST BLVD.
SAVANNAH, GA 31410

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

MATCH LINE – SEE SHEET NO. C2.2

24" CMP

24" CMP

24" CMP

24" CMP

COMBINATION INV. #41
24" IPS CAPPED TO 18" RCP
E: 3,932,436.96
N: 815,010.96

IE: 19.90

POND 2
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.40
25-YR: 21.72
100-YR: 22.08

MATCH LINE – SEE SHEET NO. C2.4

MATCH LINE – A

GEORGIA HIGHWAY 30 – 100' R/W

3" HDPE FORCEMAIN

3" HDPE FORCEMAIN

W_12"

W_12"

W_12"

W_12"

W_12"

W_12"

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

WATER AND SEWER PLAN

JOB NO:	J-28972.000
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C2.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C2.1

MATCH LINE - SEE SHEET NO. C2.2

MATCH LINE - SEE SHEET NO. C2.3

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

GEORGIA HIGHWAY 30 - 100' R/W

FFE=26.9

MAINTENANCE BUILDING

3" 11.25° BEND

8" 45° BEND

8" 22.5° BEND

3" HDPE FORCEMAIN

2" WATER METER AND 2" RPZ

2" CAP

8" X 2" TEE W/ 2" GV

8"W

3" 45° BEND

3" 45° BEND

ARV

EXISTING GDOT RIGHT-OF-WAY

3" HDPE FORCEMAIN

15'

13'

FH ASSEMBLY

10" X 8" REDUCER

10" X 8" TEE

18 LF 8" DIP CENTERED ON FORCEMAIN

12"W

12" CAP

12" X 10" TEE

5'

10'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC

PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

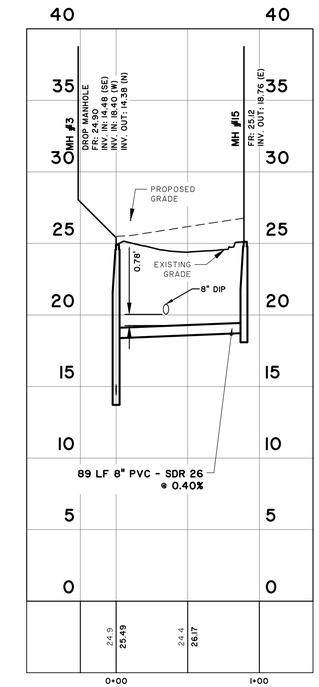
WATER AND SEWER PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

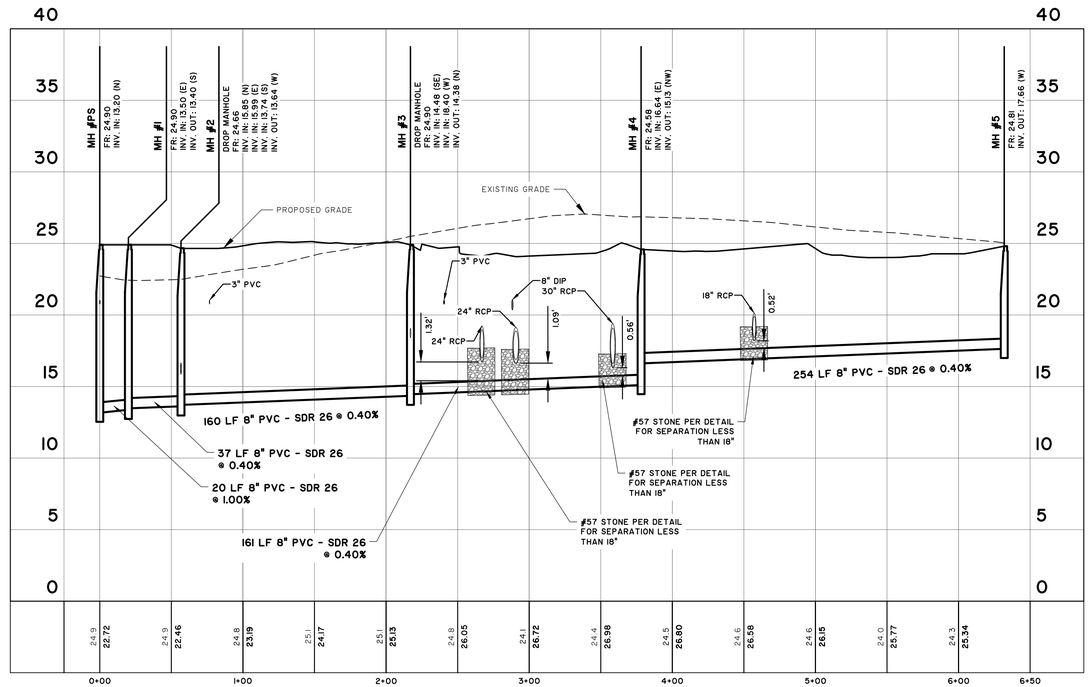
C2.4

Z:\28972\28972.0000\ENGINEERING\GRADING\CONSTRUCTION PLANS\28972.0000 - WTR_SWR - Oct 8, 2021 - 9:39 AM

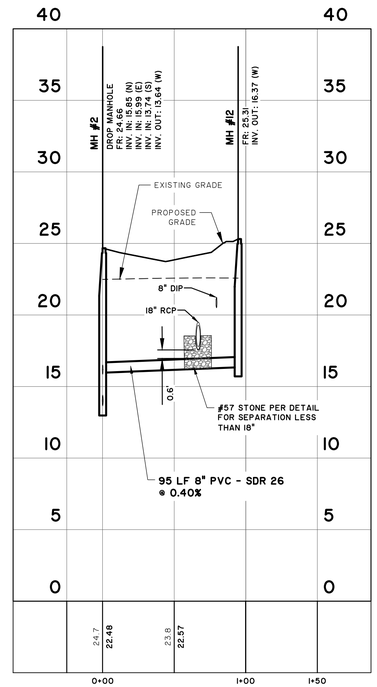
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



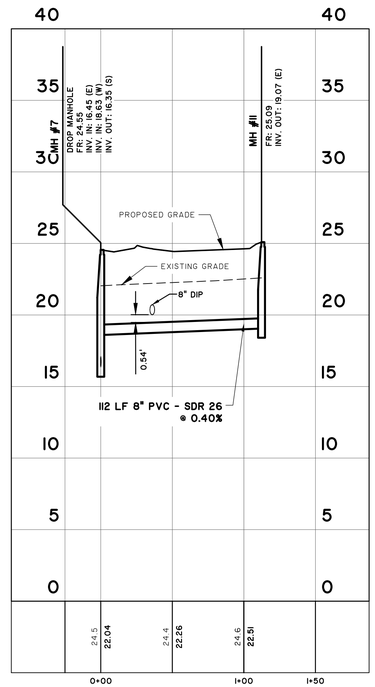
28972.0001 – SEWER DESIGN – RUN 6
STATIONS: −0+25 – 1+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



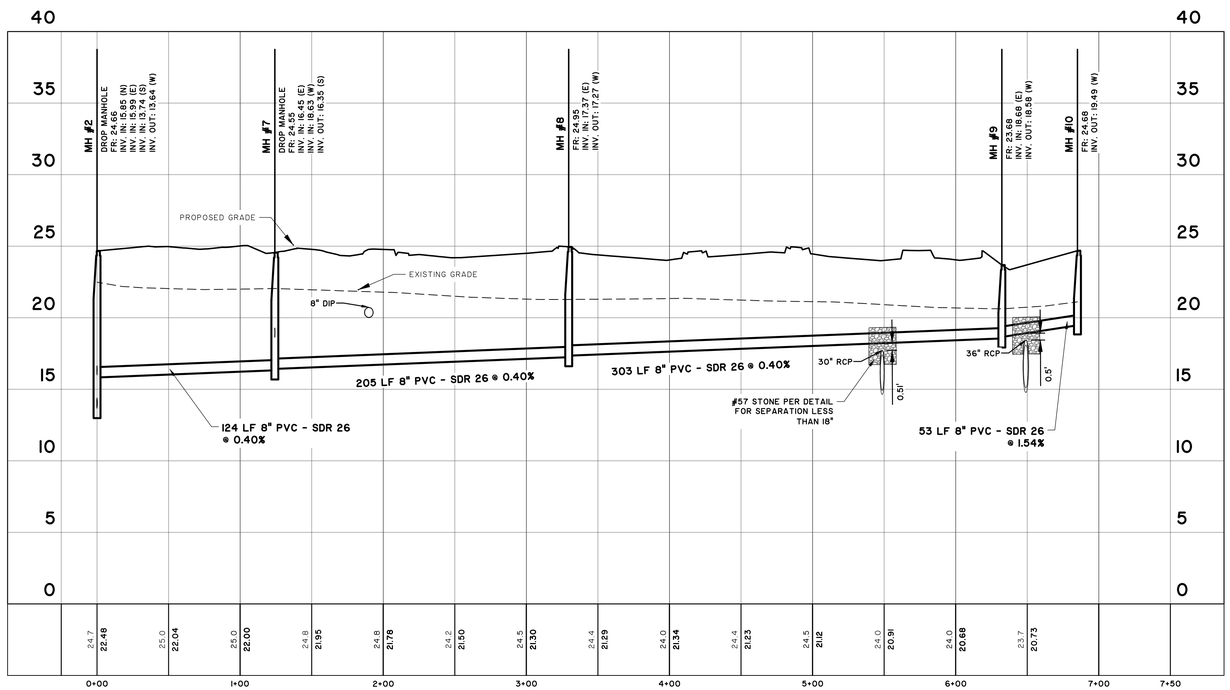
28972.0001 – SEWER DESIGN – RUN 1
STATIONS: −0+25 – 6+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



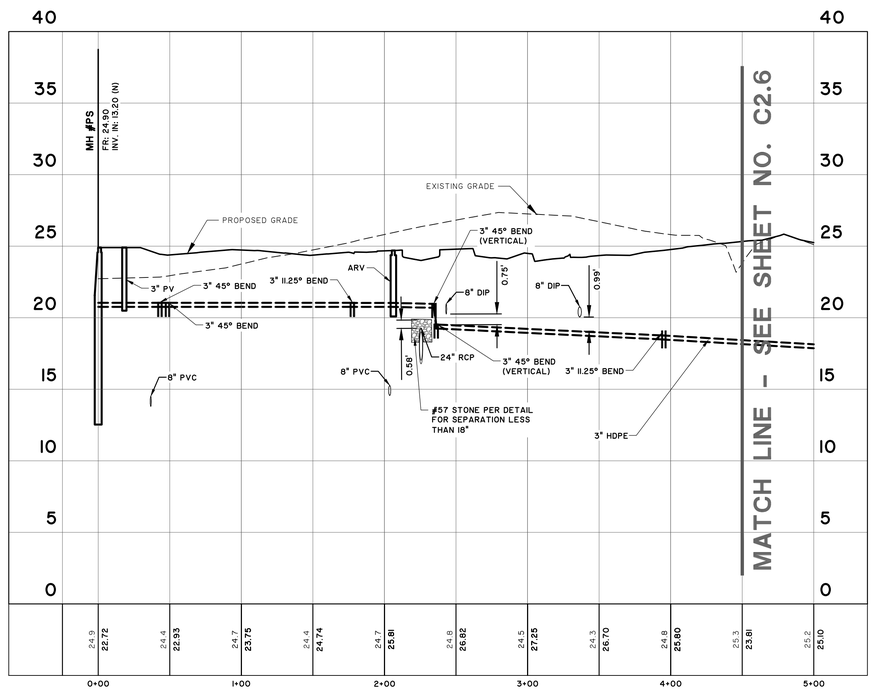
28972.0001 – SEWER DESIGN – RUN 2
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28972.0001 – SEWER DESIGN – RUN 4
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28972.0001 – SEWER DESIGN – RUN 3
STATIONS: −0+25 – 7+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



28972.0001 – FORCEMAIN DESIGN – RUN 5
STATIONS: −0+25 – 5+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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

NO.	REVISIONS	BY	DATE

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

SEWER PROFILES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CEC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.5

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

28972.0001 – FORCEMAIN DESIGN – RUN 5
STATIONS: 4+00 – 18+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

28972.0001 – FORCEMAIN DESIGN – RUN 5
STATIONS: 17+00 – 30+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

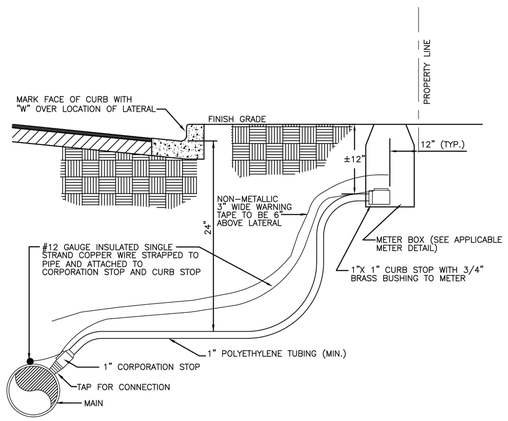
SEWER PROFILES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C2.6

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28972-000 - WSITDWG - Oct 8, 2020 - 9:59 AM



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

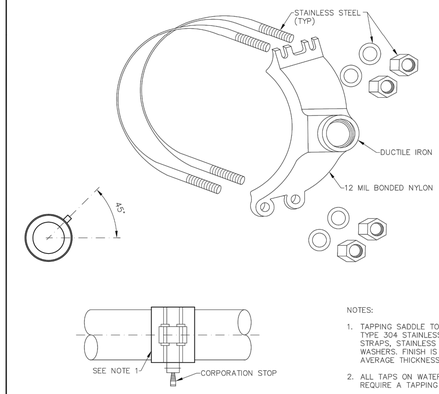
WATER SERVICE LATERAL

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.

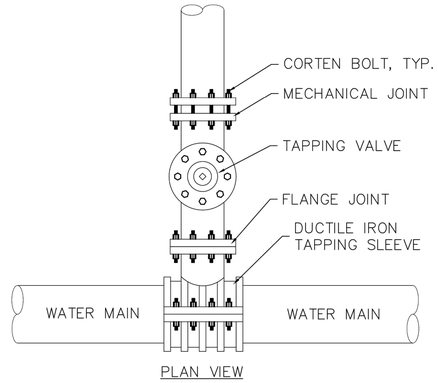
1" AND 2" TAPPING SADDLE

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.

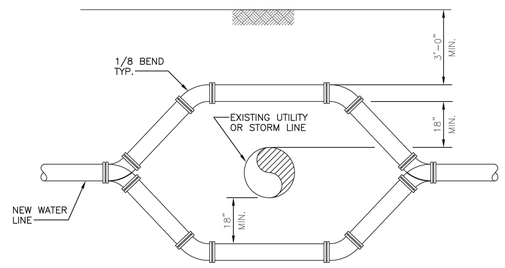
STANDARD TAPPING SLEEVE

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.

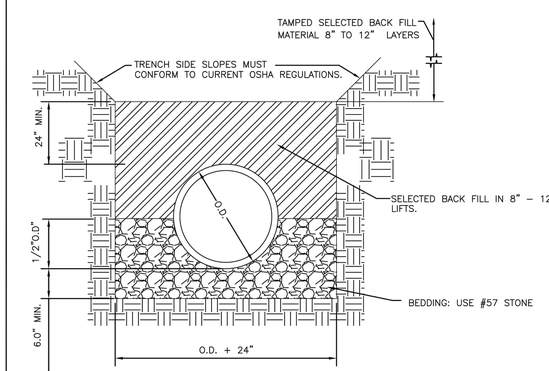
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



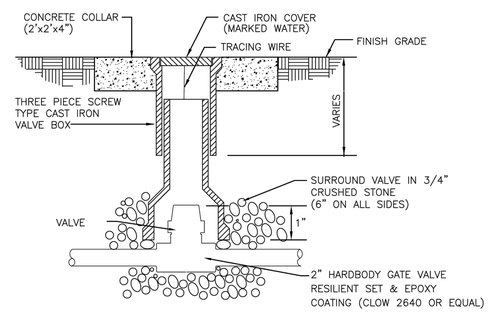
PIPE BEDDING

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. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

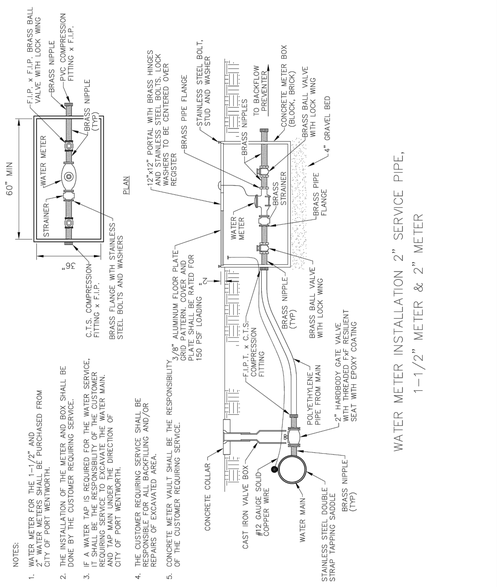
PARKSIDE AT PORT WENTWORTH

WATER AND SEWER DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.7

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



NOTES:

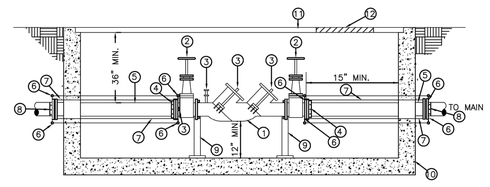
1. WATER METER FOR THE 1-1/2" AND 2" WATER METERS SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE PERFORMED BY A LICENSED PLUMBER.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO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

WATER METER INSTALLATION 2" SERVICE PIPE

WATER METER INSTALLATION 2" SERVICE PIPE, 1-1/2" METER & 2" METER

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:

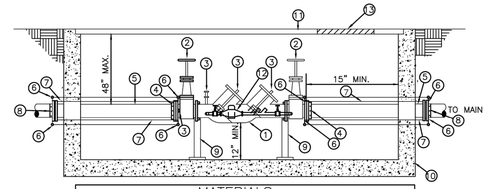
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE), UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS 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.

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (B)

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

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.

FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

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

City of Port Wentworth
TECHNICAL DETAILS
W-22

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

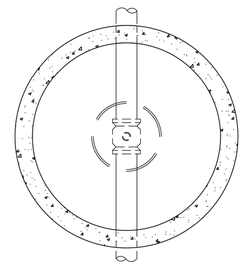
WATER VALVE 4" OR 6"

City of Port Wentworth
TECHNICAL DETAILS
W-36

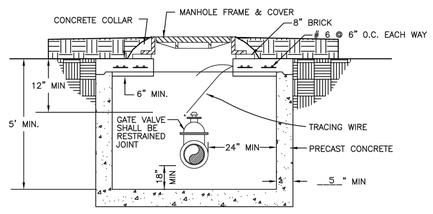
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

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



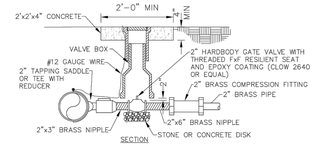
VALVE MANHOLE FOR 8" & GREATER GATE VALVE

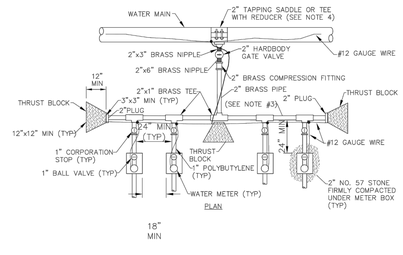
City of Port Wentworth
TECHNICAL DETAILS
W-14

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. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

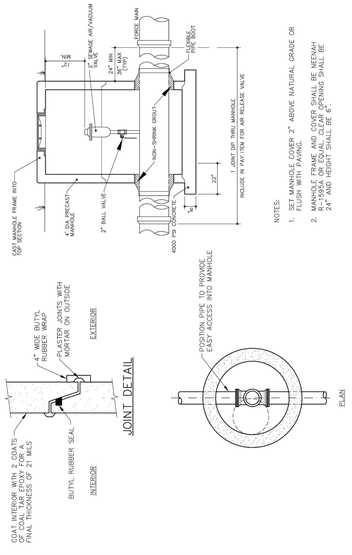
PARKSIDE AT PORT WENTWORTH

WATER AND SEWER DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.8

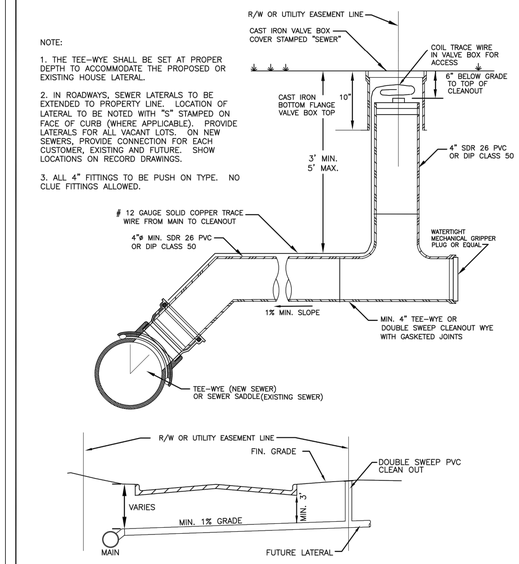
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

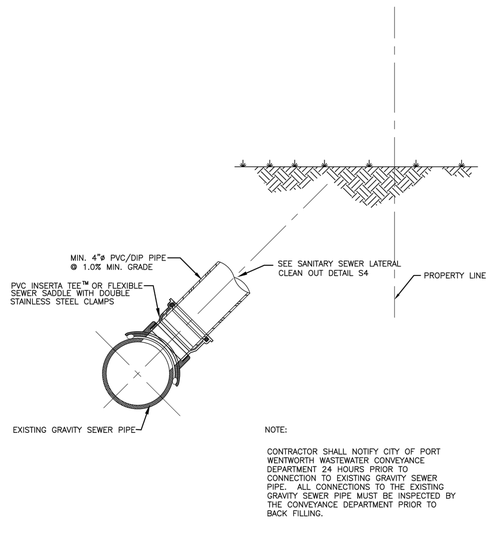
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

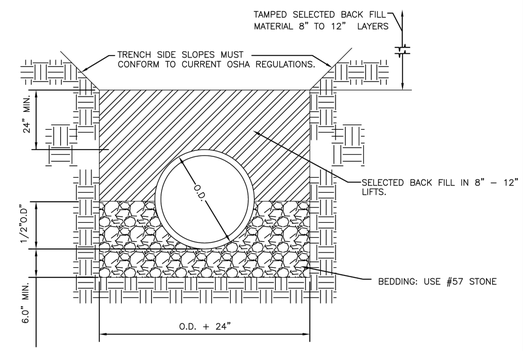
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SEWER SERVICE CONNECT TO EXT. PIPE

City of Port Wentworth
TECHNICAL DETAILS
S-5

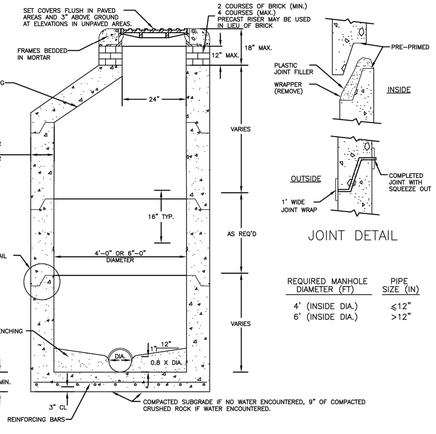
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

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



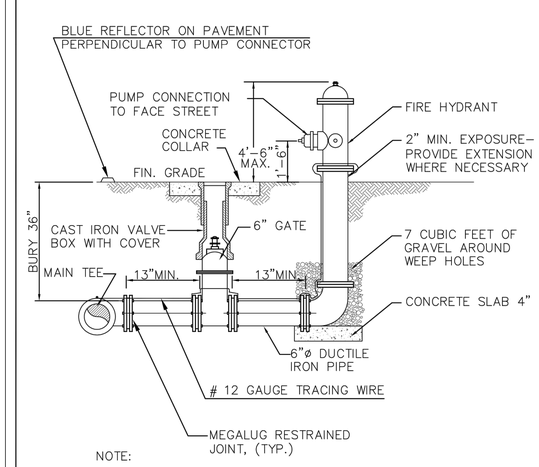
REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

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

PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-1

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

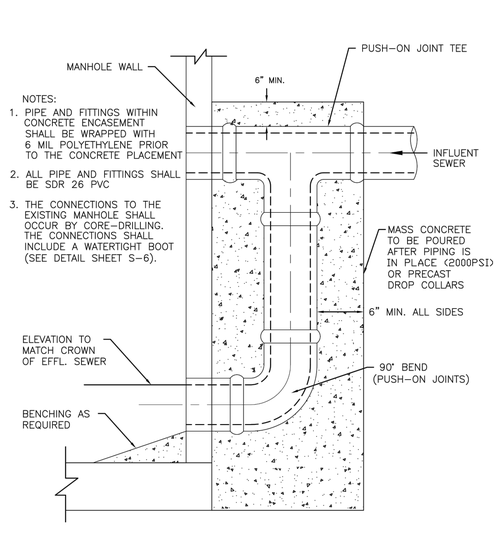


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-9

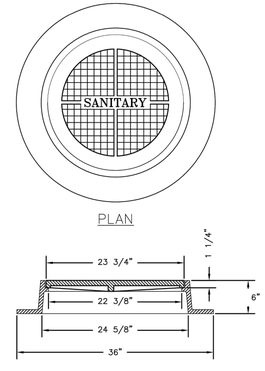
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



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. JONES

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

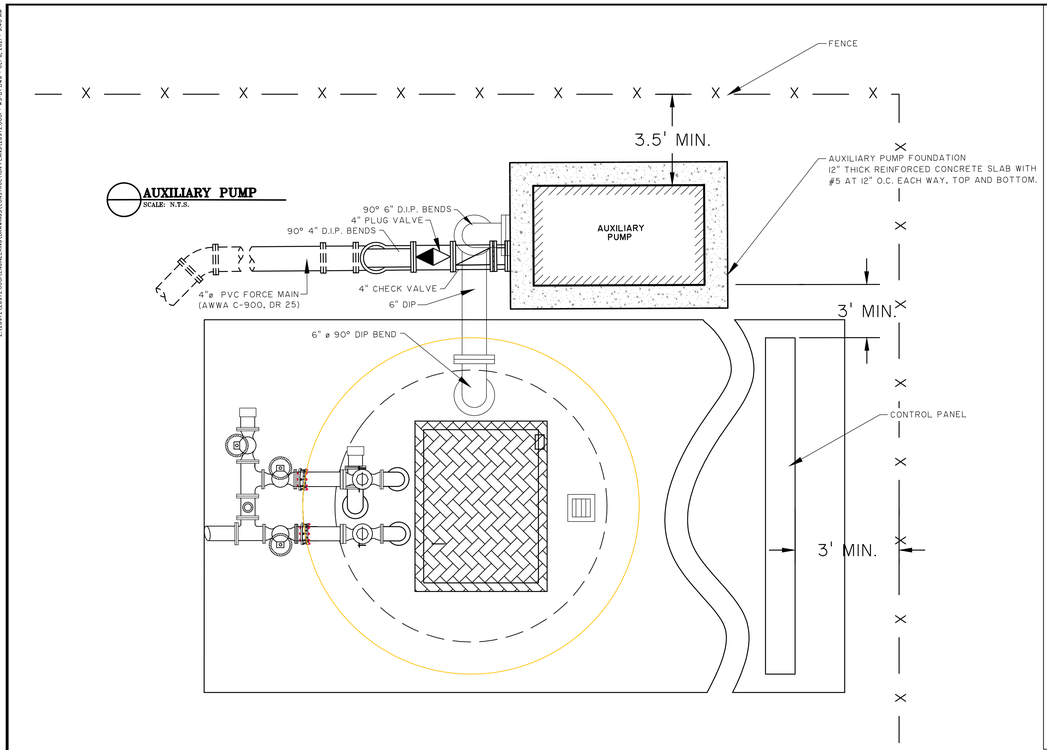
WATER AND SEWER DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.9

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28972-000 - WS DETAILS - OCT 8, 2020 - 9:43 AM



WET WELL DESIGN SCHEDULE

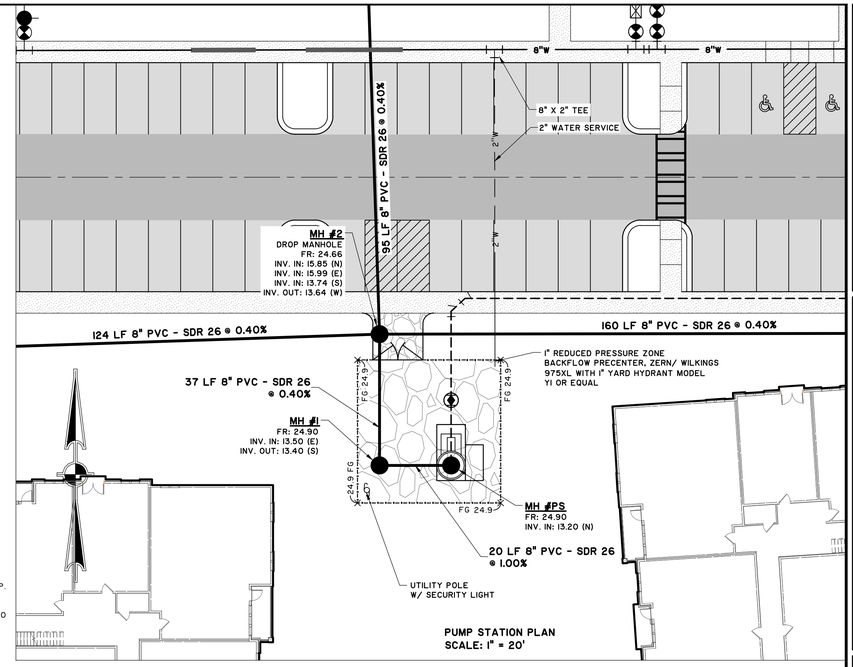
DESCRIPTION	ELEV.
(A) FIN. GRADE ELEV.	24.90
(B) INFLUENT ELEV.	13.31
(C) ALARM ELEV.	7.06
(D) START LAG PUMP	6.06
(E) START LEAD PUMP	5.06
(F) STOP PUMPS	3.06
(G) LOW WATER ALARM	2.06
(H) BOTTOM ELEV.	0.06
(J) WET WELL DIA.	6'
(I) DISCHARGE PIPE	3"

PUMP DESIGN SCHEDULE

DESCRIPTION	PUMP
NO. OF PUMPS	2
T-D-H	78.40
MIN. PUMP CAP.(GPM)	90
RPM	3440
PHASE	3
VOLTAGE	230
MIN. HP	6.5

NOTE:

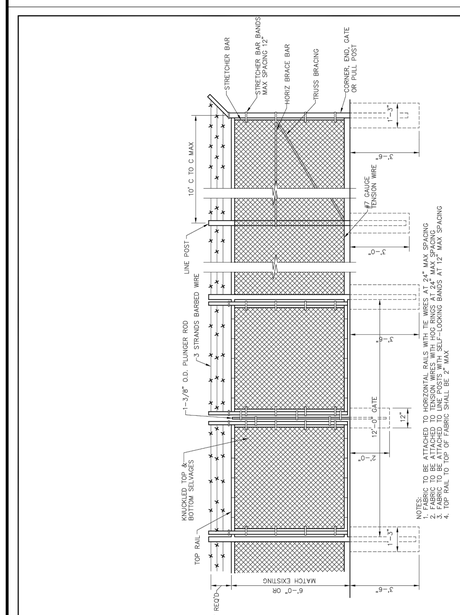
PUMPS SHALL BE EQUIVALENT TO FLYGT NP3102 SH -3 ADAPTIVE 256 60 Hz, IMPELLER SHALL BE 135 MM. PUMPS SHALL BE PROVIDED WITH THE 5 HP. NO OTHER PUMPS SHALL BE USED UNLESS ACCEPTED BY ENGINEER AND CITY OF PORT WENTWORTH. A SPARE PUMP MUST BE PROVIDED TO PORT WENTWORTH.



PUMP STATION PLAN
SCALE: 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

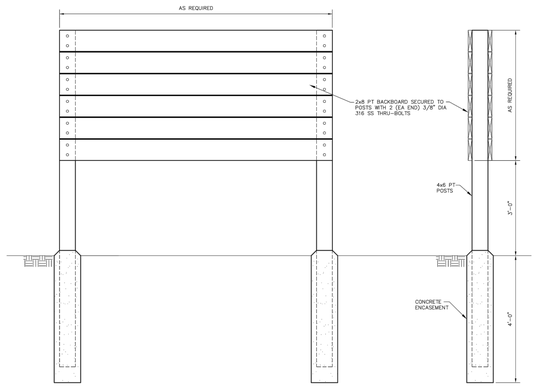
City of Port Wentworth

TECHNICAL DETAILS

S-13

PREPARED BY SAUSSY ENGINEERING, LLC.

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



CONTROL PANEL BACKBOARD

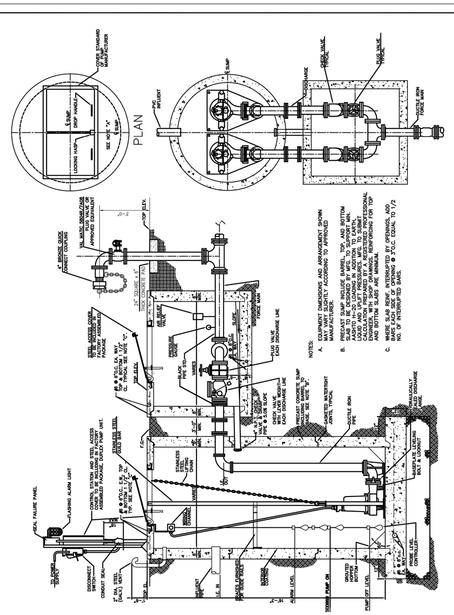
City of Port Wentworth

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

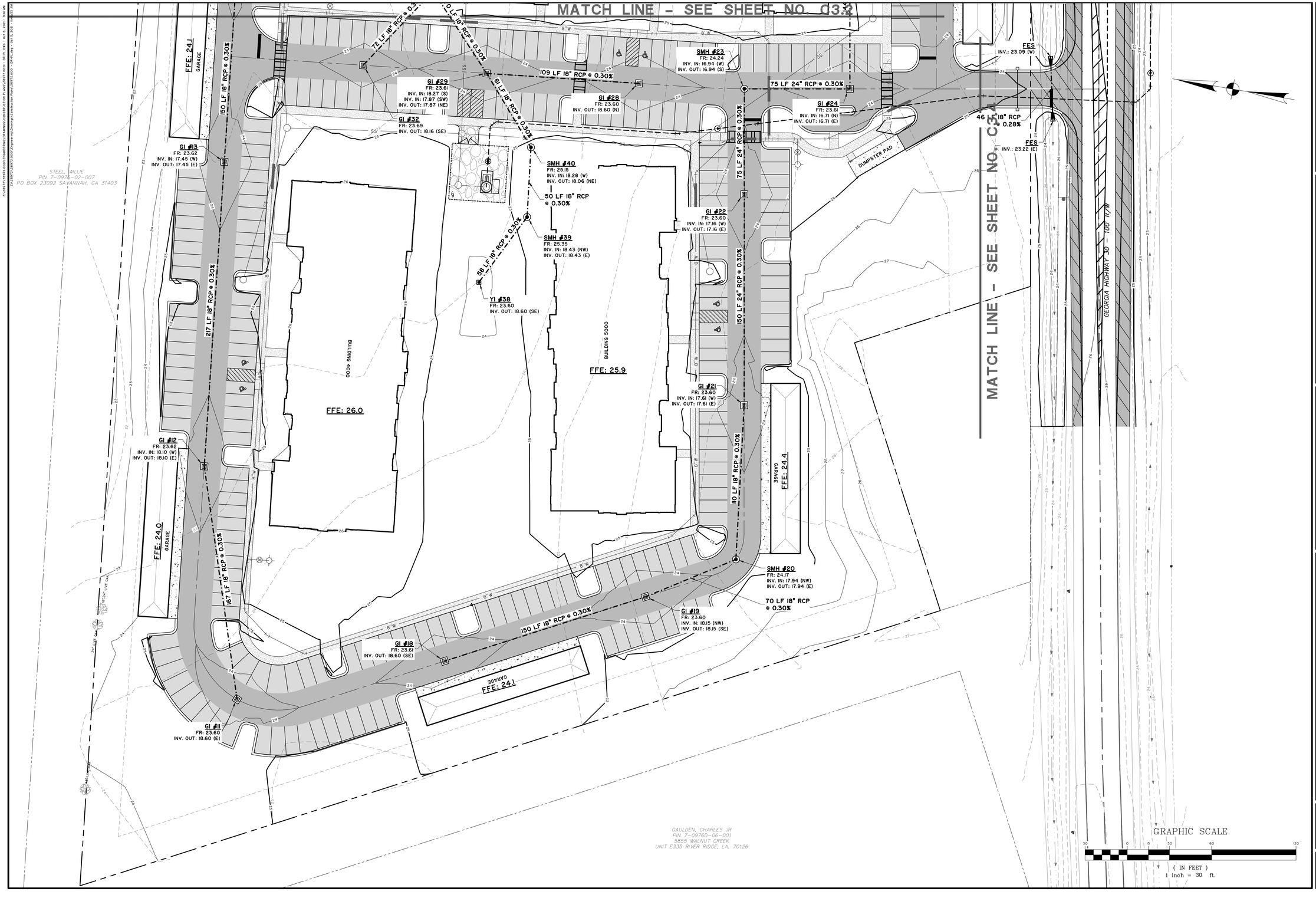
PARKSIDE AT PORT WENTWORTH

WATER AND SEWER DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.10

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

DRAINAGE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C3.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE – SEE SHEET NO. C3.3

MATCH LINE – SEE SHEET NO. C3.4

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

BUILDING 1000
FFE: 25.8

SMH #10
FR: 24.23
INV. IN: 17.94 (NW)
INV. OUT: 17.94 (S)

87 LF 18" RCP @ 0.30%

GI #6
FR: 23.60
INV. IN: 17.69 (N)
INV. IN: 15.10 (W)
INV. OUT: 15.10 (E)

88 LF 36" RCP @ 0.00%

79 LF 18" RCP @ 0.30%

GI #9
FR: 23.62
INV. OUT: 18.18 (SE)

74 LF 36" RCP @ 0.00%

CS #1
SEE DETAIL ON SHEET C5.3
INV. IN: 15.10 (SW)

VARNEDOE, SAM L JR ETAL
PIN 7-0976-02-038
PO BOX 2379 TYBEE ISLAND, GA 31328

INV.: 15.10
INV.: 15.10

134 LF 18" RCP @ 1.57%

HI #35
HD: 24.98
INV. IN: 18.57 (W)
INV. OUT: 18.57 (N)

FES
INV.: 23.82 (W)

34 LF 18" RCP @ 0.30%

10 LF 18" RCP @ 0.30%

91 LF 18" RCP @ 0.30%

GI #8
FR: 23.60
INV. IN: 15.10 (S)
INV. OUT: 15.10 (NE)

GI #16
FR: 23.61
INV. IN: 16.10 (W)
INV. OUT: 14.97 (S)

188 LF 30" RCP @ 0.30%

INV.: 15.10

INV.: 14.41

BOCCE BALL (BY OTHERS)

BOCCE BALL (BY OTHERS)

GI #4
FR: 23.60
INV. IN: 17.20 (S)
INV. OUT: 17.20 (N)

38 LF 18" RCP @ 0.30%

HI #34
HD: 24.98
INV. OUT: 18.60 (E)

FFE: 24.4
GARAGE

150 LF 24" RCP @ 0.30%

SMH #3
FR: 24.06
INV. IN: 17.31 (W)
INV. IN: 18.47 (S)
INV. OUT: 17.31 (N)

AMENITY

POOL

FFE: 24.9

75 LF 18" RCP @ 0.30%

FES
INV.: 24.09 (E)

GI #2
FR: 23.67
INV. IN: 17.54 (SW)
INV. OUT: 17.54 (E)

153 LF 18" RCP @ 0.30%

POND 1
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.39
25-YR: 21.72
100-YR: 22.20

MAIL KIOSK

GI #15
FR: 23.63
INV. IN: 16.55 (W)
INV. OUT: 16.55 (E)

150 LF 24" RCP @ 0.30%

BUILDING 2000

FFE: 25.3

INV.: 15.10

INV.: 15.10

65 LF 36" RCP @ 1.83%

DOG PARK

YI #37
FR: 23.00
INV. OUT: 18.00 (NE)

MAINTENANCE BUILDING

137 LF 24" RCP @ 1.87%

FFE: 25.8
BUILDING 3000

SMH #25
FR: 25.34
INV. IN: 16.28 (W)
INV. IN: 18.35 (SW)
INV. OUT: 16.28 (NE)

84 LF 18" RCP @ 0.30%

SMH #30
FR: 24.87
INV. IN: 17.66 (SW)
INV. IN: 17.95 (NW)
INV. OUT: 17.66 (E)

GI #14
FR: 23.62
INV. IN: 17.00 (W)
INV. OUT: 17.00 (E)

70 LF 18" RCP @ 0.30%

144 LF 30" RCP @ 0.30%

GI #27
FR: 23.52
INV. OUT: 18.60 (NE)

20' WIDE FFE: 23.9

MATCH LINE – SEE SHEET NO. C3.1

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

DRAINAGE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C3.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28972-000 - DRAFT.DWG - Oct 8, 2021 - 11:41 AM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

DRAINAGE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C3.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C3.1 - DRAINAGE PLAN

MATCH LINE - SEE SHEET NO. C3.2

GARAGE
FFE: 23.9

MAINTENANCE BUILDING

YI #37
FR: 23.00
INV. OUT: 18.00 (NE)

153 LF 18" RCP @ 0.30%

EXISTING GDOT RIGHT-OF-WAY

46 LF 18" RCP @ 0.28%

CENTERLINE OF EXISTING DITCH

FES
INV.: 23.22 (E)

FES
INV.: 23.09 (W)

CENTERLINE OF PROPOSED DITCH

GEORGIA HIGHWAY 30 - 100' R/W

MATCH LINE THIS SHEET

CENTERLINE OF EXISTING DITCH

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF PROPOSED DITCH

EXISTING GDOT RIGHT-OF-WAY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

@ 0.30%

INV. OUT: 18.57 (N)

MATCH LINE - SEE SHEET NO. C3.2

MATCH LINE - SEE SHEET NO. C3.3

HI #34
HD: 24.98
INV. OUT: 18.60 (E)

10 LF 18" RCP
@ 0.30%

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF PROPOSED DITCH

FES
INV.: 23.82 (W)

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF PROPOSED DITCH

CONNECT TO EXISTING DITCH

FES
INV.: 24.09 (E)

91 LF 18" RCP
@ 0.30%

MATCH LINE THIS SHEET

CENTERLINE OF EXISTING DITCH

CENTERLINE OF EXISTING DITCH

EXISTING GDOT RIGHT-OF-WAY

EXISTING GDOT RIGHT-OF-WAY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GEORGIA
NATHAN B. LONG
PROFESSIONAL ENGINEER
10/08/2021

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

DRAINAGE PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

C3.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C4.2

MATCH LINE - SEE SHEET NO. C4.4

MATCH EXISTING PAVEMENT ELEVATION

MATCH EXISTING PAVEMENT ELEVATION

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF EXISTING DITCH

CENTERLINE OF EXISTING DITCH

EXISTING GDOT RIGHT-OF-WAY

GEORGIA HIGHWAY 30 - 100' R/W

FFE: 24.1
GARAGE

FFE: 24.9

FFE: 26.0
BUILDING 4000

FFE: 25.9
BUILDING 5000

FFE: 24.4
GARAGE

FFE: 24.0
GARAGE

FFE: 24.1
GARAGE

DUMPSTER PAD

STEEL, WILLIE
PIN 7-0976-02-007
PO BOX 23092 SAVANNAH, GA 31403

GAULDEN, CHARLES JR
PIN 7-0976D-06-001
5855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING AND GRADING PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. C4.3

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

VARNEDOE, SAM L JR ETAL
PIN 7-0976-02-038
PO BOX 2379 TYBEE ISLAND, GA 31328

BUILDING 1000
FFE: 25.8

BUILDING 2000
FFE: 25.3

BUILDING 3000
FFE: 25.8

GARAGE
FFE: 24.4

AMENITY
FFE: 24.9

POOL
FFE: 24.9

BOCCE BALL (BY OTHERS)

BOCCE BALL (BY OTHERS)

MCCLELLAND COURTS

MAIL KIOSK

DOG PARK FG 23.0

MAINTENANCE BUILDING
FFE: 23.9

POND 1
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.39
25-YR: 21.72
100-YR: 22.20

MATCH LINE - SEE SHEET NO. C4.4

MATCH LINE - SEE SHEET NO. C4.1

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING AND GRADING PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\1.0\PP2\2000\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28972-2000 - PP-PL.DWG - Oct 8, 2021 - 9:42 AM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING AND GRADING PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C4.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE – SEE SHEET NO. C4.1

MATCH LINE – SEE SHEET NO. C4.2

GARAGE
FFE: 23.9

MAINTENANCE BUILDING

EXISTING GDOT RIGHT-OF-WAY

CENTERLINE OF EXISTING DITCH

MATCH EXISTING PAVEMENT ELEVATION

CENTERLINE OF PROPOSED DITCH

GEORGIA HIGHWAY 30 – 100' R/W

MATCH LINE – SEE SHEET NO. C4.2

MATCH LINE – SEE SHEET NO. C4.3

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. JONES

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

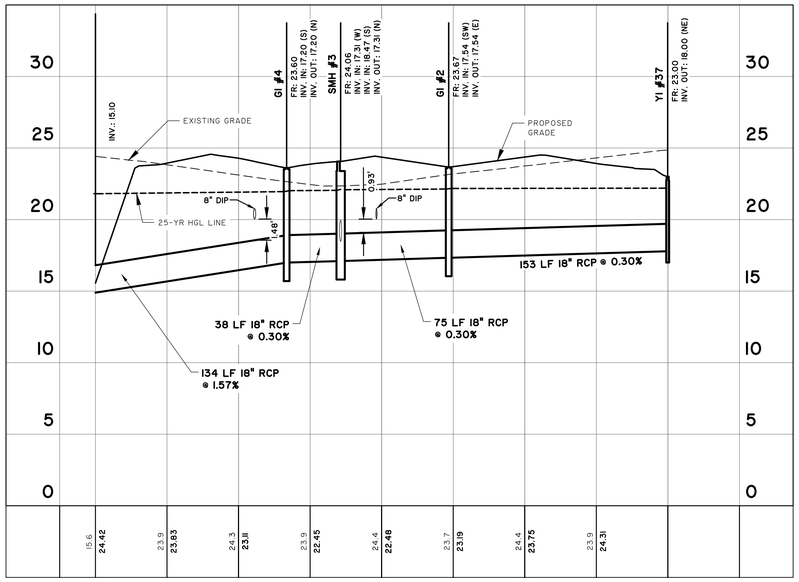
PAVING AND GRADING PLAN

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

C4.4

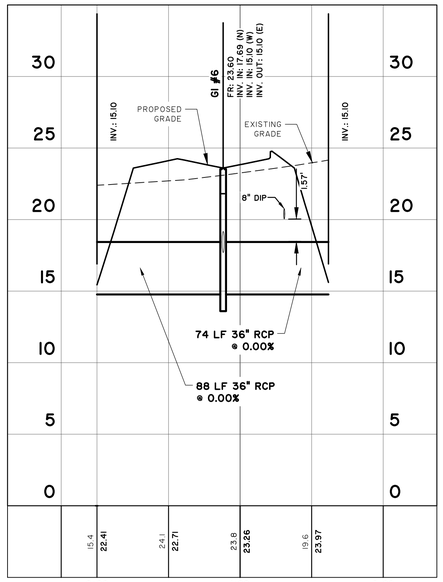
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\0001\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28972-DR-PPLN4S - OCT 8, 2020 - 9:42 AM



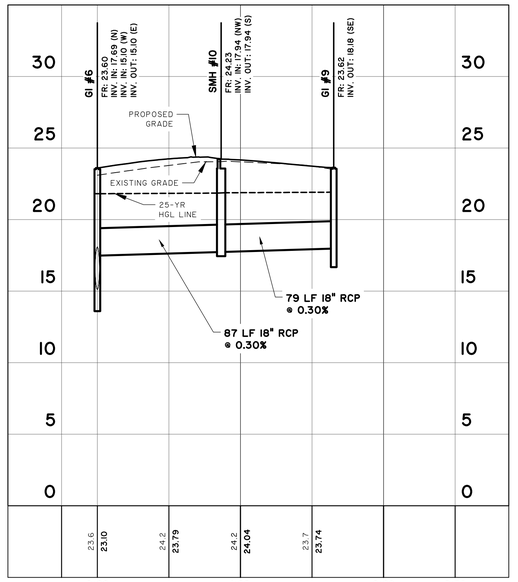
28972.0001 – DRAINAGE DESIGN – RUN 1

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



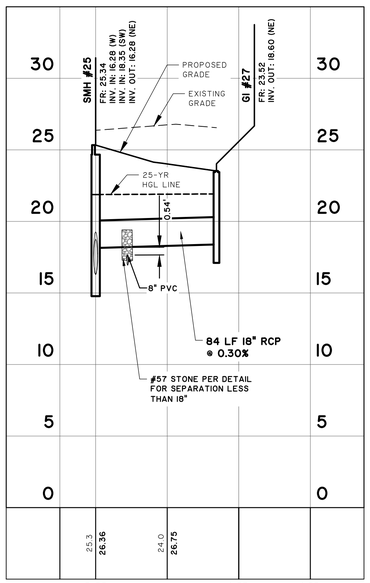
28972.0001 – DRAINAGE DESIGN – RUN 2

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



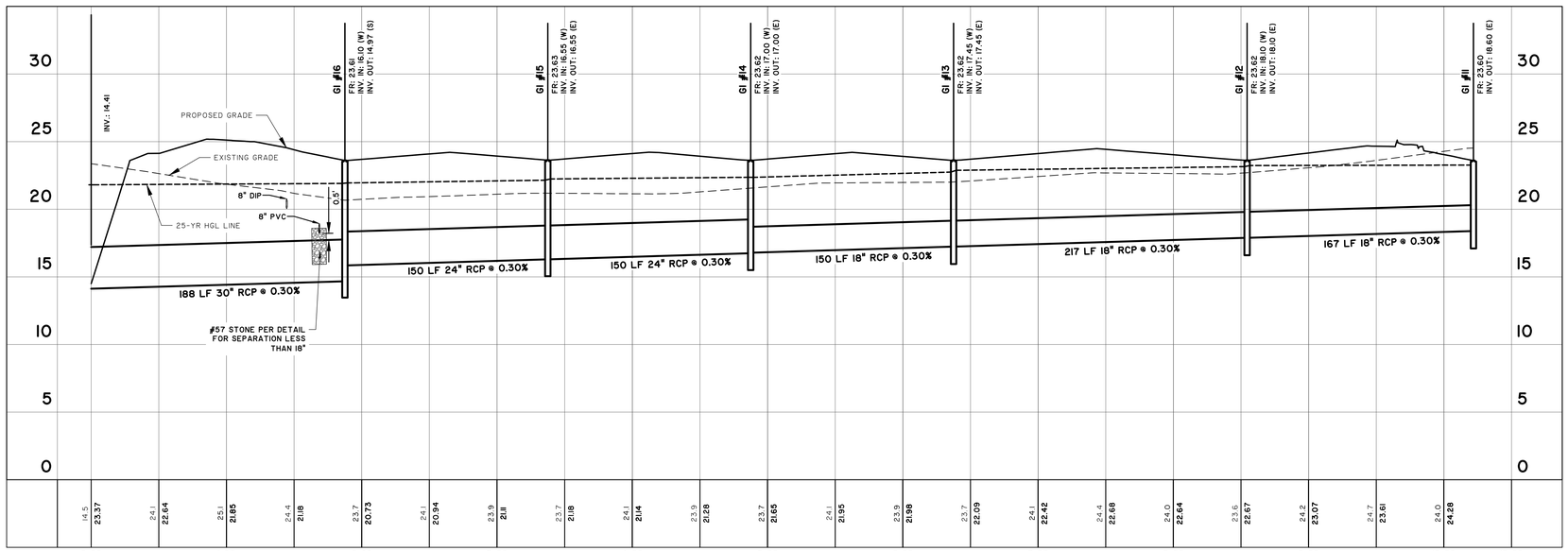
28972.0001 – DRAINAGE DESIGN – RUN 3

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



28972.0001 – DRAINAGE DESIGN – RUN 6

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



28972.0001 – DRAINAGE DESIGN – RUN 4

STATIONS: –0+25 – 10+50
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

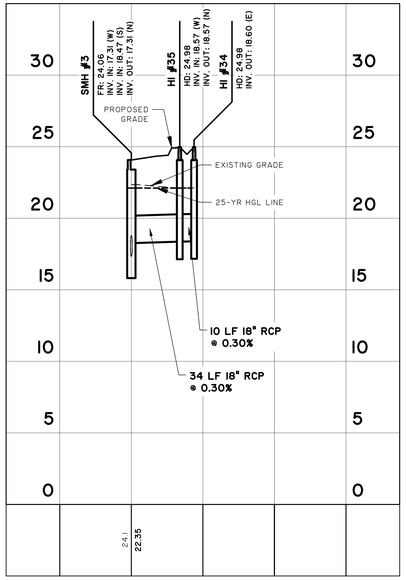
PARKSIDE AT PORT WENTWORTH

DRAINAGE PROFILES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

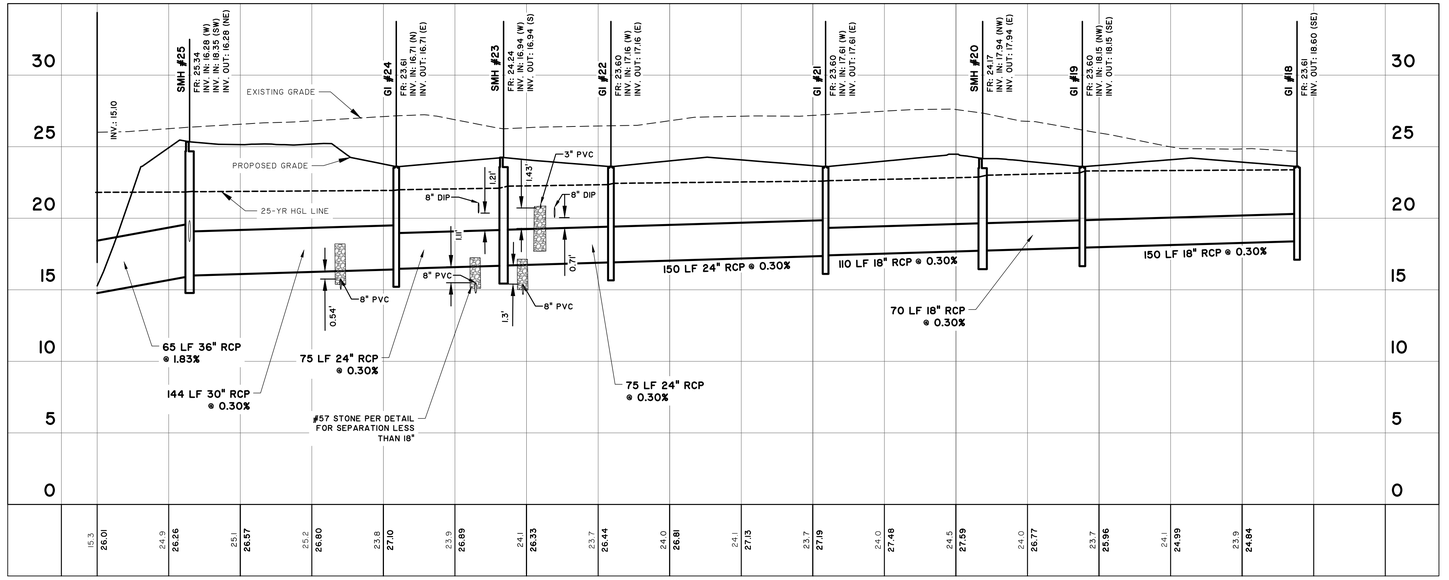
C4.5

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



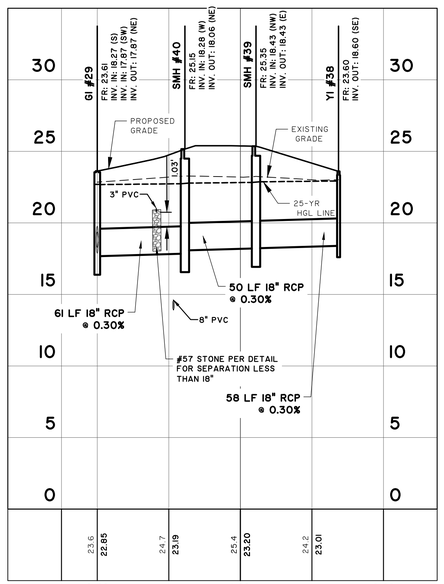
28972.0001 – DRAINAGE DESIGN – RUN 9

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



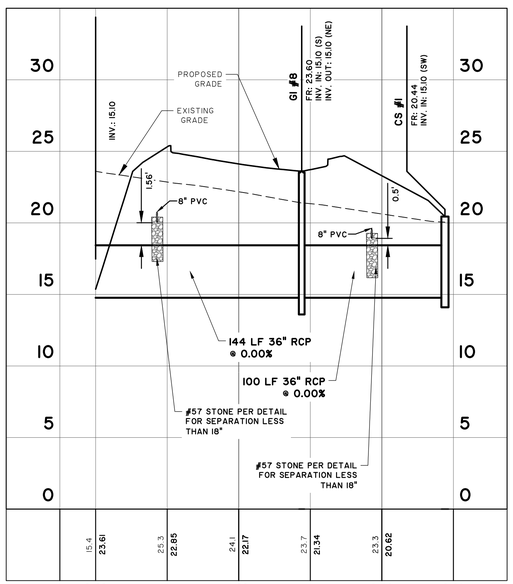
28972.0001 – DRAINAGE DESIGN – RUN 5

STATIONS: –0+25 – 9+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'



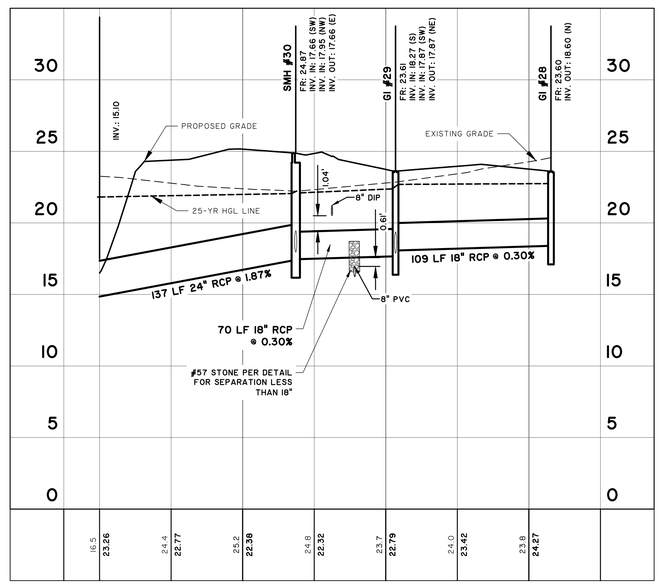
28972.0001 – DRAINAGE DESIGN – RUN 11

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



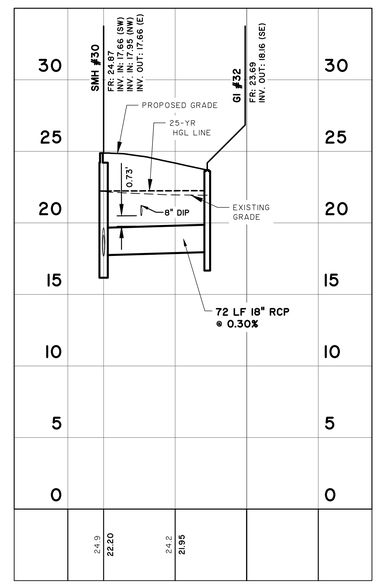
28972.0001 – DRAINAGE DESIGN – RUN 10

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



28972.0001 – DRAINAGE DESIGN – RUN 7

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



28972.0001 – DRAINAGE DESIGN – RUN 8

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

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

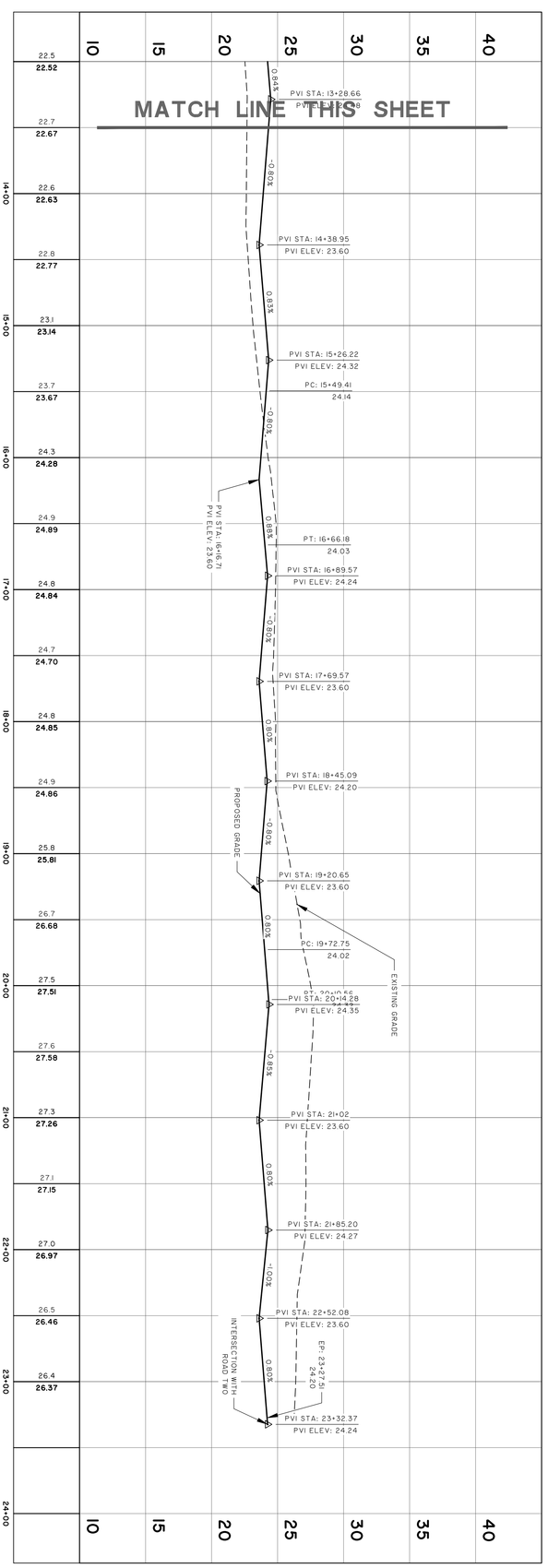
DRAINAGE PROFILES

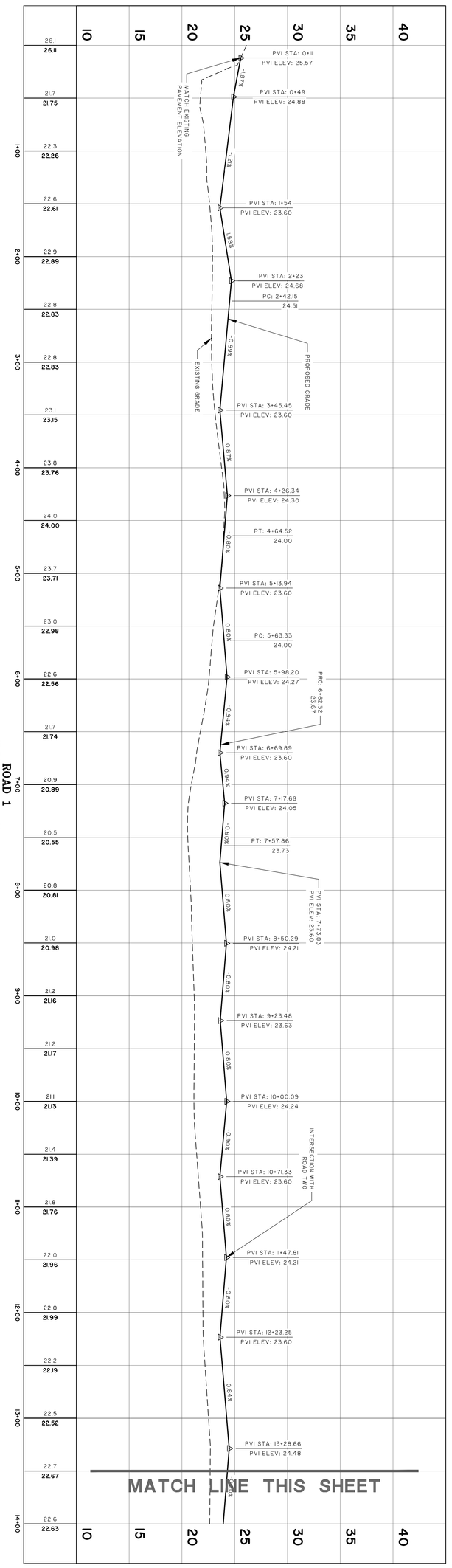
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

C4.6

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\0\28972.0000\ENGINEERING\DRAINAGE\CONSTRUCTION PLANS\28972.0000 - DR PROFILES - OCT 8, 2021 - 9:43 AM





C4.7

PROJECT NO:	28972.000
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	NWH
APPROVED:	NBL
SCALE:	1" = 50'

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ROAD PROFILES

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

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED No. 029674 PROFESSIONAL ENGINEER NATHAN B. LONG

ROAD 2

STATIONS: 0+00 – 6+00
SCALE: HORZ.: 1" = 50'
VERT.: 1" = 5'

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

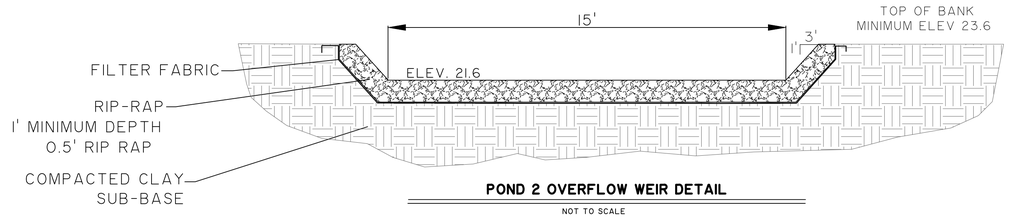
PARKSIDE AT PORT WENTWORTH

ROAD PROFILES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

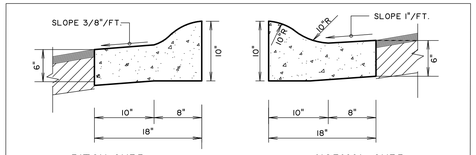
C4.8

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



POND 2 OVERFLOW WEIR DETAIL

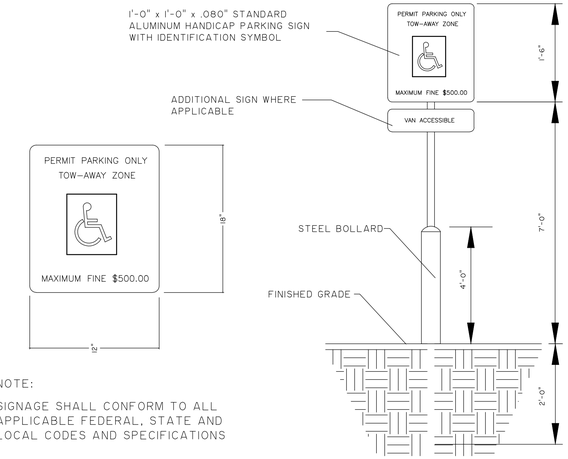
NOT TO SCALE



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

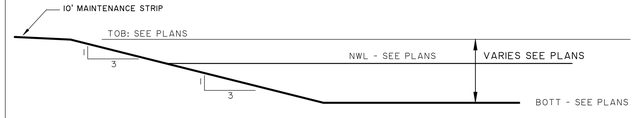
NOT TO SCALE



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

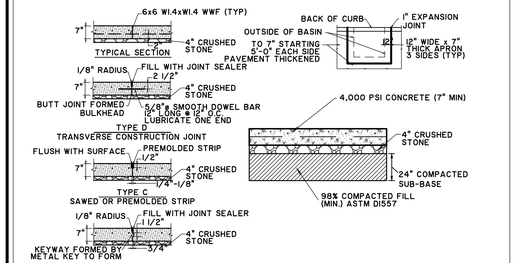
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



POND BANK 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.

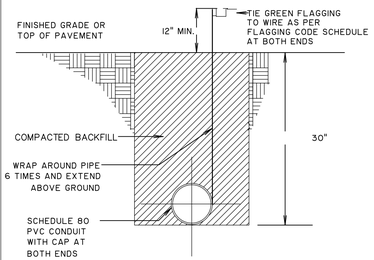
4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT SO AS TO HAVE UNIFORM DENSITY 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
1/4 , 3/8	8 ± 1
1/2	7-1/2 ± 1

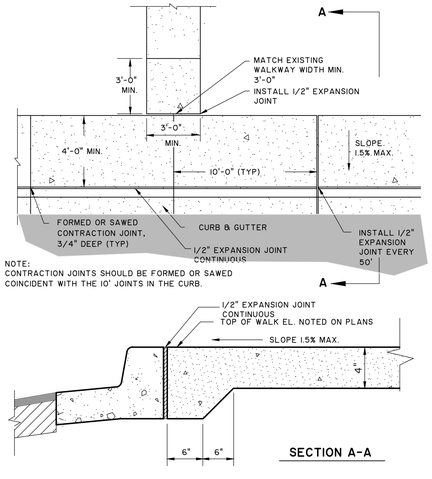
CONCRETE PAVEMENT DETAILS

NOT TO SCALE



CONDUIT DETAIL

NOT TO SCALE

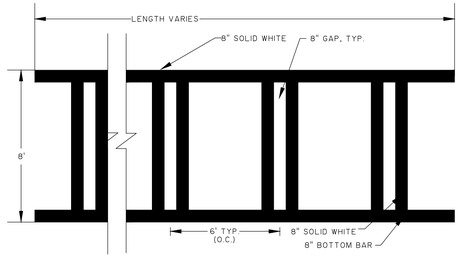


NOTE:
CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 10' JOINTS IN THE CURB.

SECTION A-A

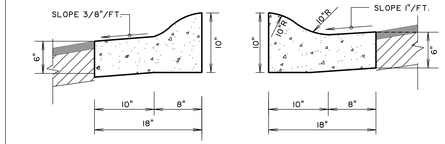
SIDEWALK AND WALKWAY DETAIL WITH 18" CURB & GUTTER

NOT TO SCALE



CROSSWALK DETAIL

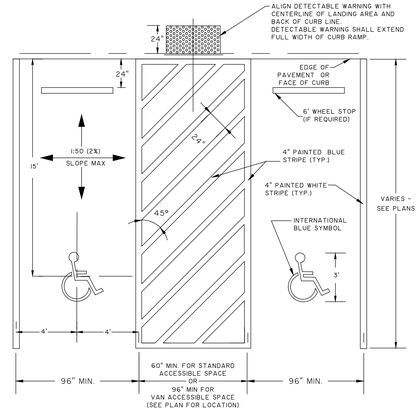
NOT TO SCALE



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

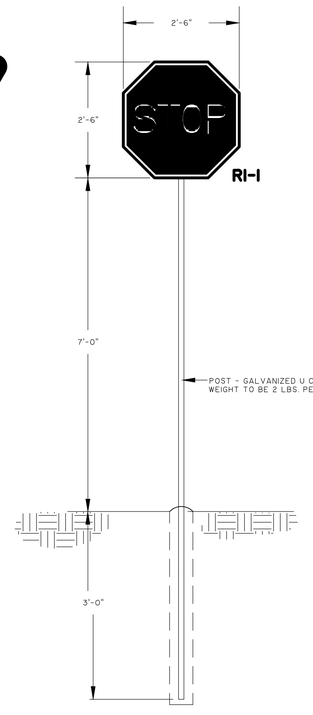


NOTES:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE

RI-2
(30)30



ROAD SIGN DETAIL

NOT TO SCALE

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

NO.	REVISIONS	BY	DATE

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

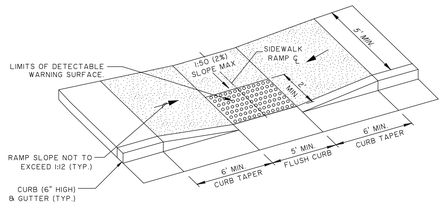
PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

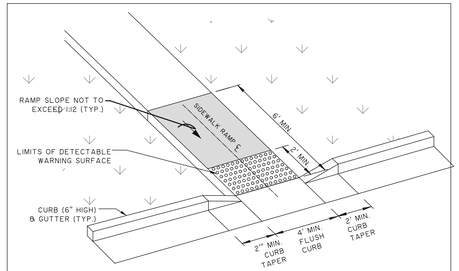


ISOMETRIC VIEW OF RAMP

NOTES:
1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.

CURB RAMP "TYPE B"

NOT TO SCALE

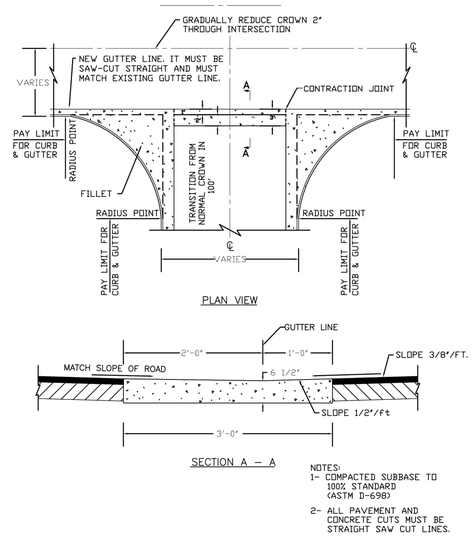


ISOMETRIC VIEW OF RAMP

NOTES:
1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.
4. LONGITUDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).

CURB RAMP "TYPE A" W/ PERPENDICULAR SIDEWALK

NOT TO SCALE



PLAN VIEW

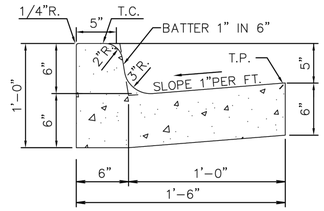
SECTION A – A

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

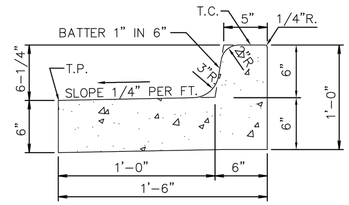
CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P–7

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



NORMAL GUTTER



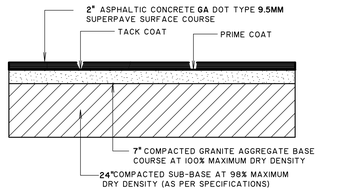
PITCHED GUTTER

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

18" CURB & GUTTER

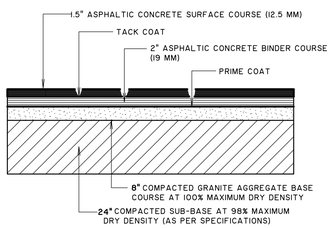
City of Port Wentworth
TECHNICAL DETAILS
P–3

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



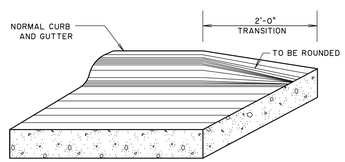
LIGHT DUTY PAVEMENT SECTION

NOT TO SCALE



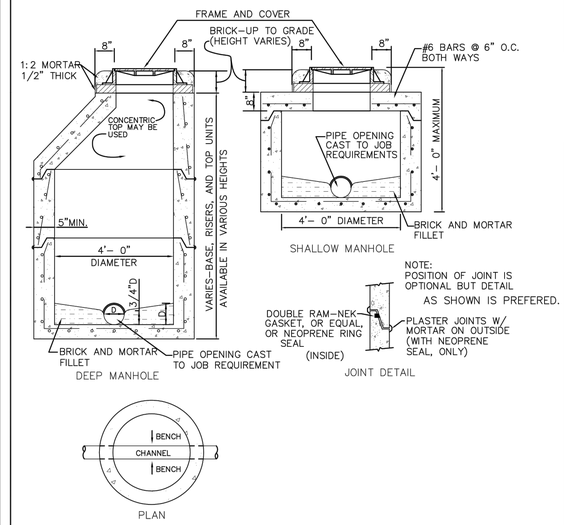
HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE



FEATHERING OF CURB AND GUTTER DETAIL

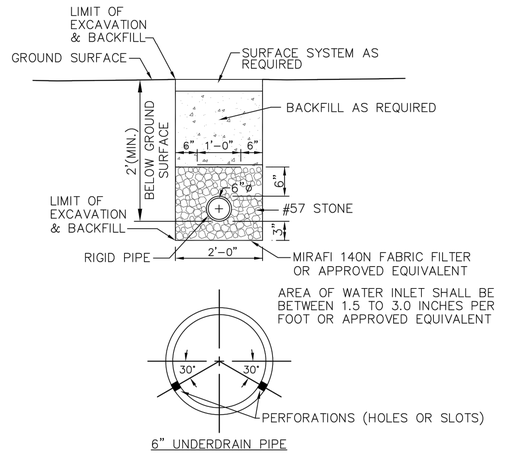
NOT TO SCALE



PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
SD–12

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

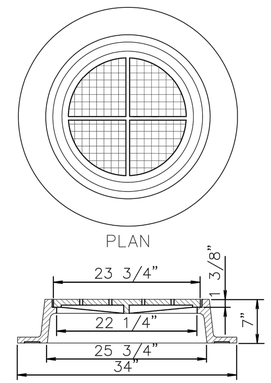


6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE

City of Port Wentworth
TECHNICAL DETAILS
SD–10

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



PLAN

SECTION

NOTE:

MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R–1412–A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM",

STORM MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD–14

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

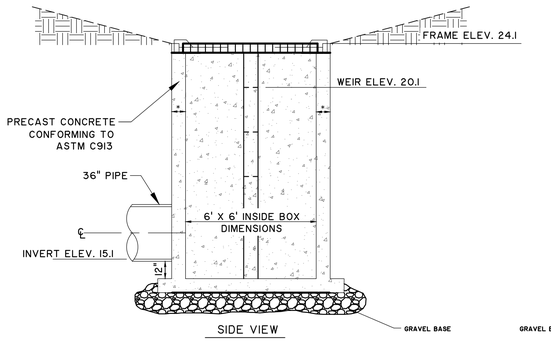
PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

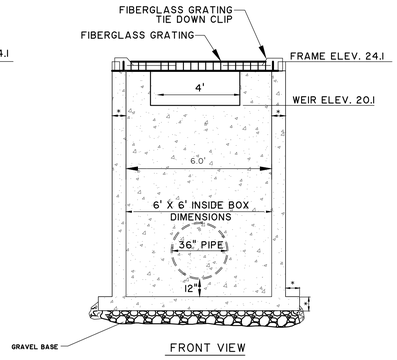
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.2

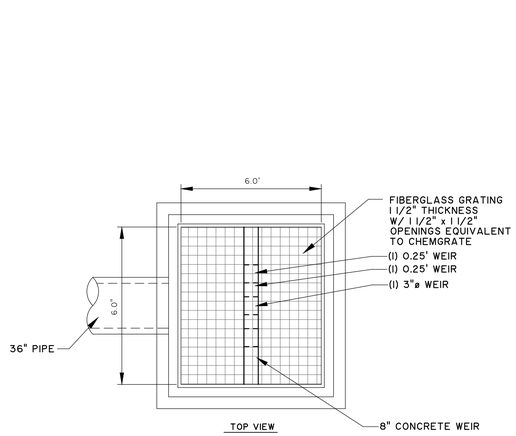
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



SIDE VIEW



FRONT VIEW



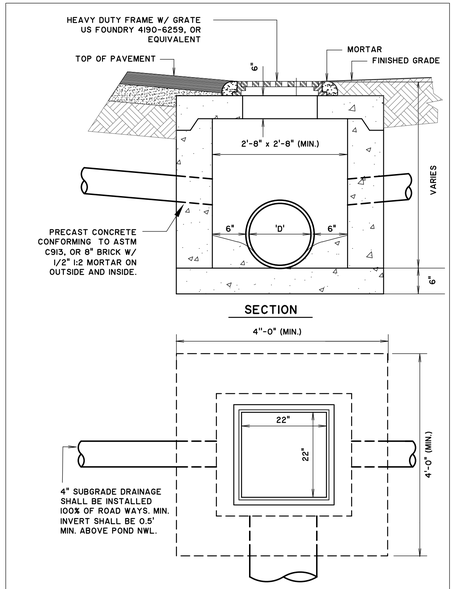
TOP VIEW

CONTROL STRUCTURE #1

NOT TO SCALE

***NOTES:**

1. PRE CAST MANUFACTURER IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE PRE CAST ELEMENTS AND THEIR CONNECTIONS. DESIGN SHALL BE PERFORMED BY A STRUCTURAL ENGINEER REGISTERED IN SOUTH CAROLINA. SHOP DRAWINGS AND CALCULATIONS SEALED BY THE ENGINEER SHALL BE SUBMITTED INCLUDING REINFORCING LAYOUT AND CORNER BAR REINFORCING. REVIEW OF CALCULATIONS AND SHOP DRAWINGS SHALL BE FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SHALL NOT RELIEVE CONTRACTOR AND ITS ENGINEER OF THE FULL RESPONSIBILITY FOR DESIGN OF PRE CAST AND CONNECTIONS. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED. PRE CAST MANUFACTURER IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE CONCRETE STRUCTURE TO INCLUDE BUOYANCY, HANDLING STRESSES, ETC. DESIGN CONDITION IS TO BE WITH THE BOX STRUCTURE IN PLACE AND EMPTY. SOIL LOAD AT STRUCTURE BOTTOM TO BE 60 PCF.

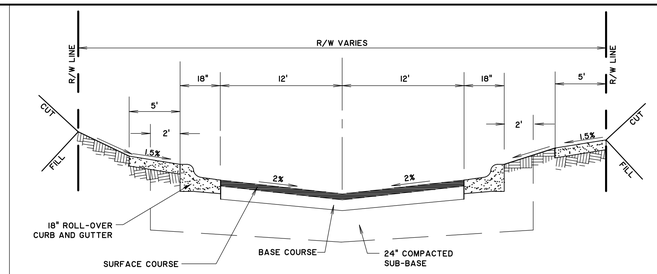


SECTION

PLAN

STANDARD INLET - GRATE TYPE

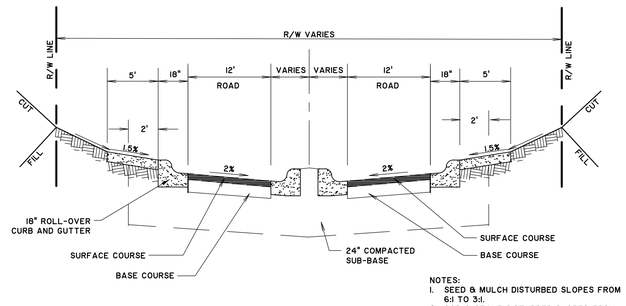
NOT TO SCALE



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

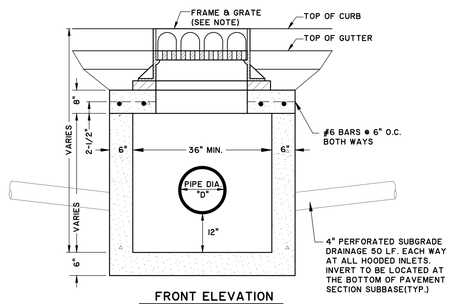
NOT TO SCALE



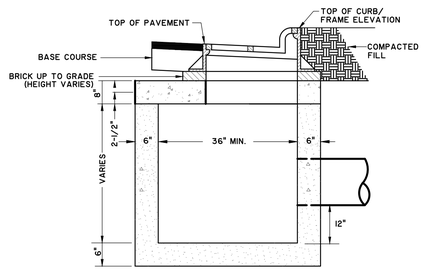
NOTES:
1. SEED & MULCH DISTURBED SLOPES FROM 6:1 TO 3:1.
2. SOD & STAKE DISTURBED SLOPES FROM 3:1 TO 2:1.
3. REFER TO PLANS FOR LOCATION OF SIDEWALK, AS MAY BE APPLICABLE.
4. REFER TO PAVEMENT SECTION DETAILS.

ENTRANCE

NOT TO SCALE



FRONT ELEVATION

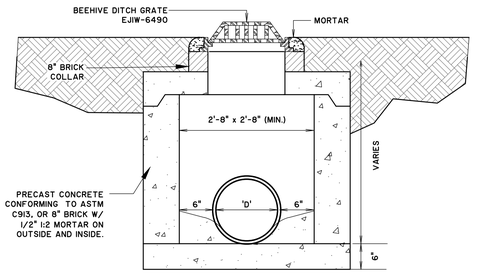


SIDE ELEVATION

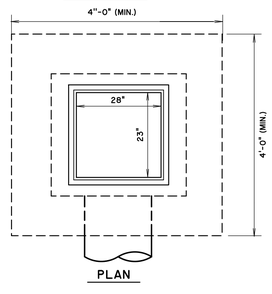
NOTE:
1. FOR 18" CURB AND GUTTER, USE EAST JORDAN IRON WORKS 7205 FRAME AND GRATE OR EQUIVALENT.
2. STEPS TO BE INSTALLED IF DEPTH IS GREATER THAN 4 FEET.

HOODED INLET

NOT TO SCALE



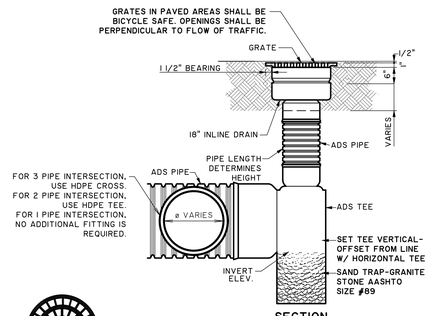
SECTION



PLAN

DITCH INLET

NOT TO SCALE



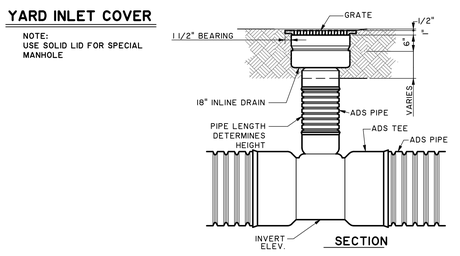
SECTION

YARD INLET END OF LINE SCENARIO

NOT TO SCALE

YARD INLET COVER

NOTE:
USE SOLID LID FOR SPECIAL MANHOLE



SECTION

YARD INLET

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

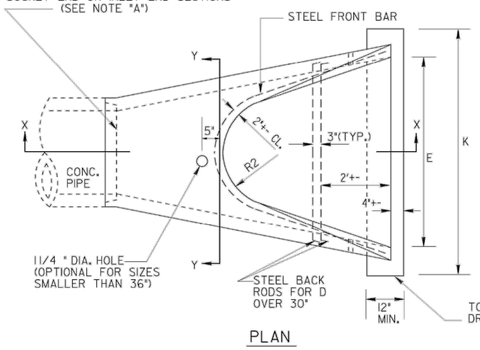
C5.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

9/6/2006 9:44:21 AM \\GDOT-DSN\GOPLOT\GCF\qa_tiff_output.gcf gowens M:\GARY\REVISED 1120\1120.prf GO-R06

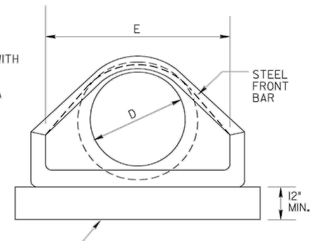
CONCRETE FLARED END SECTION

END SECTION TO PIPE JOINT SHOWN AS TYPICAL:
HUB END ON OUTLET END SECTIONS;
SOCKET END ON INLET END SECTIONS
(SEE NOTE "A")



PLAN

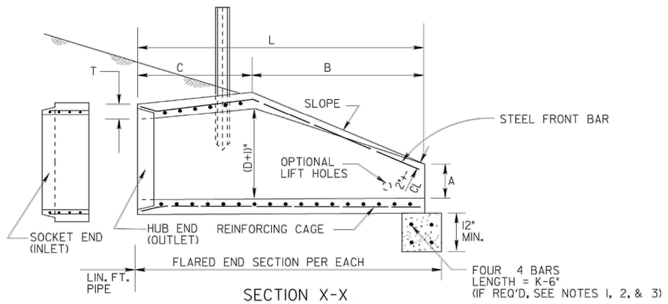
INSTALLATION: (D OVER 30") CABLE, CHAIN, OR LIFTING PIN WILL EXTEND THRU 1 1/4 " HOLE WITH A PLATE OR REBAR CONNECTED INSIDE THE CONC. SECTION TO PROVIDE ADEQUATE BEARING AREA OR A LIFTING ASSEMBLY DEVICE MAY BE USED TO GIVE 3 LIFT POINTS. HOOKS CONNECTED DIRECTLY TO CONCRETE IS NOT PERMITTED. DAMAGE FROM IMPROPER HANDLING SHALL BE CAUSE FOR REJECTION.



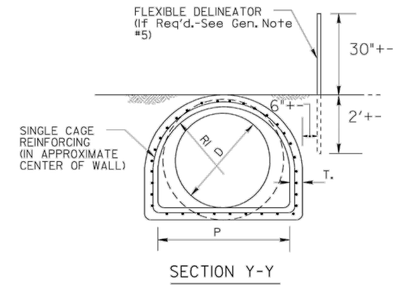
FRONT

TOEWALL IF REQ'D. (TYPICAL FOR STORM DRAIN OUTLETS, SEE GEN. NOTES #1, 2, 3)

NOTE: DO NOT CUT CONCRETE PIPE. USE FULL LENGTH SECTIONS ONLY. WARP SLOPE TO CONFORM WITH PIPE LENGTH AND END SECTION.



SECTION X-X



SECTION Y-Y

REINFORCING CAGE:

(1.) WIRE FABRIC HAVING EQUAL STEEL AREA AS INNER CAGE FOR CLASS II PIPE, AASHTO M-170.
(2.) ALTERNATE: * 3 BARS SPACED 12"+-LONGITUDINALLY WITH * 2 BARS TRANVERSELY AT 6' O.C. MAX. SPACING, SPOT WELDED OR TIED TO FORM CAGE. (BACK RODS MAY BE OMITTED.)

NOTE "A":

CONTRACTOR WILL INFORM PRODUCER IF CONCRETE FLARED END SECTION IS FOR INLET OR FOR OUTLET END. SOCKET (TONGUE OR SPIGOT) END IS REQUIRED FOR INLETS. HUB (GROOVE OR BELL) END IS REQUIRED FOR OUTLETS. SOCKET TO SOCKET OR HUB TO HUB JOINT WILL NOT BE ACCEPTED UNLESS A REINFORCED CONCRETE COLLAR IS BUILT AROUND THE JOINT WITH NO PAYMENT BEING MADE FOR THE COLLAR.

FLARED END SECTIONS SHALL BE JOINTED TO PIPE WITH ALL SPACE IN THE JOINT FILLED WITH EITHER BITUMINOUS PLASTIC CEMENT OR PREFORMED PLASTIC GASKET (SEC. 848).

WALL THICKNESS (T) IS SHOWN AS NOMINAL AND MAY BE INCREASED AT PRODUCER'S OPTION FOR DESIRED JOINT DESIGN OR TO ALLOW A FLAT OUTSIDE BOTTOM ON THE FLARE, WITH INSIDE DIMENSIONS OF FLARE RETAINED AS SHOWN.

T = PIPE WALL THICKNESS (0.0833D + I"+- TYPICAL)

DIMENSIONS AND REINFORCING FOR CONCRETE FLARED END SECTIONS (+- I" TOLERANCE)

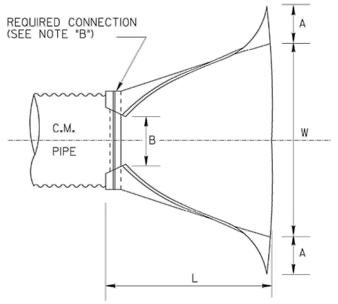
PIPE DIA	FRONT BAR	BACK RODS	SLOPE +-	A	B	C *	L *	E	P	RI	R2	OUTLET TOEWALL (IF REQ'D) K= E + 2'	CU.YDS. CONC.
12"	1-#3 x 5' 4"	NOT REQ'D.	2.2:1	4"	2'0"	4' 1"	6'1"	2'0"	1'8"	10"	9"	4'-0"	.148
15"	1-#3 x 6' 0"	NOT REQ'D.	2.2:1	6"	2'3"	3'10"	6'1"	2'6"	2'0"	1'0"	11"	4'-6"	.167
18"	1-#3 x 7' 2"	NOT REQ'D.	2.2:1	9"	2'3"	3'10"	6'1"	3'0"	2'5"	1'4"	1'0"	5'-0"	.185
24"	1-#3 x 9' 10"	NOT REQ'D.	2.4:1	10"	3'8"	2' 6"	6'2"	4'0"	2'9"	1'5"	1'2"	6'-0"	.222
30"	1-#4 x 11' 8"	NOT REQ'D.	2.4:1	12"	4'6"	1' 8"	6'2"	5'0"	3'1"	1'6"	1'3"	7'-0"	.259
36"	1-#4 x 13' 10"	2-#4 x 6'3"	2.4:1	15"	5'3"	2'11"	8'2"	6'0"	4'0"	2'0"	1'8"	8'-0"	.296
42"	1-#4 x 13' 10"	2-#4 x 7'4"	2.4:1	21"	5'3"	2'11"	8'2"	6'6"	4'6"	2'4"	1'10"	8'-6"	.315

NOTE: SPECIFIED REINFORCING IS MINIMAL AND MAY BE INCREASED AT PRODUCERS OPTION TO AID CASTING & HANDLING. ALTERNATE REINFORCEMENT PERMITTED IF APPROVED.

* NOTE: "C" AND "L" DIMENSION MAY BE MEASURED TO EITHER END OF JOINT CONNECTION AT PIPE.

METAL FLARED END SECTION

(USE ONLY WITH COR. METAL PIPE)



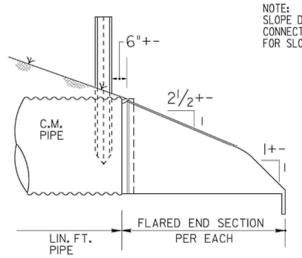
NOTE: GALVANIZED STEEL FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED STEEL PIPE AND ALUMINUM FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED ALUMINUM PIPE UNLESS OTHERWISE APPROVED BY D.O.T. OFFICE OF MATERIALS AND TESTS.

FLARED END SECTION DIMENSIONS

PIPE SIZE "D"	THICKNESS GALV. STEEL	THICKNESS ALUM.	A A= 0.4D +- I"	B B=0.5 D +- I"	H H=0.25D +- I" (MIN.6")	L L=1.67D +- 1 1/2"	W W=2.0D +- 2"
12"	.064"	.060"	5"	6"	6"	1'8"	2'0"
15"	.064"	.060"	6"	7"	6"	2'3"	2'6"
18"	.064"	.060"	7"	9"	6"	2'6"	3'0"
24"	.064"	.060"	9"	1'0"	6"	3'4"	4'0"
30"	.079"	.105"	1'0"	1'3"	7"	4'2"	5'0"
36"	.079"	.105"	1'2"	1'6"	9"	5'0"	6'0"
42"	.109"	.164"	1'5"	1'9"	10"	5'10"	7'0"

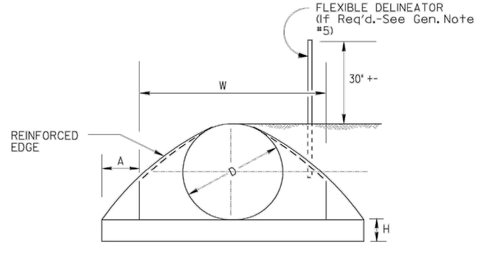
NOTE: WHERE METAL FLARED END SECTIONS ARE USED WITH MULTIPLE PIPE LINES, THE STANDARD SPACING BETWEEN PIPES (S=D OR 3 FT.) MAY HAVE TO BE INCREASED (S=1.75 D TYPICAL). TO PREVENT OVER-LAP OF END SECTION WINGTIPS. SEE ALSO STD. 1030D.

PLAN



SIDE

NOTE:
SLOPE DRAIN PIPES WILL REQUIRE AN ELBOW FOR CONNECTION TO THE FLARED END SECTION. PAYMENT FOR SLOPE DRAIN PIPE WILL INCLUDE THIS ELBOW.



FRONT

NOTE "B":

THE CONNECTION BETWEEN METAL FLARED END SECTION AND C.M. PIPE WILL BE ONE OF THE FOLLOWING:

(a) A STRAP BAND OR THREADED ROD PROVIDED BY THE MANUFACTURER WILL LOCK END SECTION ONTO PIPE. A CORRUGATION AT THE PIPE AND WILL BE NON-SPIRALED (PERPENDICULAR TO CL OF PIPE)

(b) A DIMPLE BAND COLLAR WILL BE SHOP BOLTED TO END SECTION. PIPE WILL BE INSERTED INTO BAND COLLAR TO MEET THE END SECTION.

(c) A STUB PIPE WILL BE RIVITED TO THE END SECTION AND THE MAIN PIPE CONNECTED TO THE STUB WITH A NORMAL CONNECTING BAND.

(d) OTHER TYPE CONNECTION IF RECOMMENDED BY MANUFACTURER AND APPROVED BY THE D.O.T.

SPECIAL NOTE:

FLARED END SECTIONS ARE NORMALLY LIMITED TO USE OUTSIDE THE CLEAR ZONE OR BEHIND BARRIER AND WHERE HYDRAULICS PERMIT. SEE OTHER STANDARDS OR DETAILS FOR TAPERED HEADWALLS, SAFETY SLOPE END SECTIONS OR OTHER PIPE END STRUCTURES.

GENERAL NOTES :

1. TOEWALLS ARE REQ'D. FOR OUTLETS OF CONC. STORM DRAINS, EXCEPT WHERE DITCH PAVING OR OTHER EROSION PROTECTION IS PROVIDED OR WHERE THE OUTLET VELOCITY IS LESS THAN 8 FT/SEC. TOEWALLS ARE NOT REQUIRED FOR SIDE DRAINS, SLOPE DRAINS OR INLETS OF STORM DRAINS THIS CRITERIA MAY BE VARIED WHERE SPECIFIED BY THE DESIGNER OR THE ENGINEER.

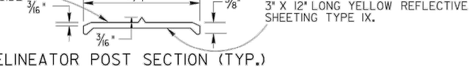
2. TOEWALLS WILL BE PAID FOR AS CU. YDS. OF CLASS "A" OR "B" CONCRETE. CONTRACTOR MAY ELECT TO CONSTRUCT TOE WALL WITH SAND CEMENT BAG RIPRAP OR STONE RIPRAP TO SAME MINIMUM DIMENSIONS WITH NO ADDITIONAL PAYMENT.

3. PRECAST TOEWALLS SHALL BE CL. "A" CONCRETE; CAST-IN-PLACE TOEWALLS MAY BE CL "A" OR "B" CONCRETE AND MAY BE TRENCH FORMED. WHERE PLANS ITEMIZE ONE CLASS OF CONCRETE AND CONTRACTOR ELECTS TO USE OTHER CLASS, NO ADDITIONAL PAYMENT IS MADE. NO PAYMENT IS MADE FOR STEEL IN TOEWALL.

4. CENTERLINE OF FLARED END SECTION WILL ALIGN WITH CENTERLINE OF PIPE, IF PIPE IS SKEWED, THE EMBANKMENT SLOPE WILL BE WARPED TO CONFORM WITH END SECTION.

5. FLEXIBLE DELINEATORS SHALL BE REQUIRED AT CROSS DRAIN FLARED END SECTIONS, BOTH INLET AND OUTLET. PAYMENT FOR FLARED END SECTION WILL INCLUDE DELINEATORS, SEE DETAIL AND NOTES BELOW. DELINEATORS NOT REQ'D. FOR SIDE DRAIN, SLOPE DRAIN, OR LONG PIPE.

I" X 12" LONG YELLOW REFLECTIVE SHEETING TYPE IX, ON EACH SIDE OF RIDGE.



3" X 12" LONG YELLOW REFLECTIVE SHEETING TYPE IX.

DELINEATOR POST SECTION (TYP.)

NOTE:
DELINEATOR POST SHALL CONFORM TO SEC. 911 FOR FLEXIBLE DELINEATOR POST EXCEPT REFLECTIVE SHEETING IS NOT REQUIRED AND LENGTH IS 4'-6" FROM TOP TO BOTTOM POINT. ALTERNATES PERMITTED IF APPROVED BY D.O.T. LABORATORY.

SPECIAL NOTE :

PIPE SIZES (D) ARE "NOMINAL-MINIMUM" INSIDE DIAMETERS IN ACCORDANCE WITH GEORGIA STANDARD FOR PIPE CULVERTS. "D" DIMENSION FOR FLARED END SECTION SHALL EQUAL THE "D" DIMENSION FOR CONNECTING PIPE CULVERT.

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

NO.	REVISIONS	BY	DATE

BY	REV. REFLECTIVE SHEETING REVISION	DATE
GLD		6-9-06

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
FLARED END SECTIONS
FOR PIPES

NO SCALE REV. & REDR. SEPT., 1999

DES. ____ REV. ____ RETR. ____ CHK. ____

(SUBMITTED) STATE ROAD & AIRPORT DESIGN ENGINEER

(APPROVED) CHIEF ENGINEER

NUMBER 1120

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

THOMAS & HUTTON

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

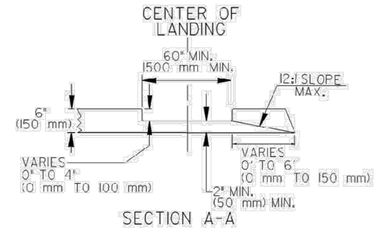
PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

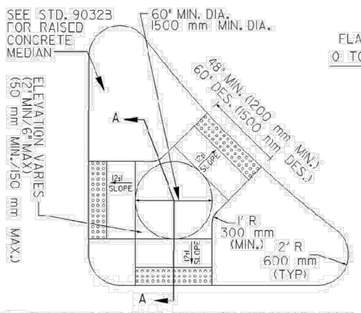
C5.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

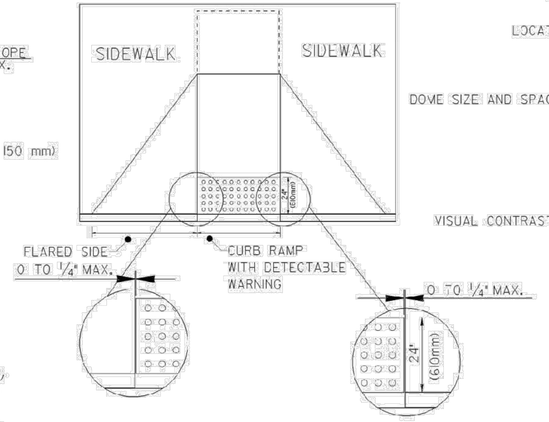
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.		218	352



SECTION A-A



CONCRETE ISLAND WITH ELEVATED CUT THROUGH

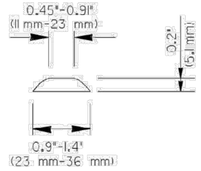


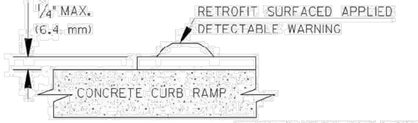
SIZE: DETECTABLE WARNINGS SHALL BE 24 INCHES (610 mm) IN THE DIRECTION OF PEDESTRAIN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

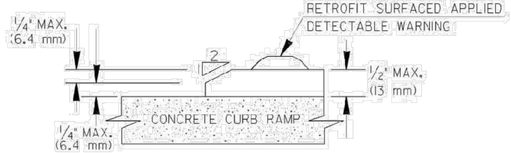
LOCATION: THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE OR OTHER POTENTIAL HAZARD IS 6 TO 8 INCHES (150 mm TO 180mm) FROM THE CURB LINE OR OTHER POTENTIAL HAZARD, SUSH AS A REFLECTIVE POOL EDGE OR THE DYNAMIC ENVELOPE OF RAIL OPERATIONS.

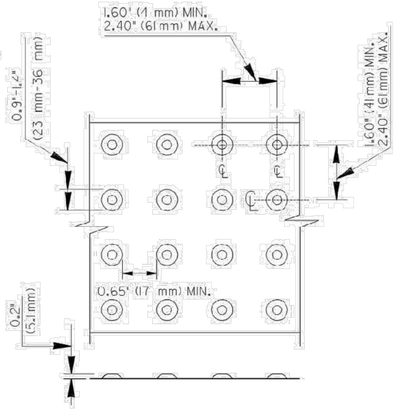
DOME SIZE AND SPACING: TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 0.9 INCH TO 1.4 INCH (23mm-36mm) AT THE BOTTOM, A DIAMETER OF 0.45 INCH TO 0.9 INCH (11mm-23mm) AT THE TOP, THE TOP DIAMETER SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMENTER, A HEIGHT OF 0.2 INCH (5.1mm) AND A CENTER-TO-CENTER SPACING OF 2.40 INCHES (61mm) DESIRABLE 1.60 INCHES (41mm) MINIMUM MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT. DOMES SHALL HAVE A SQUARE ARRANGEMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

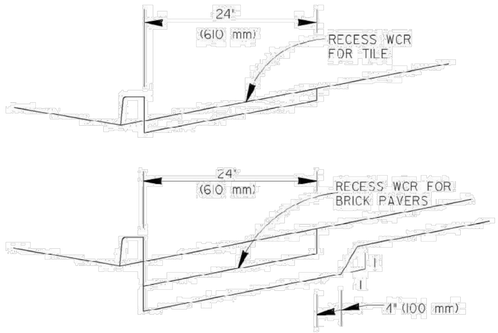
VISUAL CONTRAST: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE VISUAL CONTRACT SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.



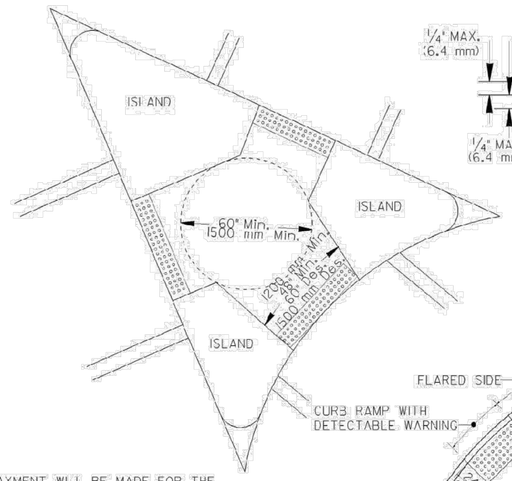


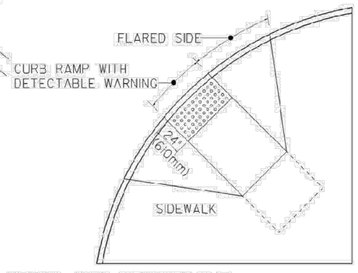






FOR TILE OR BRICK PAVERS NO VERTICAL LIP OVER 1/8" (3 mm) IS ALLOWED

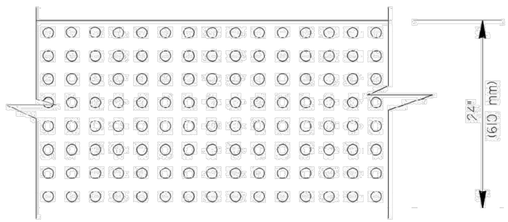




DETAIL FOR DETECTABLE WARNING AT CUT-THRU CONCRETE ISLAND

NO SEPARATE PAYMENT WILL BE MADE FOR THE DETECTABLE WARNINGS. THE COST SHALL BE INCLUDED IN THE PRICE BID FOR SIDEWALK (OR CURB CUT RAMP IF THE ITEM IS INCLUDED IN THE PROPOSAL).

FOR CUT-THRU ISLANDS AND EXISTING RAMPS, WHERE NO SIDEWALK OR CURB CUT RAMPS ARE IN THE PROPOSAL, THE COST OF THE DETECTABLE WARINGS SHALL BE INCLUDED IN THE OVERALL BID PRICE SUBMITTED.



MATERIALS:

NEW CONSTRUCTION

THE DETECTABLE WARNINGS SHALL BE MADE OF MATERIALS SPECIFIED ON QPL 87.

RETROFIT OF EXISTING RAMPS

SURFACED APPLIED MATERIALS WILL ONLY BE APPROVED TO BE USED ON EXISTING WHEELCHAIR RAMPS.

INSTALLATION:

BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF 4" THICK.

CERAMIC TILE SHALL BE EPOXIED IN PLACE OR SET IN A WET MORTAR BED. MANUFACTURER RECOMMEND ADHESIVE OR FASTENER SHALL BE USED IN THE INSTALLATION.

ALL OTHER MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURES DETAILS OR INSTRUCTION.

GENERAL NOTES:

RETROFIT SURFACED APPLIED MATERIALS ONLY:

1. CHANGES IN LEVEL OF 1/4" (6.4 mm) HIGH MAXIMUM SHALL BE PERMITTED VERTICALLY ON SURFACED APPLIED MATERIALS.
2. CHANGES IN LEVEL BETWEEN 1/4" (6.4 mm) HIGH MINIMUM AND 1/2" (13mm) HIGH MAXIMUM SHALL BE BELEVELED WITH A SLOPE NOT STEEPER THAN 2:1.

NO.	REVISIONS	BY	DATE
GLO	ADDED RETROFIT DETAIL AND ADDED ALT. RAMP DETAIL AND GEN. NOTES		5-18-09
GLO	ADDED TOLERANCE TO DTL.		10-2-06
GLO	REVISED TRUNCATED DOMES AND NOTES.		5-10-06
	REVISED		7-29-02
DY	REVISED		1-14-02

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

SPECIAL DETAIL

DETECTABLE WARNING SURFACE TRUNCATED DOME SIZE, SPACING AND ALIGNMENT REQUIREMENTS

NO SCALE — MARCH 12, 2002

NUMBER A4

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

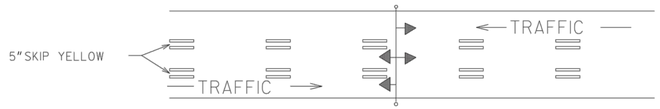
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.5

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-0000\ENGINEERING\28496\CONSTRUCTION PLANS\28972-0000-PROJECT.DWG - Oct 8, 2020 - 9:43 AM

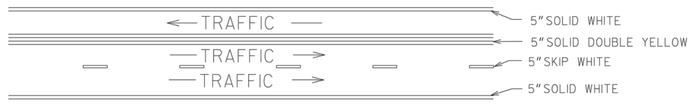
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



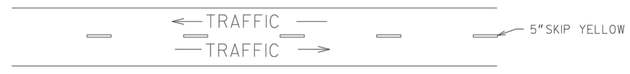
REVERSIBLE LANE SIGN OR SIGNAL SYSTEM REQUIRED

TWO-WAY TRAFFIC WITH A REVERSIBLE CENTER LANE

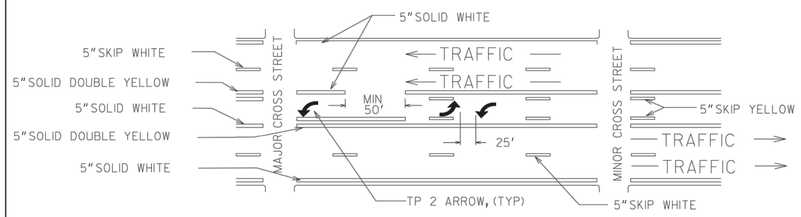
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE PERMITTED TO PASS



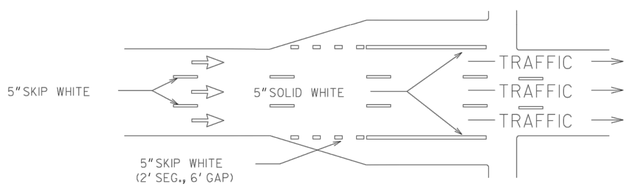
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE NOT PERMITTED TO PASS



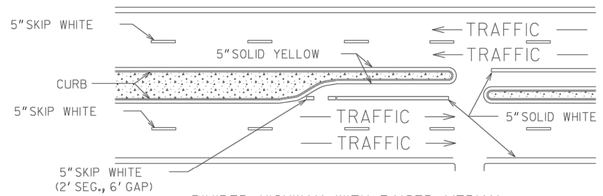
TWO-LANE, TWO-WAY TRAFFIC WITH PASSING PERMITTED



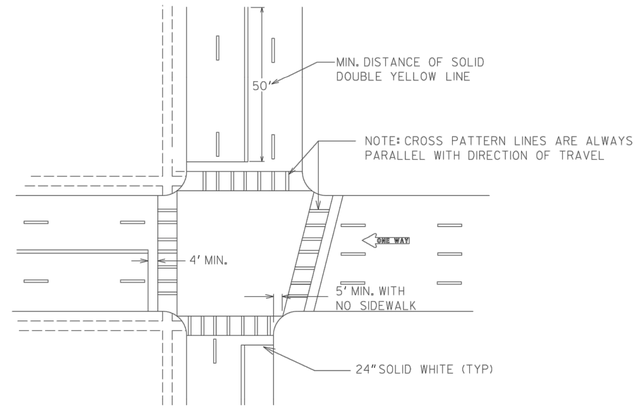
MULTI-LANE, TWO-WAY TRAFFIC WITH SINGLE LANE, TWO-WAY LEFT TURN CHANNELIZATION



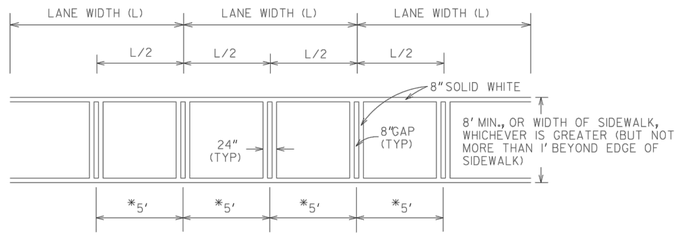
ONE-WAY TRAFFIC WITH ADDED TURN LANES



DIVIDED HIGHWAY WITH RAISED MEDIAN



TYPICAL LOCATION OF CROSSWALKS AND STOP BARS



*USE WHERE THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

CROSSWALK DETAIL

GENERAL NOTES:

1. SPACING BETWEEEN DOUBLE LINES SHALL BE EQUAL TO THE LINE WIDTH.
2. EDGE LINES SHALL BE PLACED A MINIMUM OF 4 INCHES FROM THE NORMAL EDGE OF PAVEMENT.
3. CONTRAST MARKINGS FOR SKIP STRIPING SHALL BE AS SHOWN IN DETAIL T-IIB.

CDR BY	ADDED GENERAL NOTE 3 REVISION	9-15-16 DATE	DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

CONSTRUCTION DETAILS

PAVEMENT MARKING PLACEMENT NON-LIMITED ACCESS ROADWAY

NO SCALE — JANUARY 2000

DESIGNED ____ DRAWN ____ TRACED ____ CHECKED ____

NUMBER T-IIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

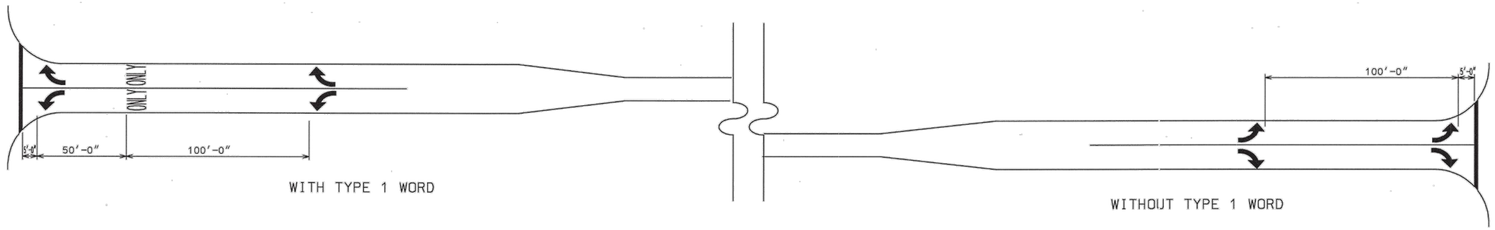
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.6

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

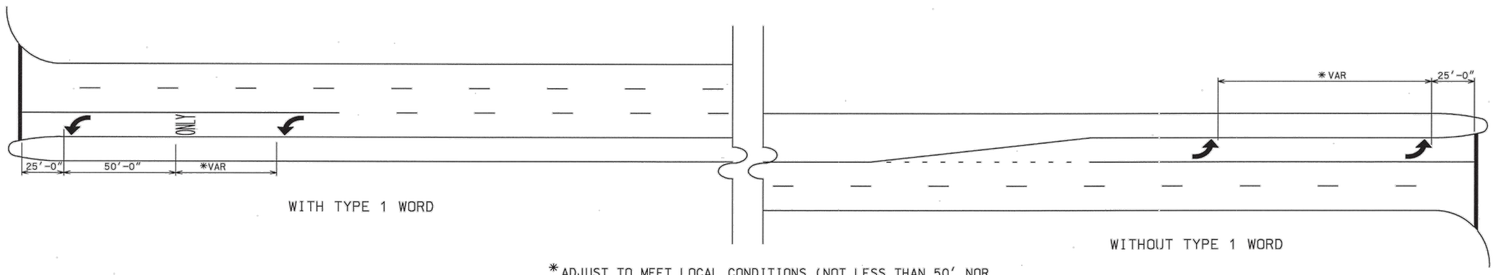
EXIT RAMPS



WITH TYPE 1 WORD

WITHOUT TYPE 1 WORD

SHORT TURN LANES

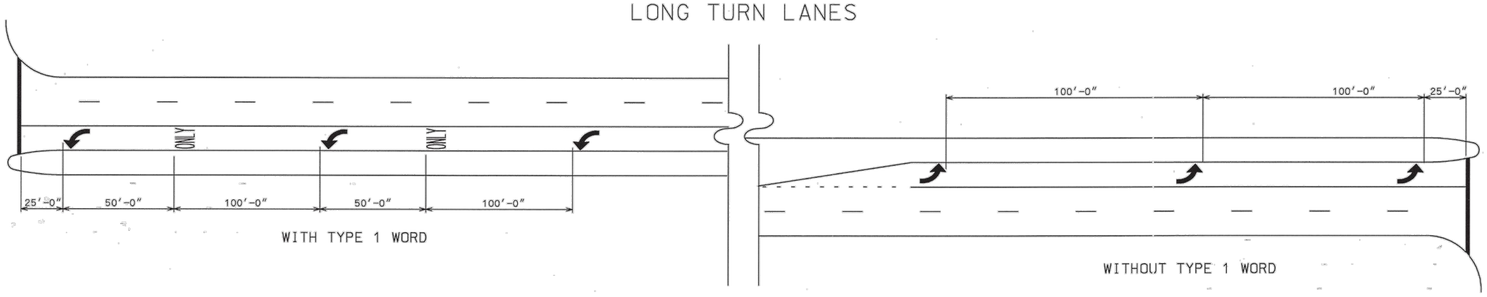


WITH TYPE 1 WORD

WITHOUT TYPE 1 WORD

*ADJUST TO MEET LOCAL CONDITIONS (NOT LESS THAN 50' NOR MORE THAN 100')

LONG TURN LANES



WITH TYPE 1 WORD

WITHOUT TYPE 1 WORD

GENERAL NOTES:

1. SPACING OF TYPE 2 ARROW IS REPRESENTATIVE OF SPACING FOR TYPE 1, TYPE 3, TYPE 4, & TYPE 5 ARROWS.
2. ALL TURNING LANES SHALL HAVE A MINIMUM OF 2 ARROWS.
3. GROUND MOUNTED OR OVERHEAD SIGNING SHALL BE SUPPLEMENTED BY TYPE 1 WORD.

DATE	REVISIONS

GEORGIA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRAFFIC SAFETY & DESIGN

DETAILS OF PAVEMENT MARKING ARROW LOCATION

NO SCALE JANUARY 2000

T-12A

PCBOTB

Z:\28972.000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28972.000-PSD-DT.DWG - Oct 8, 2020 - 9:43 AM

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

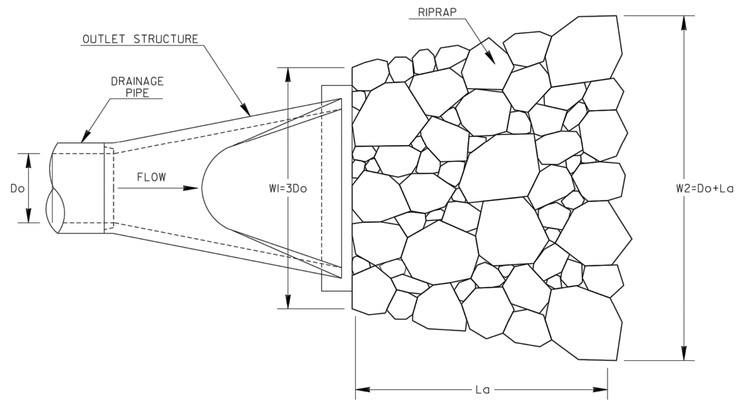
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	" = "

C5.7

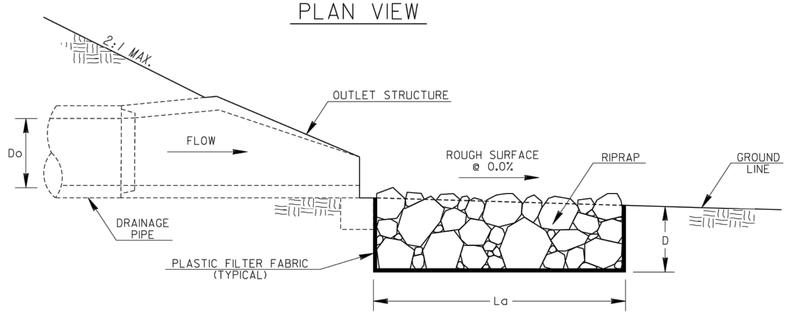
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

OUTLET TO FLAT AREA

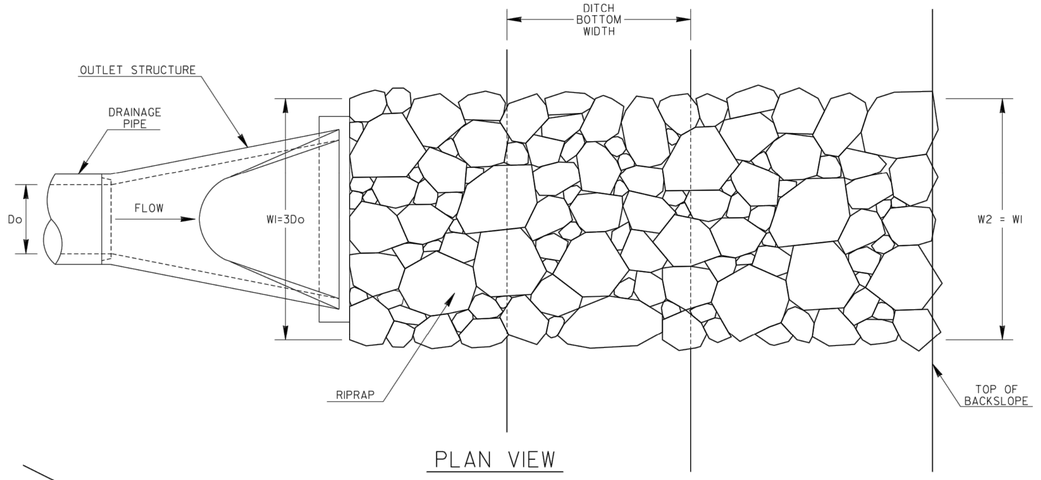


PLAN VIEW

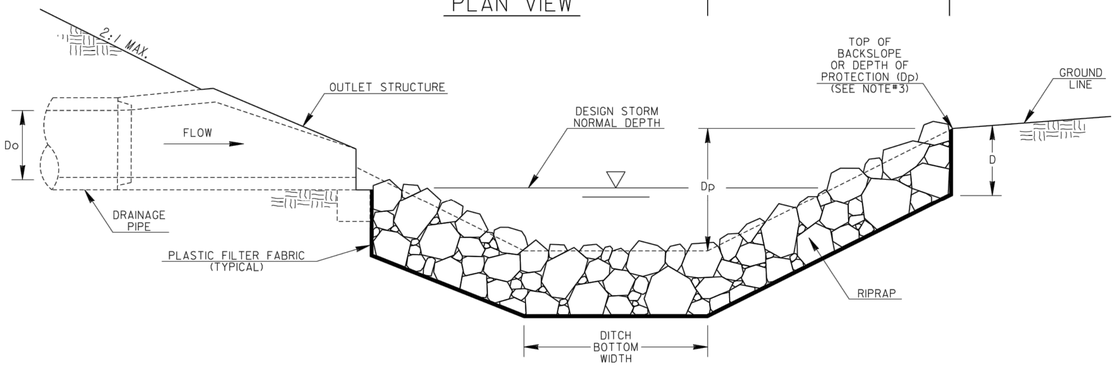


PROFILE VIEW

OUTLET PERPENDICULAR TO WELL-DEFINED CHANNEL



PLAN VIEW



PROFILE VIEW

GENERAL NOTES:

1. RIPRAP OUTLET PROTECTION SHOULD BE USED TO REDUCE A DRAINAGE STRUCTURE'S DISCHARGE VELOCITY.
   RIPRAP OUTLET PROTECTION IS SHOWN FOR GEORGIA STANDARD 1120, BUT IS INSTALLED SIMILARLY FOR OTHER DRAINAGE OUTLET STRUCTURES.

2. RIPRAP OUTLET PROTECTION SHALL BE DESIGNED IN ACCORDANCE WITH THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
   THE DESIGNER SHALL PROVIDE THE FOLLOWING IN THE PLANS: PIPE DIAMETER (Do), FLOW RATE OF DESIGN STORM (Q), VELOCITY (V), TAILWATER CONDITION (Tw), APRON LENGTH (La), APRON WIDTH AT DRAINAGE STRUCTURE (WI), APRON WIDTH DOWNSTREAM (W2), AVERAGE STONE DIAMETER (d50), INSTALLATION DEPTH (D), AND TYPE OF RIPRAP WITH QUANTITY.

   THE MINIMUM DESIGN FOR RIPRAP OUTLET PROTECTION SHALL BE THE 25-YEAR STORM EVENT, BUT LARGER STORMS ARE RECOMMENDED.

3. THE APRON WIDTHS SHALL BE THE SAME WHEN THE DRAINAGE STRUCTURE DISCHARGES PERPENDICULAR INTO A WELL-DEFINED CHANNEL.
   THE LENGTH SHALL EXTEND ACROSS THE CHANNEL AND UP TO THE TOP OF THE CHANNEL BACKSLOPE OR 1-FOOT ABOVE THE NORMAL DEPTH OF THE CHANNEL'S DESIGN STORM (WHICHEVER IS LESS). THE DESIGNER SHALL PROVIDE THE DEPTH OF PROTECTION (Dp) IF THE APRON DOES NOT EXTEND TO THE TOP OF THE BACKSLOPE.

4. IF THE OUTLET HYDRAULICS REQUIRE A d50<=0.70 FEET, TYPE-3 RIPRAP MAY BE USED.
   IF THE OUTLET HYDRAULICS REQUIRE A d50<=1.20 FEET, TYPE-1 RIPRAP SHOULD BE USED.
   IF THE OUTLET HYDRAULICS REQUIRE A d50>1.20 FEET, THE DESIGNER SHALL DESIGN AND PROVIDE A SPECIAL DETAIL FOR APPROPRIATE OUTLET PROTECTION.

5. PLASTIC FILTER FABRIC IS REQUIRED UNDERNEATH RIPRAP APRON.

6. PAYMENT FOR RIPRAP SHALL BE MEASURED IN SQUARE YARDS FOR SPECIFIED INSTALLATION DEPTH. PAYMENT FOR PLASTIC FILTER FABRIC SHALL BE MEASURED IN SQUARE YARDS CONSISTENT WITH RIPRAP QUANTITY AND PAID FOR SEPARATELY.

Do	=	PIPE DIAMETER
Q	=	DESIGN STORM FLOW RATE
V	=	DESIGN STORM VELOCITY
Tw	=	TAILWATER CONDITION/DESIGN STORM NORMAL DEPTH
La	=	APRON LENGTH
WI	=	APRON WIDTH UPSTREAM
W2	=	APRON WIDTH DOWNSTREAM
d50	=	AVERAGE STONE DIAMETER
D	=	INSTALLATION DEPTH
Dp	=	DEPTH OF PROTECTION

RIPRAP TYPE	REQUIRED d50 (FT)	MIN. DEPTH "D" (IN)
1	≤1.20	36
3	≤0.67	18

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS

RIPRAP OUTLET PROTECTION
(SHEET 1 OF 2)

NO SCALE — 4-22-2016

DESIGNED DLE
DRAWN DLE
TRACED
CHECKED

NUMBER D-55A

REVISIONS: NO. | BY | DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

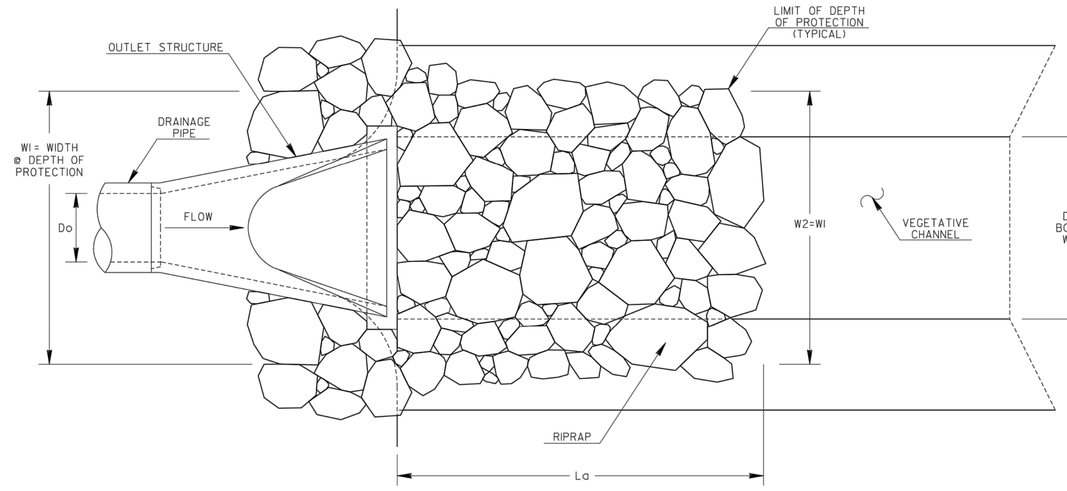
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.8

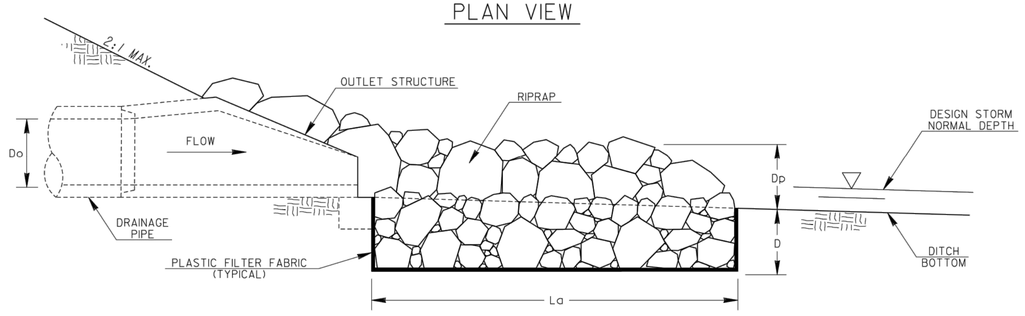
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

OUTLET PARALLEL TO WELL-DEFINED CHANNEL



PLAN VIEW



PROFILE VIEW

GENERAL NOTES:

1. RIPRAP OUTLET PROTECTION SHOULD BE USED TO REDUCE A DRAINAGE STRUCTURE'S DISCHARGE VELOCITY.
   RIPRAP OUTLET PROTECTION IS SHOWN FOR GEORGIA STANDARD 1120, BUT IS INSTALLED SIMILARLY FOR OTHER DRAINAGE OUTLET STRUCTURES.
   RIPRAP OUTLET PROTECTION IS SHOWN FOR A CONCRETE DITCH, BUT IS INSTALLED SIMILARLY TO TRANSITION FROM OTHER CHANNEL LININGS.

2. RIPRAP OUTLET PROTECTION SHALL BE DESIGNED IN ACCORDANCE WITH THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". THE DESIGNER SHALL PROVIDE THE FOLLOWING IN THE PLANS: PIPE DIAMETER (Do), FLOW RATE OF DESIGN STORM (Q), VELOCITY (V), TAILWATER CONDITION (Tw), APRON LENGTH (La), APRON WIDTH AT DRAINAGE STRUCTURE (WI), APRON WIDTH DOWNSTREAM (W2), AVERAGE STONE DIAMETER (d50), INSTALLATION DEPTH (D), AND TYPE OF RIPRAP WITH QUANTITY.

   THE MINIMUM DESIGN FOR RIPRAP OUTLET PROTECTION SHALL BE THE 25-YEAR STORM EVENT, BUT LARGER STORMS ARE RECOMMENDED.

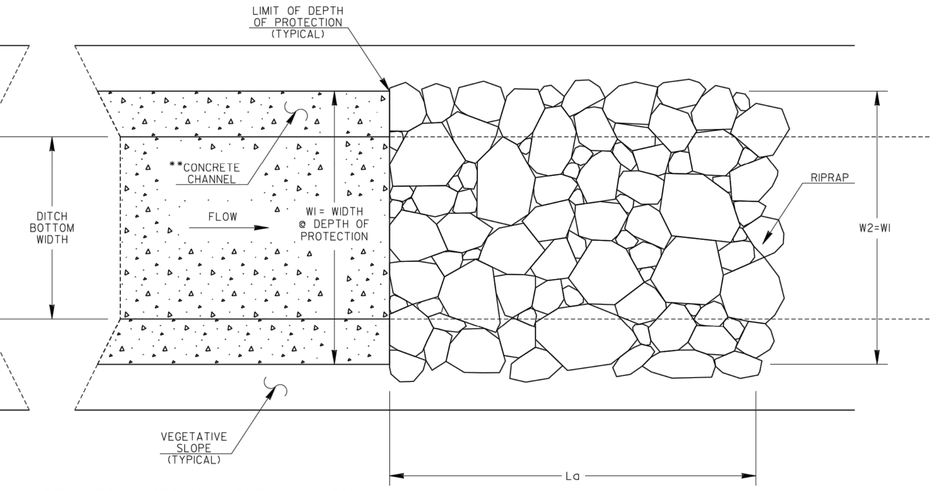
3. THE APRON WIDTHS SHALL BE THE SAME WHEN THE DRAINAGE STRUCTURE DISCHARGES PARALLEL INTO A WELL-DEFINED CHANNEL. THE APRON WIDTHS IN THIS CASE SHALL REPRESENT THE WIDTH AT THE DEPTH OF PROTECTION. THE RIPRAP SHALL BE INSTALLED TO THE TOP OF CHANNEL OR 1-FOOT ABOVE THE NORMAL DEPTH OF THE CHANNEL'S DESIGN STORM (WHICHEVER IS LESS). THE DESIGNER SHALL PROVIDE THE DEPTH OF PROTECTION (Dp) IF THE RIPRAP SHOULD NOT BE INSTALLED TO THE TOP OF THE CHANNEL. RIPRAP SHOULD ALSO BE INSTALLED TO ARMOR CHANNEL CORNER AT THE OUTLET STRUCTURE.

4. IF THE OUTLET HYDRAULICS REQUIRE A d50<=0.70 FEET, TYPE-3 RIPRAP MAY BE USED.
   IF THE OUTLET HYDRAULICS REQUIRE A d50<=1.20 FEET, TYPE-1 RIPRAP SHOULD BE USED.
   IF THE OUTLET HYDRAULICS REQUIRE A d50>1.20 FEET, THE DESIGNER SHALL DESIGN AND PROVIDE A SPECIAL DETAIL FOR APPROPRIATE OUTLET PROTECTION.

5. PLASTIC FILTER FABRIC IS REQUIRED UNDERNEATH RIPRAP APRON.

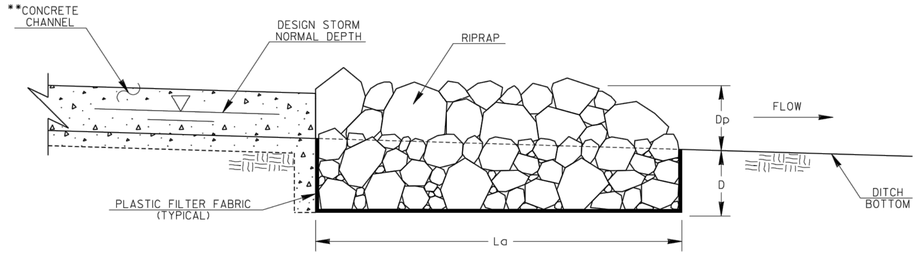
6. PAYMENT FOR RIPRAP SHALL BE MEASURED IN SQUARE YARDS FOR SPECIFIED INSTALLATION DEPTH. PAYMENT FOR PLASTIC FILTER FABRIC SHALL BE MEASURED IN SQUARE YARDS CONSISTENT WITH RIPRAP QUANTITY AND PAID FOR SEPARATELY.

CONCRETE CHANNEL TO RIPRAP TRANSITION



**REFER TO CONSTRUCTION DETAIL D-10 FOR CONCRETE DITCH PAVING INFORMATION

PLAN VIEW



PROFILE VIEW

Do = PIPE DIAMETER
Q = DESIGN STORM FLOW RATE
V = DESIGN STORM VELOCITY
Tw = TAILWATER CONDITION/DESIGN STORM NORMAL DEPTH
La = APRON LENGTH
WI = APRON WIDTH UPSTREAM AT DEPTH OF PROTECTION
W2 = APRON WIDTH DOWNSTREAM AT DEPTH OF PROTECTION
d50 = AVERAGE STONE DIAMETER
D = INSTALLATION DEPTH
Dp = DEPTH OF PROTECTION

RIPRAP TYPE	REQUIRED d50 (FT)	MIN. DEPTH "D" (IN)
1	≤1.20	36
3	≤0.67	18

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS

RIPRAP OUTLET PROTECTION (SHEET 2 OF 2)

NO SCALE 4-22-2016

DESIGNED DLE
DRAWN DLE
TRACED ____
CHECKED ____

NUMBER D-55B

REVISIONS: NO. | BY | DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

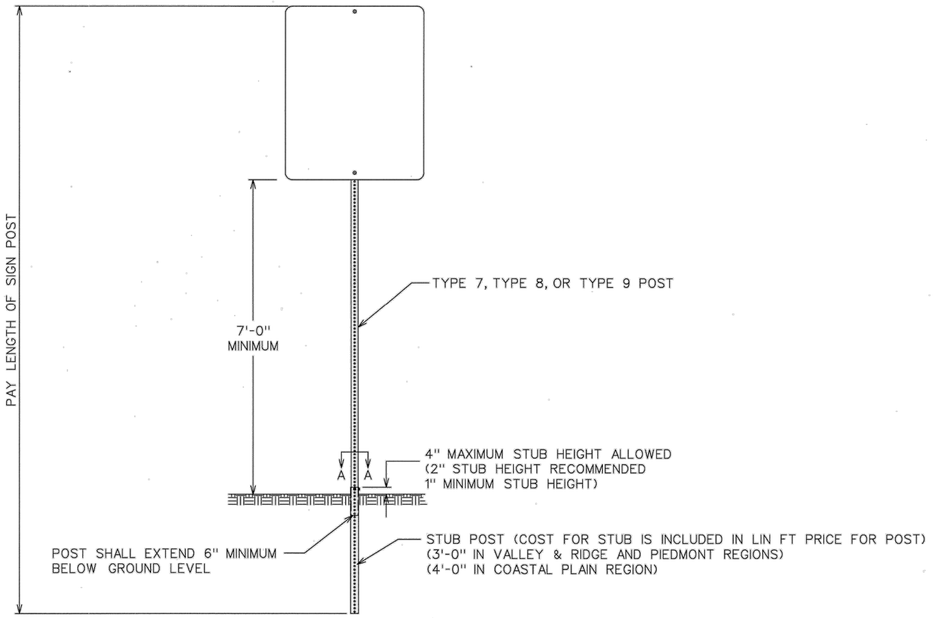
PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.9

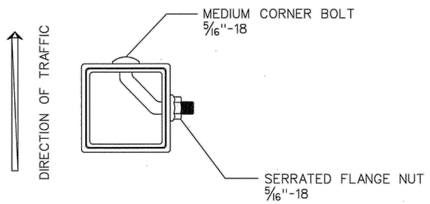
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



FRONT VIEW

POST	STUB SIZE
TYPE 7	2¼" x 2¼"
TYPE 8	2¾" x 2¾"
TYPE 9	2½" x 2½"



SECTION A-A

SIGN POST SELECTION CHART

70 MPH Wind Load Chart + 15% Gust Factor

Sign Centroid	SLIP BASE NOT REQUIRED				GROUND MOUNTED BREAKAWAY SIGN SUPPORT REQUIRED				
	TYPE 7 2" 14 ga.		TYPE 9 2-1/4" 14 ga	TYPE 8 2-1/2" 12 ga.	TYPE 8 2-1/2" 12 ga.		TYPE 8 w / TYPE 9 Insert* 2-1/2" 12 ga. W /2-1/4" 14 ga.		
	1 Post	2 Post	1 Post	1 Post	2 Post	3 Post	1 Post	2 Post	3 Post
	SQUARE FOOTAGE				SQUARE FOOTAGE				
6'	13.50	27.00	19.25	30.00	60.00	90.00	49.25	98.50	147.75
7'	11.60	23.20	16.50	25.75	51.50	77.25	42.25	84.50	126.75
8'	10.15	20.30	14.45	22.55	45.10	67.65	37.00	74.00	111.00
9'	9.00	18.00	12.85	20.00	40.00	60.00	32.85	65.70	98.55
10'	8.10	16.20	11.55	18.00	36.00	54.00	29.55	59.10	88.65
11'	7.40	14.80	10.50	16.40	32.80	49.20	26.90	53.80	80.70
12'	6.80	13.60	9.65	15.00	30.00	45.00	24.65	49.30	73.95
13'	6.25	12.50	8.90	13.85	27.70	41.55	22.75	45.50	68.25
14'	5.80	11.60	8.25	12.90	25.80	38.70	21.15	42.30	63.45
15'	5.00	10.00	6.45	10.10	20.20	30.30	16.55	33.10	49.65
16'	4.70	9.40	6.05	9.45	18.90	28.35	15.50	31.00	46.50
17'	4.40	8.80	5.70	8.90	17.80	26.70	14.60	29.20	43.80
18'	4.15	8.30	5.40	8.40	16.80	25.20	13.80	27.60	41.40
19'	3.95	7.90	5.10	7.95	15.90	23.85	13.05	26.10	39.15
20'	3.75	7.50	4.85	7.55	15.10	22.65	12.40	24.80	37.20

SIGN CENTROID IS DISTANCE FROM GROUND LEVEL TO BOTTOM OF SIGN *PLUS* HALF THE HEIGHT OF SIGN.
EXAMPLE: 24" X 48" SIGN THAT IS 7 FEET FROM GROUND TO BOTTOM OF SIGN. ADD HALF OF 48" (24" OR 2 FT) *PLUS* 7 FT. = 9' CENTROID.

SIGN PLATE SHALL NOT EXCEED 48" IN WIDTH ON A SINGLE POST.

* TYPE 9 INSERT SHALL BE A CONTINOUS POST INSERTED INTO THE TYPE 8 POST WHERE REQUIRED. THE INSERT POST SHALL EXTEND FROM THE BOTTOM OF THE SLIP BASE UPPER ASSEMBLY TO 4" BELOW THE BOTTOM OF THE SIGN. THE INSERT POST SHALL NOT EXTEND ABOVE THE BOTTOM OF THE SIGN. PAYMENT FOR THE INSERT POST SHALL BE PER LINEAR FOOT OF TYPE 9 POST.

GROUND MOUNTED BREAKAWAY SIGN SUPPORT WILL BE MEASURED AND PAID FOR SEPARATELY. THE COST FOR THIS WORK SHALL INCLUDE THE UPPER AND LOWER ASSEMBLY, STUB POST, CLASS "A" CONCRETE, ALL HARDWARE NECESSARY TO COMPLETE THE INSTALLATION, AND BE INCLUDED IN THE BID PRICE SUBMITTED FOR ITEM 636-3010.

DATE	REVISIONS

GEORGIA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRAFFIC SAFETY & DESIGN

TYPE 7, 8, AND 9
SQUARE TUBE POST
INSTALLATION DETAIL

NO SCALE JULY 2002

T-3A

PCBDTB

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

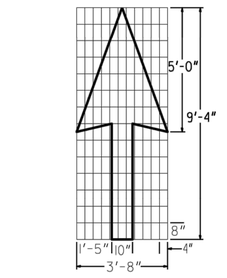
PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

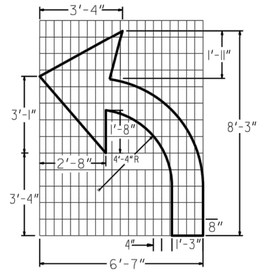
C5.10

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

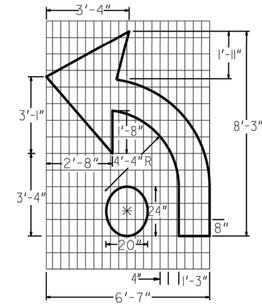
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



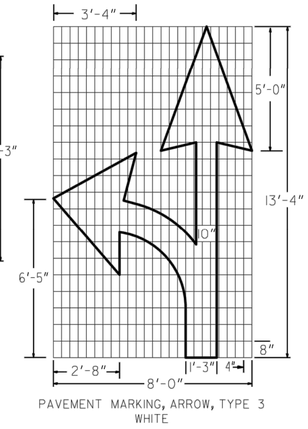
PAVEMENT MARKING, ARROW, TYPE 1
WHITE



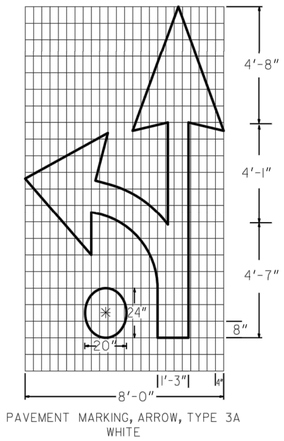
PAVEMENT MARKING, ARROW, TYPE 2
WHITE



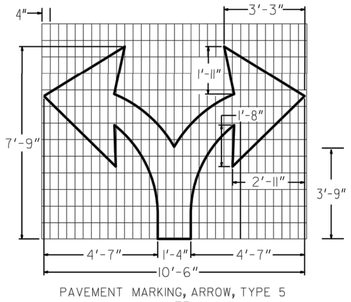
PAVEMENT MARKING, ARROW, TYPE 2A
WHITE



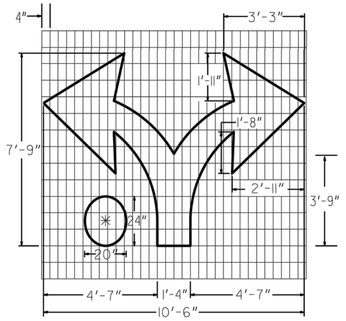
PAVEMENT MARKING, ARROW, TYPE 3
WHITE



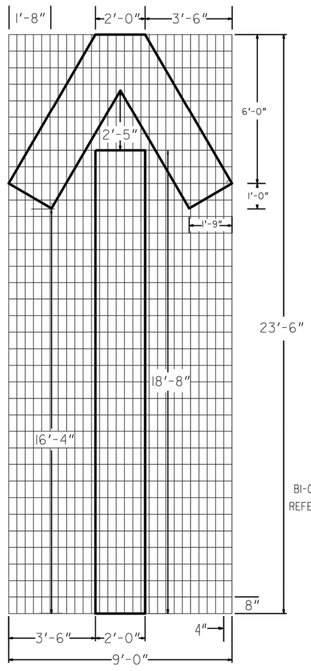
PAVEMENT MARKING, ARROW, TYPE 3A
WHITE



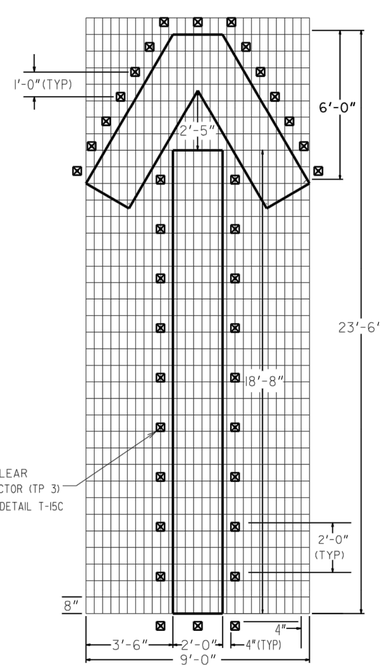
PAVEMENT MARKING, ARROW, TYPE 5
WHITE



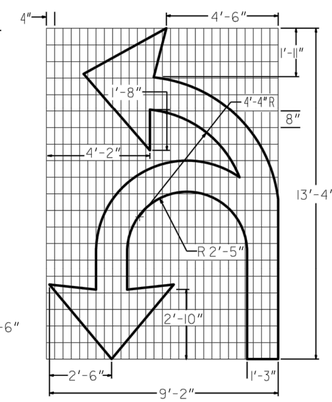
PAVEMENT MARKING, ARROW, TYPE 5A
WHITE



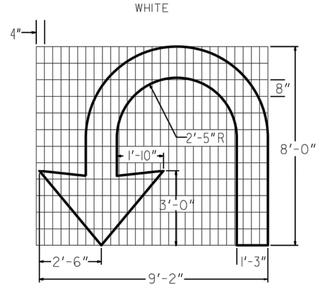
PAVEMENT MARKING, ARROW, TYPE 4
WHITE



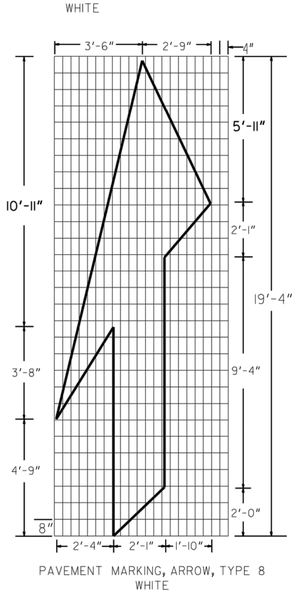
PAVEMENT MARKING, ARROW, WRONG WAY
WHITE



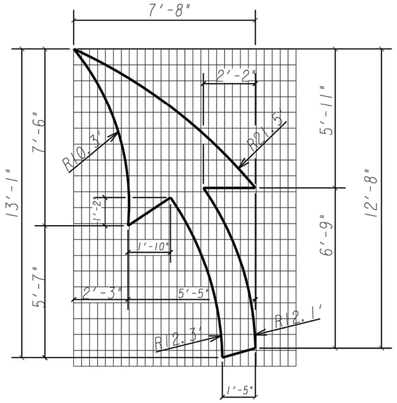
PAVEMENT MARKING, ARROW, TYPE 6
WHITE



PAVEMENT MARKING, ARROW, TYPE 7
WHITE



PAVEMENT MARKING, ARROW, TYPE 8
WHITE



PAVEMENT MARKING, ARROW, TYPE 9
WHITE (MINI ROUNDABOUTS)

NOTES
1. PAVEMENT MARKING ARROWS WITH A DOT (2A, 3A, 5A) SHALL BE USED ALONG MULTI-LANE ROUNDABOUT APPROACHES ALONG THE INSIDE LANE ONLY

BY	DATE	REVISION
ACP	11-04-20	ADDED TP 3 PAVEMENT MARKING ARROWS FOR MINI ROUNDABOUTS
ACP	05-30-19	ADDED TYPE 9 PAVEMENT MARKING ARROWS FOR ROUNDABOUTS
ACP	04-11-00	ADDED TYPE 4 PAVEMENT MARKING ON WRONG WAY ARROW

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
PAVEMENT MARKINGS - ARROWS

NO SCALE — APRIL 2000

DESIGNED ____
DRAWN ____
TRACED ____
CHECKED ____

NUMBER T-12B

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

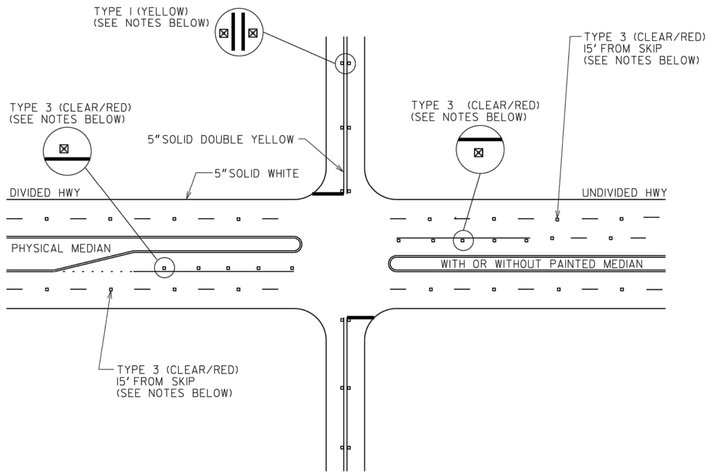
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.11

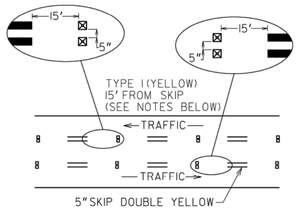
Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

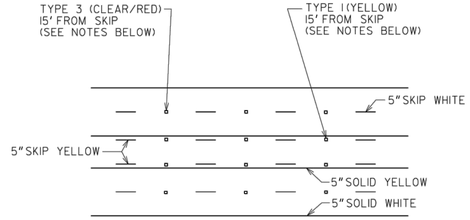
DIVIDED / UNDIVIDED HIGHWAY



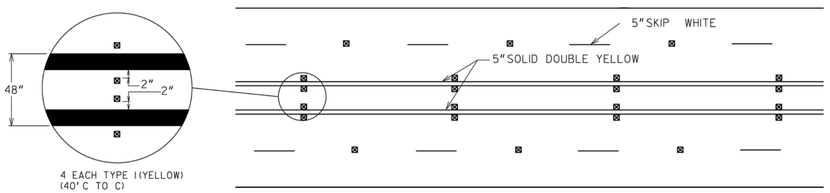
REVERSIBLE LANE



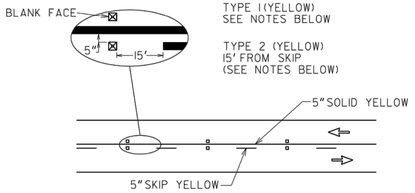
TWO WAY LEFT TURN LANE



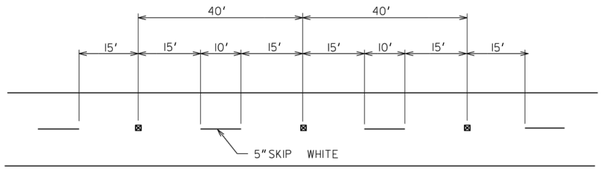
4'-0" STRIPED FLUSH MEDIAN



NO PASSING ZONE



TYPICAL RPM/STRIPE SPACING



GENERAL NOTES:

1. RAISED PAVEMENT MARKERS SHALL BE SPACED EVERY 40 FT UNLESS OTHERWISE SPECIFIED.
2. ON SOLID WHITE TURN BAY LINES, SPACING SHALL BE 20 FT.
3. RAISED PAVEMENT MARKERS SHALL BE OFFSET 5 INCHES FROM SOLID LANE LINES.
4. CLEAR FACE OF TYPE 3 RAISED PAVEMENT MARKERS SHALL BE ORIENTED TOWARD ONCOMING TRAFFIC.

CDR BY	REV. RPM SPACING TO 40' REVISION	9-15-2016 DATE	DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

CONSTRUCTION DETAILS

RAISED PAVEMENT MARKER LOCATION
NON-LIMITED ACCESS ROADWAY

NO SCALE — REV. AND REDRAWN, JUNE 2015

DESIGNED ____
DRAWN ____
TRACED ____
CHECKED ____

NUMBER T-15A

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. CONE

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

PAVING, GRADING AND DRAINGE DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C5.12

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: PARKSIDE AT PORT WENTWORTH
CITY/COUNTY: CITY OF PORT WENTWORTH / CHATHAM COUNTY

ADDRESS: GA-30, PORT WENTWORTH, GA 31407
DATE ON PLANS: 10/08/2021
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 26)

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

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

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. NATHAN B. LONG, P.E.

ECIJ | 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 27)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES.

ECIJ | 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)

THOMAS AND HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GEORGIA 31405
PHONE (912) 234-5300
CONTACT; MR. NATHAN LONG

ECIJ | YES — 5. PROVIDE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE. (PERMIT II.B.1.b PG 12)

PARKSIDE EQUITIES, LLC
9040 ROSWELL ROAD, SUITE 120
ATLANTA, GA 30350
MR. MATT MESHAD
(404) 574-5914; MMESHAD@EASLANCAPITAL.COM

ECIJ | YES — 6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2.c PG 27)

TOTAL PARCEL ACREAGE IS APPROXIMATELY 20.5 ACRES.
TOTAL DISTURBED ACREAGE FOR THE PROJECT IS 22.0 ACRES.

ECIJ | YES — 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES. PERMIT II.B.1.a PG 12

CONSTRUCTION EXIT IS LOCATED AT:
LAT: N32.19601 ; LONG: W81.21138

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.

ECIJ | YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2.a PG 27)

THE SITE WAS PREVIOUSLY VACANT. CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE GRADING, UTILITY INSTALLATION, PAVING AND CONSTRUCTION OF A MULTIFAMILY 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 27)

VICINITY MAP SHOWN ON THE COVER SHEET OF THE PLANS

ECIJ,ECI.3 | YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 27)

THE PROJECT DISCHARGES TO EXISTING CULVERT PIPES UNDERNEATH HIGHWAY 30. THE EVENTUAL RECEIVING WATER IS THE SAVANNAH RIVER.

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

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

NATHAN B. LONG, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000024602
EXPIRATION DATE: 11/29/21

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

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

NATHAN B. LONG, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000024602
EXPIRATION DATE: 11/29/21

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

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

ECIJ | YES — 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS." (PART IV.(i)-(iv) PG 19-24 OF THE PERMIT).

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

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

NO BUFFER ENCROACHMENTS. NO VARIANCE REQUIRED.

ECIJ | YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PART IV.C PG 26 OF PERMIT).

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

ECIJ | YES — 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (PERMIT IV.D.3.c(i) PG 30).

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

ECIJ | 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.

ECIJ | 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.

ECIJ | 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.(1) PG 28).

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

ECIJ | YES — 22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN 8IOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX I LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (PART III.C.2.A - V. PG 19-21)

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

ECIJ | YES — 23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.1 PG 15)

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

PLAN | YES — 24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT IV.D.3.c(6) PG 31).

THERE SHALL BE A CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REARS OF THE VEHICLES.

ECIJ | YES — 25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 31).

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

SPILL CLEANUP AND CONTROL PRACTICES

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

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

ECIJ | YES — 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. (PERMIT IV.D.3.b PG 29).

THE PERMANENT EROSION CONTROL PRACTICE AT THE OUTFALL POND'S CONTROL STRUCTURE DISCHARGE IS RIP-RAP (INSTALLED ON PREVIOUS PROJECT). THE PONDS THEMSELVES ALSO SERVE AS A PERMANENT MEASURE TO REDUCE POLLUTANTS IN STORMWATER. ONE PROPOSED POND OF THIS PROJECT INCLUDES A WIDE DISCHARGE POINT OR WEIR (EARTHEN WEIR). PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECIJ | YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE, (PERMIT IV.D.3.c.(2) PG 30).

THE PLAN MUST CONTAIN A DESCRIPTION OF MEASURES, SUCH AS PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

ECIJ | YES — 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. (PERMIT IV PG 24)

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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

CONCRETE TRUCK WASHING- CONCRETE WASHOUT SHALL OCCUR ONLY IN THE WASH PAD VICINITY DELINEATED IN THE PLANS.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
EROSION CONTROL NOTES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

EROSION,SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST - STAND ALONE CONSTRUCTION PROJECTS

SWCD: COASTAL
PROJECT NAME: PARKSIDE A PORT WENTWORTH
CITY/COUNTY: CITY OF PORT WENTWORTH / CHATHAM COUNTY

ADDRESS: GA-30, PORT WENTWORTH, GA 31407
DATE ON PLANS: 09/10/2021
REVISED DATE:
NAME/EMAIL OF PERSON FILLING OUT CHECKLIST: NATHAN LONG / LONG.N@TANDH.COM

ECL2 | YES 29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
I. OBTAIN ALL PLAN APPROVALS, OTHER APPLICABLE PERMITS AND ADD PERIMETER BMPS	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS,SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS. INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

	MONTH					
ACTIVITY	I	3	5	7	9	II
PERIMETER BMPS	■					
SITE CLEARING	■	■				
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE GRADING		■	■	■		
TEMPORARY GRASSING		■	■	■		
UTILITY INSTALLATION		■	■	■		
ROAD CONSTRUCTION			■	■	■	
SITE PAVING				■	■	
BUILDING CONSTRUCTION			■	■	■	■
PERMANENT GRASSING					■	■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

ECL2 | YES 30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITEE, (PERMIT IV.D.4.a PG 31-33).

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (a) ALL AREAS OF THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT. (b) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE 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 HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.a.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

MR. NATHAN B. LONG, P.E.
THOMAS AND HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

ECL2 | YES 31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. (PART IV.D.6.d PG 35-37 & PART IV.E PG 37)

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

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, I00% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

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

d. SAMPLING FREQUENCY

I. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (I2) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

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

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

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

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

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

REPORTING

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED
PROFESSIONAL ENGINEER
OFFICIAL SEAL
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
EROSION CONTROL NOTES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.2

Z:\28972\28972-0000\DWG\ENG\28X36\ECS\CONSTRUCTION PLANS\28972-0000 - EC1.DWG - Oct 8, 2021 - 9:48 AM

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

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 NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   - f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   - g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   - h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   - i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

EPD OFFICE:
COASTAL DISTRICT - BRUNSWICK OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8687
(912) 264-7284

ECI.3 | YES — 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 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 ESⅅPC PLAN REQUIRED IN PERMIT No. GAR 100001.
- THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100001.
- A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100001.
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100001.
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100001.
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100001.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GARI00001. 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 — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a.(3) PG 33-35)

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-001.

ECI.3 | YES — 34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. (PERMIT IV.D.6.a.(3) PG 33)

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 100001. THE NTU IS BASED UPON THE SITE ACREAGE OF 1.25 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 — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(3) PG 33)

PLEASE SEE PLAN SHEETS FOR DELINEATION OF SAMPLING LOCATIONS, PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.

PLAN | YES — 36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 27)

INITIAL PHASE - THE INITIAL PHASE OF THE ESⅅPC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS SILT FENCE WILL BE USED. 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.

PLAN | YES — 37. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

PLAN | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF 1' ARE SHOWN ON EACH PLAN SHEET.

N/A — 39. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.org. (PERMIT IV.D.3.a(4) PG 29)

NOT APPLICABLE FOR THIS PROJECT.

N/A — 40. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION.

NOT APPLICABLE FOR THIS PROJECT.

N/A — 41. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.2.e PG 27)

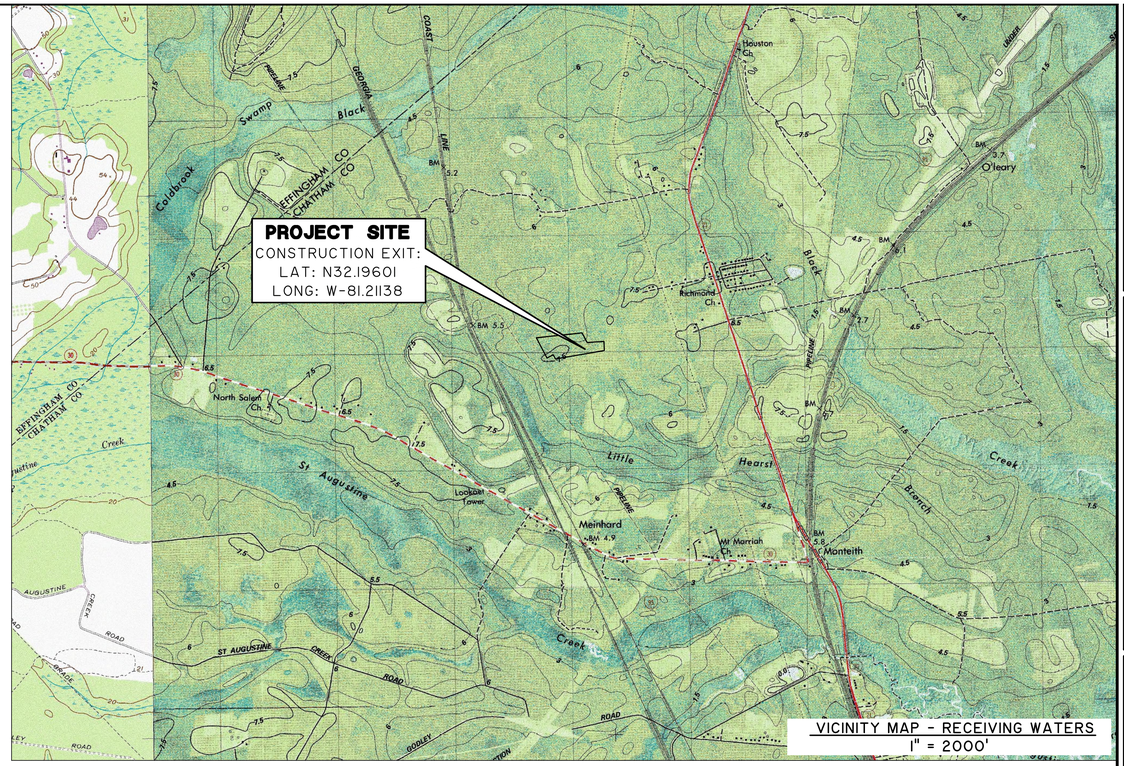
NOT APPLICABLE FOR THIS PROJECT.

PLAN | YES — 42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

NOT APPLICABLE FOR THIS PROJECT. THERE ARE NO WETLANDS AND STATE WATERS ON THE PROJECT SITE.

PLANS | YES — 43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE. (PERMIT IV.D.2.e PG 27)

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED ON THE PLAN SHEETS



VICINITY MAP - RECEIVING WATERS
1" = 2000'

REPORT | YES — 44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

PLEASE SEE ATTACHED REPORT WITH DETAILS FOR PRE AND POST DEVELOPMENT HYDROLOGY.

ECI.3 | YES — 45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. (PERMIT IV.D.2.d PG 27)

RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 80
POST-CONSTRUCTION CN = 89

PLAN | YES — 46. 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 | PLAN — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE: CAPE FEAR SOIL (C/D), CRAVEM LOAMY FINE (C), OCILLA COMPLEX (B/D), OGEECHEE LOAMY FINE SAND (B/D), AND POOLER FINE SANDY LOAM (C/D)

PLAN | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

PLEASE SEE THE PLAN FOR THE DELINEATION OF THE LIMITS OF DISTURBANCE. THEY ARE THE SAME FOR ALL PHASES OF CONSTRUCTION.

ECI.3 | YES — 49. PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPs AND ALL CALCULATIONS USED BY THE STORAGE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN. (PERMIT IV.D.3.a.(3) PG 28)

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 = 22.0

REQUIRED SEDIMENT STORAGE = 22.0 AC X 67 CY/AC = 1,474 CY

RETROFITTED DETENTION POND STORAGE:

POND 1
((25,420.36 SF + 45,533.4 SF)/2) * 6 LF = 212,861.3 CF
212,861.3 CF * (0.037 CF/CY) = 7,875.9 CY

POND 2
((36,127.6 SF + 58,682.7 SF)/2) * 6 LF = 284,430.9 CF
284,430.9 CF * (0.037 CF/CY) = 10,523.9 CY

PERIMETER SILT FENCE

LF OF SILT FENCE FOR STORAGE = 6,700 LF * 7.5 CF OF STORAGE/LF
(6,700 LF X 7.5 CF/LF) * (CY/ 27 CF) = 1,861.1 CY

TOTAL SEDIMENT STORAGE PROVIDED BY PROPOSED BMPS = 20,260.9 CY
TOTAL STORAGE PROVIDED EXCEEDS STORAGE REQUIRED (1,474 CY)

PLAN | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

PLAN | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

YES — 52. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

GEORGIA REGISTERED PROFESSIONAL ENGINEER — NATHAN B. LONG
NATHAN B. LONG
GEORGIA LICENSED
REGISTERED PROFESSIONAL
ENGINEER
CERTIFICATE NO.
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
EROSION CONTROL NOTES

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC1.3

Z:\28972\28972.0001\ENGINEERING\28XMRKS\CONSTRUCTION PLANS\28972.0001 - EC1.DWG - OCT 8, 2021 - 9:44 AM

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC2.2

MATCH LINE - SEE SHEET NO. EC2.4

Sd1-NS

Sd1-NS

Sd1-NS

Ds2

Ds1 Du

Ds2

Ds1 Du

Ok

SOIL TYPE (TYP.)

Cx

SOIL TYPE (TYP.)

Oj

GEORGIA HIGHWAY 30 - 100' R/W

STEEL, WILLIE
PIN 7-0971-02-007
PO BOX 23092 SAVANNAH, GA 31403

TREE PROTECTION (TYP.)

TREE PROTECTION AREA

GAULDEN, CLYDE JR
PIN 7-0976D-06-001
3855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED PROFESSIONAL NATHAN B. LONG

NATHAN B. LONG
CIVIL ENGINEER
REGD'S PROFESSIONAL
CERTIFICATION #
0000024602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-INITIAL PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC2.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC2.3

SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

Pn

VARNADOE, SAM L JR ETAL
FOLIO: 0976-02-038
PO BOX 2 TYBEE ISLAND, GA 31328

Oj

Ok

Cx

Co

Sd1-S

Sd1-NS

Ds2
Ds1 Du

BEGIN DOUBLE ROW SILT FENCING

CONCRETE WASHOUT

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42
LAT: 32.19601
LONG: -81.21139

TEMPORARY DIVERSION DITCH

10' x 30' TEMPORARY RIP RAP OVERFLOW WEIR. CONTRACTOR SHALL REMOVE RIP RAP WEIR ONCE SITE MOVES INTO INTERMEDIATE PHASE. CONTRACTOR SHALL ALSO REMOVE THE TEMPORARY DIVERSION DITCH AT THIS TIME.

POND I

SOIL TYPE (TYP.)

TREE PROTECTION AREA

TREE PROTECTION (TYP.)

MATCH LINE - SEE SHEET NO. EC2.4

MATCH LINE - SEE SHEET NO. EC2.1

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
LICENSED PROFESSIONAL ENGINEER
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE
0009024692

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

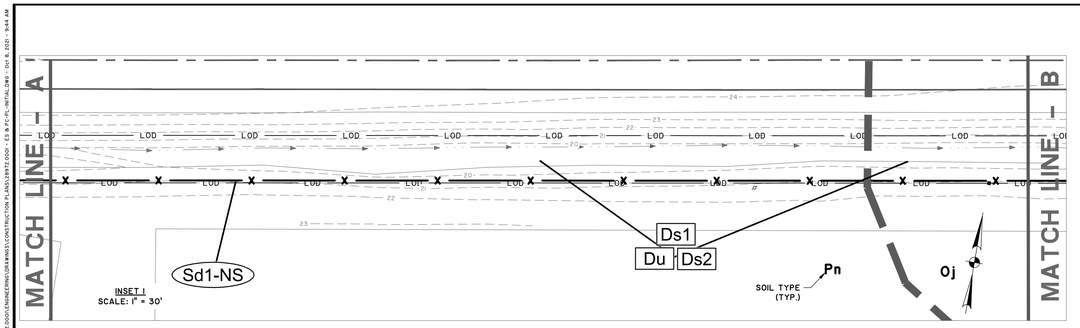
PARKSIDE AT PORT WENTWORTH

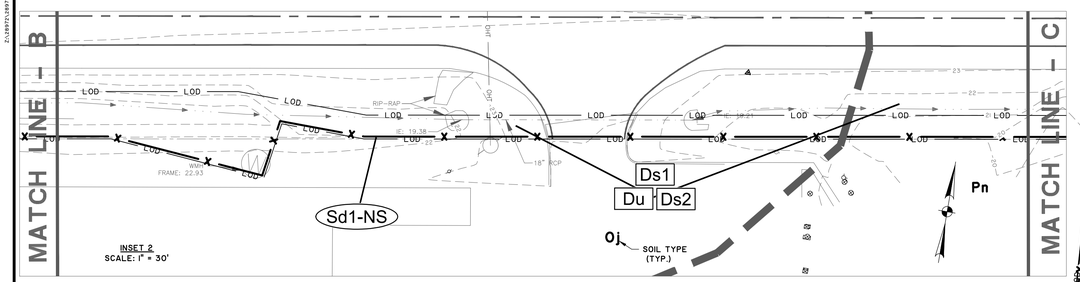
ES & PC-PLAN-INITIAL PHASE

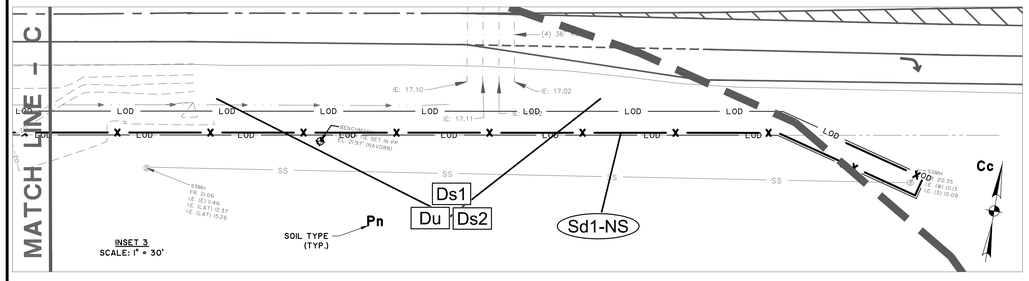
JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

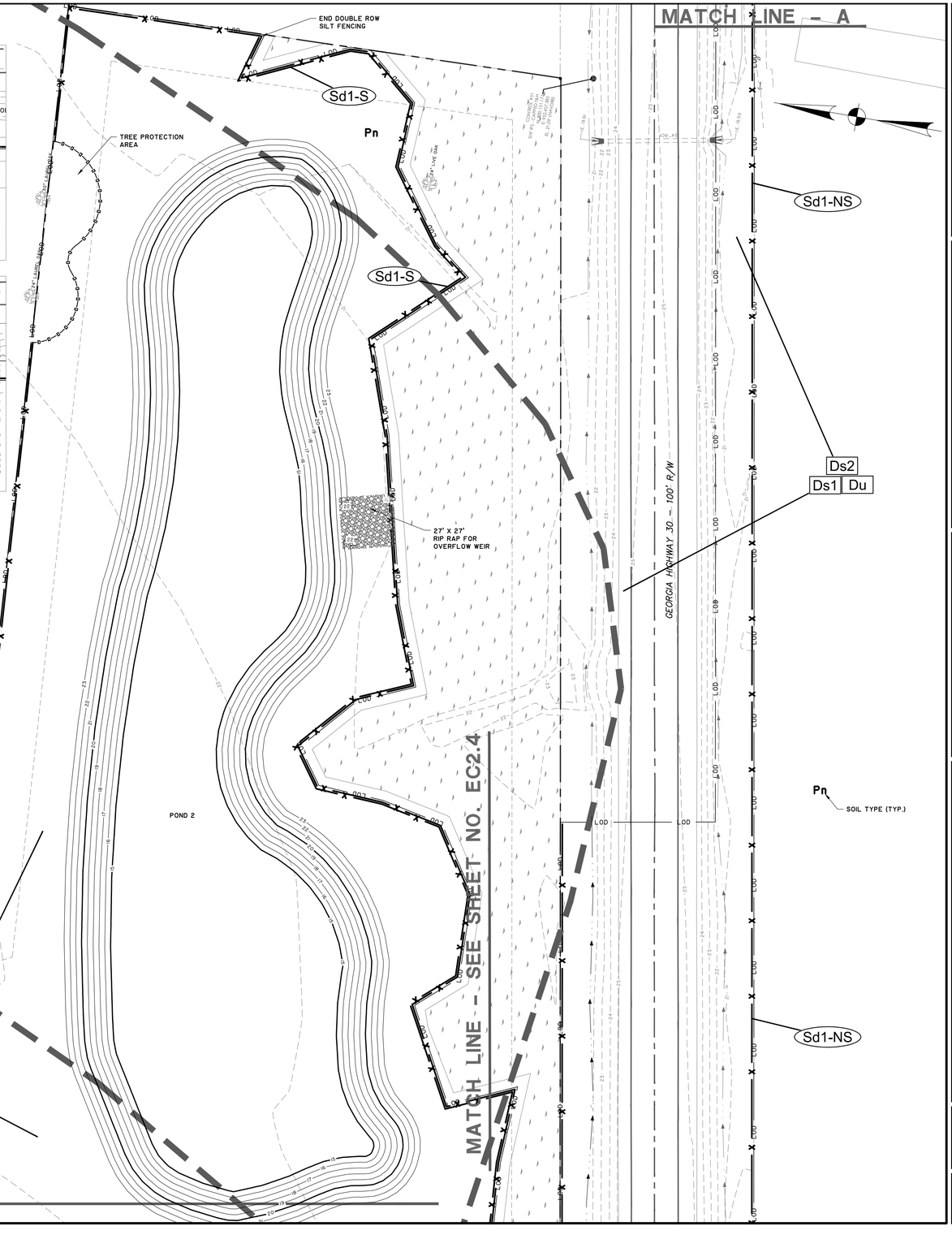
EC2.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)









GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SIMZ INVESTMENT COMPANY LLC
PIN 7-0976-02-027
554 SUNCREST BLVD.
SAVANNAH, GA 31410

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GEORGIA
NATHAN B. LONG
CERTIFICATE NO.
PROFESSIONAL
ENGINEER
NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
ES & PC-PLAN-INITIAL PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC2.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC2.1

MATCH LINE - SEE SHEET NO. EC2.2

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GEORGIA HIGHWAY 30 – 100' R/W

CENTERLINE OF EXISTING DITCH

TREE PROTECTION (TYP.)

Sd1-NS

Ds2
Ds1 Du

SOIL TYPE (TYP.)

Oj

LOD

MATCH LINE THIS SHEET

SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

MATCH LINE - SEE SHEET NO. EC2.2

MATCH LINE - SEE SHEET NO. EC2.3

Sd1-S

Co

CONCRETE WASHOUT

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42

LAT: 32.19601
LONG: -81.21139

MATCH LINE THIS SHEET

Pn

SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOIL TYPE (TYP.)

Pn

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE NO.
0000024602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC

PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-INITIAL PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

EC2.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC3.2

MATCH LINE - SEE SHEET NO. EC3.4

Sd1-NS
Sd2-F
Sd2-F
Sd2-F
Sd2-F
Sd2-F
Sd1-NS
Cd-S
St
Cd-S
Sd1-NS
Ds2
Ds1 Du
Ds2
Ds1 Du

STEEL, WILLIE
PIN 7-0971-02-007
PO BOX 23092 SAVANNAH, GA 31403

Ok
SOIL TYPE (TYP.)

Cx
SOIL TYPE (TYP.)

Oj

GEORGIA HIGHWAY 30 - 100' R/W

TREE PROTECTION AREA

GAULDEN, CECIL JR
PIN 7-0976D-06-001
3855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

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 PE LICENSE
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-CONSTRUCTION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE – SEE SHEET NO. EC3.3

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

VARNADOE, SAM L JR ETAL
PID# 5-0976-02-038
PO BOX 2 TYBEE ISLAND, GA 31328

BEGIN DOUBLE ROW SILT FENCING

BEGIN DOUBLE ROW SILT FENCING

CONCRETE WASHOUT

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42
LAT: 32.19601
LONG: -81.2139

POND I

SOIL TYPE (TYP.)

TREE PROTECTION AREA

MATCH LINE – SEE SHEET NO. EC3.4

MATCH LINE – SEE SHEET NO. EC3.1

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

NATHAN B. LONG
GEORGIA REGISTERED
PROFESSIONAL ENGINEER
CERTIFICATE #
0000024402

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

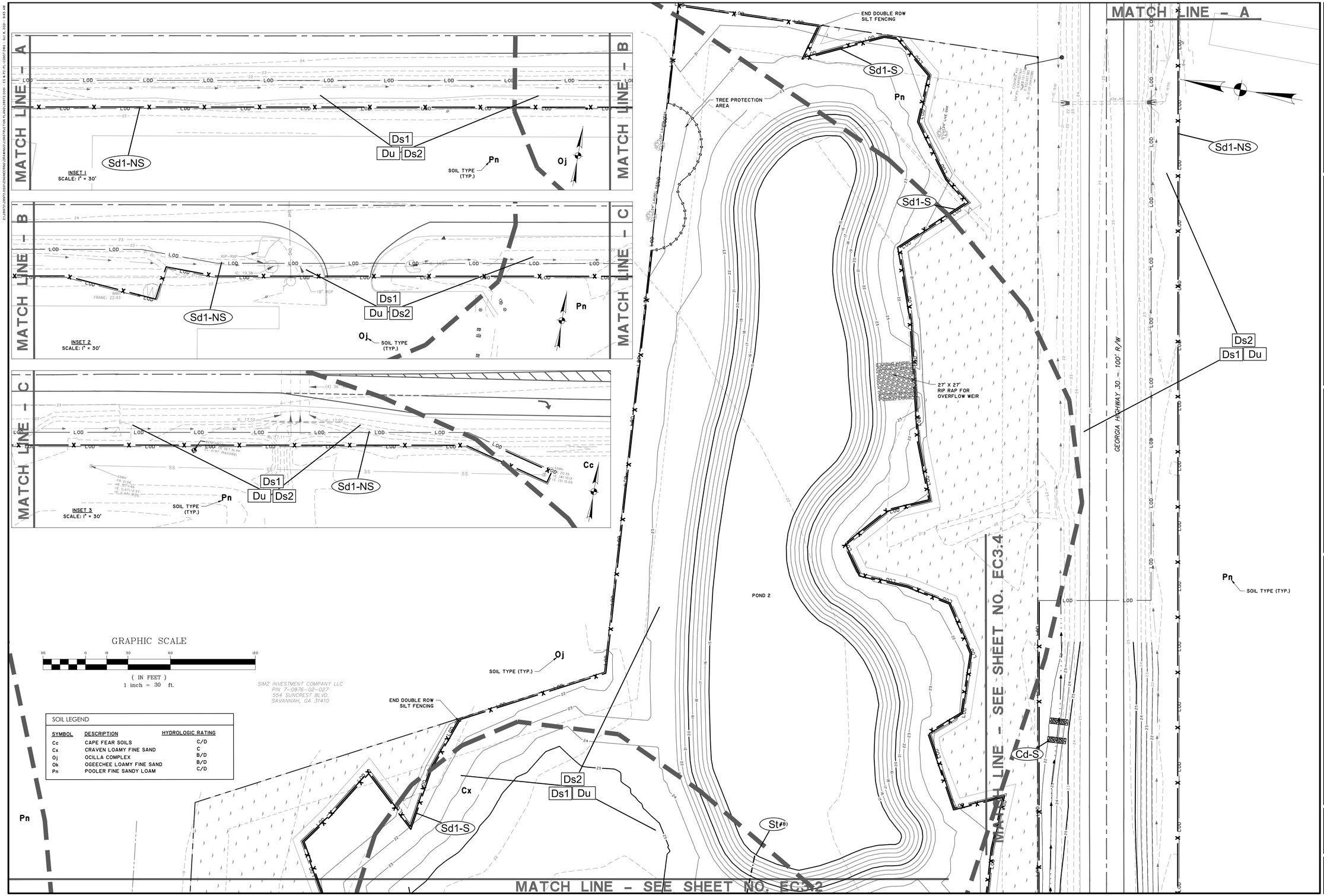
PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-CONSTRUCTION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)



GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
LICENSED
REGISTERED PROFESSIONAL
ENGINEER
GEORGIA #
000032402

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-CONSTRUCTION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC3.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC3.1

MATCH LINE - SEE SHEET NO. EC3.2

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GEORGIA HIGHWAY 30 – 100' R/W

CENTERLINE OF EXISTING DITCH

CENTERLINE OF PROPOSED DITCH

TREE PROTECTION (TYP.)

SOIL TYPE (TYP.)

Cd-S Cd-S Cd-S St Sd2-F Ds1 Du Ds2 Sd1-NS Sd1-S Co

MATCH LINE THIS SHEET

MATCH LINE - SEE SHEET NO. EC3.3

CONCRETE WASHOUT

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42
LAT: 32.19601
LONG: -81.21139

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOIL TYPE (TYP.) Pn

NATHAN B. LONG
GEORGIA REGISTERED
PROFESSIONAL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATION #
0000026602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-CONSTRUCTION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

EC3.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC4.2

MATCH LINE - SEE SHEET NO. EC4.4

Sd1-NS
Sd2-G
Sd2-F
Ds3
Cd-S
St
Ok
Cx
Oj
Sd1-NS
Sd2-G
Ds3
Sd2-G
Sd2-G
Ds3
Ds3
Ds3
Sd2-G
Sd2-G
Ds3
Sd1-NS

GARAGE
BUILDING 4000
BUILDING 5000
GARAGE
GARAGE
DUMPSTER PAD
GEORGIA HIGHWAY 30 - 100' R/W

STEEL, WILLIE
PIN 7-0976-02-007
PO BOX 23092 SAVANNAH, GA 31403

GAULDEN, [illegible] JR
PIN 7-0976D-06-001
3855 WALNUT CREEK
UNIT E335 RIVER RIDGE, LA. 70126

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

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

GEORGIA
NATHAN B. LONG
LICENSED
PROFESSIONAL
ENGINEER
NATHAN B. LONG
LICENSE #
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
ES & PC-PLAN-STABILIZATION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE – SEE SHEET NO. EC4.3

SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

VARNADOE, SAM L JR ETAL
PID# 0976-02-038
PO BOX 2 TYBEE ISLAND, GA 31328

POND 1
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.39
25-YR: 21.72
100-YR: 22.20

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42

LAT: 32.19601
LONG: -81.21139

MATCH LINE – SEE SHEET NO. EC4.4

MATCH LINE – SEE SHEET NO. EC4.1

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

NATHAN B. LONG
GEORGIA REGISTERED
No. 034574
PROFESSIONAL
ENGINEER

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
0000024402

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-STABILIZATION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE – A

MATCH LINE – B

MATCH LINE – C

INSET 1
SCALE: 1" = 30'

INSET 2
SCALE: 1" = 30'

INSET 3
SCALE: 1" = 30'

Sd1-NS
Sd1-S
Ds3
Pn
Oj
Cc
Cx
Cd-S
St#1

POND 2
TOB: 23.6
NWL: 20.1
BOT: 14.1
02-YR: 20.92
05-YR: 21.17
10-YR: 21.40
25-YR: 21.72
100-YR: 22.08

SIMZ INVESTMENT COMPANY LLC
PIN 7-0976-02-027
554 SUNCREST BLVD.
SAVANNAH, GA 31410

GEORGIA HIGHWAY 30 – 100' R/W

MATCH LINE – SEE SHEET NO. EC4.4

MATCH LINE – SEE SHEET NO. EC4.2

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
GEORGIA PE #
DESIGN PROFESSIONAL
CERTIFICATE #
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-STABILIZATION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

EC4.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

MATCH LINE - SEE SHEET NO. EC4.1

MATCH LINE - SEE SHEET NO. EC4.2

MAINTENANCE BUILDING

GARAGE

TREE PROTECTION (TYP.)

CENTERLINE OF EXISTING DITCH

CENTERLINE OF PROPOSED DITCH

GEORGIA HIGHWAY 30 - 100' R/W

SOIL TYPE (TYP.)

Oj

Cd-S

St

Ds3

Sd1-NS

Pn

LOD

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

MATCH LINE - SEE SHEET NO. EC4.2

MATCH LINE - SEE SHEET NO. EC4.3

CONCRETE WASHOUT

CONSTRUCTION EXIT
N: 800033.06
E: 951664.42
LAT: 32.19601
LONG: -81.21139

Co

CENTERLINE OF PROPOSED DITCH

CENTERLINE OF EXISTING DITCH

Sd1-S

Sd1-NS

Ds3

Cd-S

St

Pn

LOD

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Cc	CAPE FEAR SOILS	C/D
Cx	CRAVEN LOAMY FINE SAND	C
Oj	OCILLA COMPLEX	B/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Pn	POOLER FINE SANDY LOAM	C/D

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GEORGIA REGISTERED PROFESSIONAL NATHAN B. LONG

NATHAN B. LONG
GEORGIA REGISTERED
DESIGN PROFESSIONAL
CERTIFICATE #
000032602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

PARKSIDE EQUITIES, LLC

PORT WENTWORTH, GEORGIA

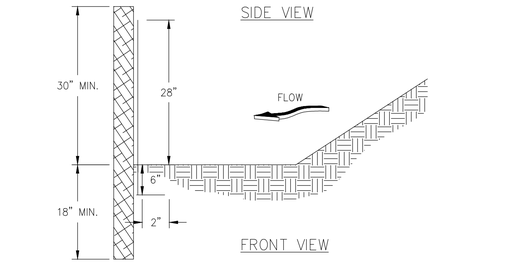
PARKSIDE AT PORT WENTWORTH

ES & PC-PLAN-STABILIZATION PHASE

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS NOTED

EC4.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

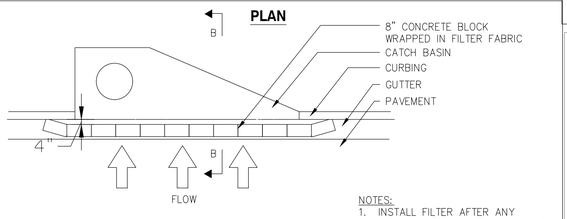


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

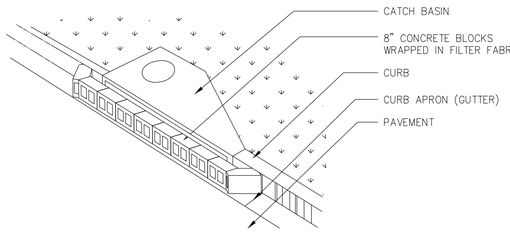
SILT FENCE - TYPE SENSITIVE

NOT TO SCALE

Sdl-S



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

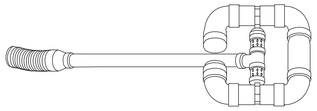
NOT TO SCALE

Sd2-P

TEMPORARY SEDIMENT POND

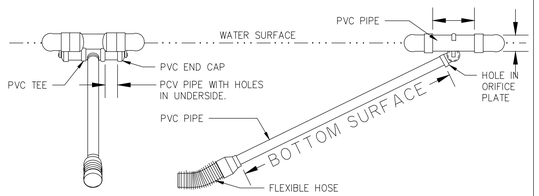
NOTE:
SKIMMER CONFIGURATION SHOWN IS TYPICAL. THE DESIGNER/ENGINEER MAY SUBMIT AN ALTERNATE SKIMMER DETAIL FOR REVIEW.

SKIMMER PERSPECTIVE



SKIMMER FRONTAL SECTION VIEW

SKIMMER SIDE SECTION VIEW



SKIMMER DESIGN CRITERIA

1. POND, TRAP OR BASIN SIZE, LENGTH (TOP AND BOTTOM) WIDTH (TOP AND BOTTOM) AND DEPTH = 2,140,980 CF
2. TIME TO DRAIN (HRS) = 72
3. SKIMMER DIMENSIONS: ORIFICE DIA.: 6.0 IN
   HEAD SIZE: 6.0 IN
4. MANUFACTURER'S NAME: FAIRCLOTH SKIMMER

SKIMMER

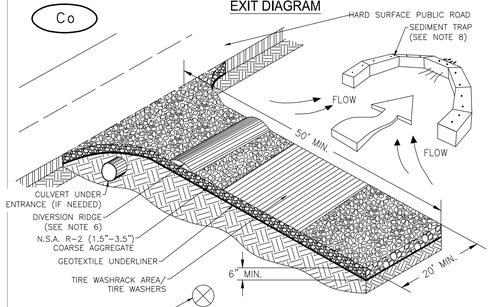
NOT TO SCALE

Sk

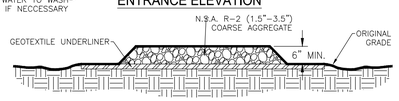
CRUSHED STONE CONSTRUCTION EXIT

Co

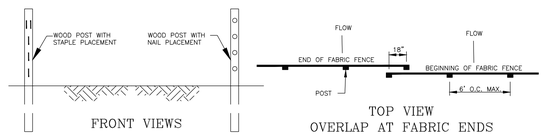
EXIT DIAGRAM

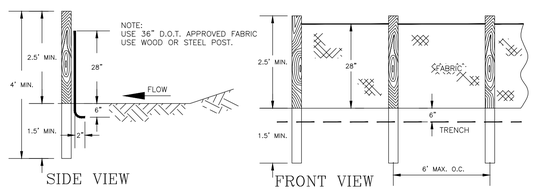


ENTRANCE ELEVATION



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.





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 X 1.5
4'	STEEL	1.3 LB./FT. MIN.

FASTENERS FOR WOOD POST (WIRE STAPLES)

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

FASTENERS FOR WOOD POST (NAILS)

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

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

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

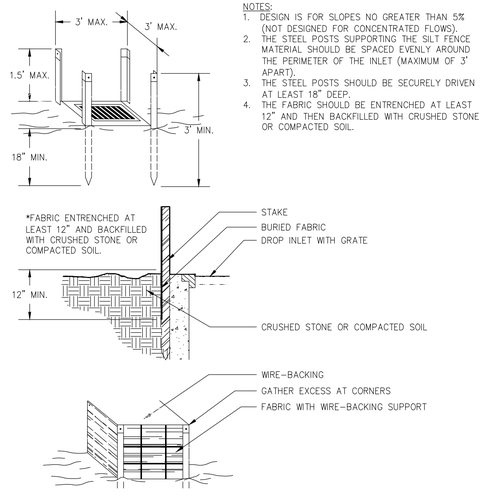
NOT TO SCALE

Sdl-NS

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.

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

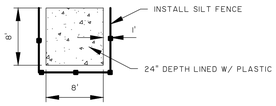
Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

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**.

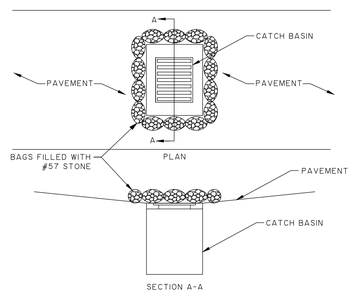
GEWCC 2016 Edition

6-55



CONCRETE WASHOUT DETAIL

NOT TO SCALE



NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION

INLET SEDIMENT TRAP GRAVEL BAGS

NOT TO SCALE

Sd2-G

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG

NATHAN B. LONG
GEORGIA REGISTERED
PROFESSIONAL ENGINEER
CERTIFICATE NO.
0009024692

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

EROSION CONTROL DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

EC5.1

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Disturbed Area Stabilization (With Mulching Only) Ds1

DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding)**.

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

Disturbed Area Stabilization (With Temporary Seeding) Ds2

DEFINITION
The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE
- To reduce runoff and sediment damage of down stream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve tilth, infiltration and aeration as well as organic matter for permanent plantings

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification **Ds1-Disturbed Area Stabilization (With Temporary Seeding).**

CONDITIONS
Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS
Grading and Shaping
Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, 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)**.

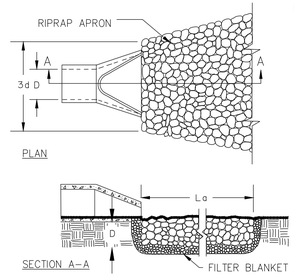
Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

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	-

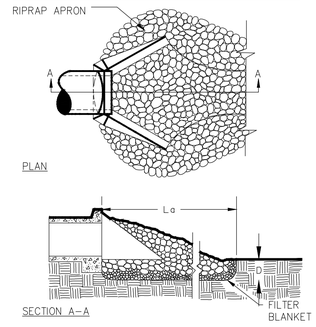
GSWCC 2016 Edition

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'
   W1 = 4'
   W2 = 12'
   d50 = 3.6"
   dMAX = 5.4"
   D = 8.1"

PIPE OUTLET TO WELL DEFINED CHANNEL



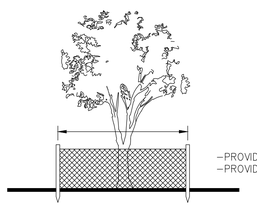
RIPRAP OUTLET PROTECTION

NOT TO SCALE

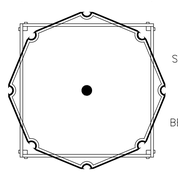
St

TREE PROTECTION

CHAIN LINK FENCE DETAIL



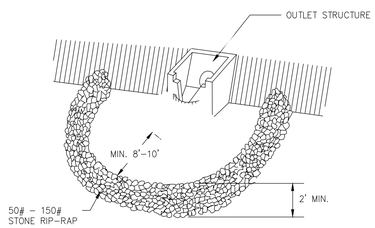
FOR ADDED PROTECTION
–PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
–PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.



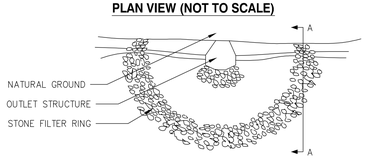
BARRIER CONSTRUCTED TO PROTECT TREE TRUNK, CROWN, AND ROOT SYSTEM FROM INJURY. BARRIERS SHALL BE LOCATED AT THE LIMITS OF THE TREE'S CRITICAL ROOT ZONE (A RADIUS OF ONE AND A HALF FEET PER INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT). BARRIER SHALL BE KEPT IN GOOD CONDITION FOR THE DURATION OF THE PROJECT AND IS TO REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION.

STONE FILTER RING Fr

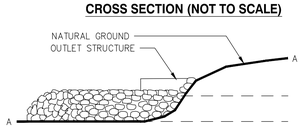
PERSPECTIVE VIEW

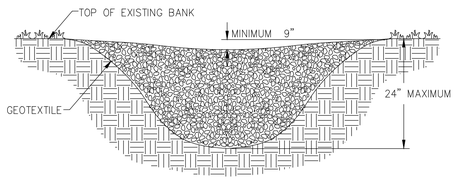


PLAN VIEW (NOT TO SCALE)

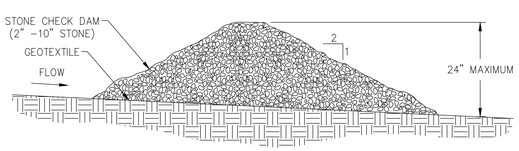


CROSS SECTION (NOT TO SCALE)





PROFILE VIEW



NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288–96, SECTION 7.3, TABLE 3).

STONE CHECK DAM

NOT TO SCALE

CD-S

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

1. CFS IN THE CHANNEL/DITCH THAT THE CHECK DAM IS BEING USED IN= LESS THAN 2 CFS
2. ABOVE 2.0 CFS: NO
3. IF YES, LIST BMP BEING USED IN CONJUNCTION WITH CHECK DAM: N/A

SPACING BETWEEN CHECK DAMS

A = THE TOE OF THE UPSTREAM CHECK DAM.
B = TOP OF THE DOWNSTREAM CHECK DAM.
C = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

CROSS SECTION

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
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
INLET SEDIMENT TRAP (CURB INLET)	Sd2-G
STORM DRAIN OUTLET PROTECTION	St
FLOATING SURFACE SKIMMER	Sk
NPDES MONITORING LOCATION	
CONCRETE WASHOUT	

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

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
EROSION CONTROL DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

EC5.2

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

Z:\28972\28972-2500\ENGINEER\SHEETS\SHEETS\CONSTRUCTION PLANS\28972-2500 - ES & PC SITE.dwg - Oct 8, 2021 - 9:47 AM

OUTLET PROTECTION DESIGN CRITERIA #1 — St

OUTLET OPENING :	18"
FLOW RATE (CFS):	3.00
VELOCITY (FPS):	1.29
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:	10'
Wup:	4.5'
Wdown :	11.5'

OUTLET PROTECTION DESIGN CRITERIA #2 — St

OUTLET OPENING :	36"
FLOW RATE (CFS):	12.14
VELOCITY (FPS):	8.89
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 #3 — St

OUTLET OPENING :	24"
FLOW RATE (CFS):	8.75
VELOCITY (FPS):	8.03
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:	11.5'
Wup:	6'
Wdown :	13.5'

OUTLET PROTECTION DESIGN CRITERIA #4 — St

OUTLET OPENING :	30"
FLOW RATE (CFS):	9.46
VELOCITY (FPS):	4.38
TAILWATER CONDITION: (MIN. or MAX.)	MIN
d_{50} RIPRAP SIZE:	0.45'
d_{max} RIPRAP SIZE:	0.68'
MIN. RIPRAP THICKNESS(D):	1.01'
La:	13'
Wup:	7.5'
Wdown :	15.5'

OUTLET PROTECTION DESIGN CRITERIA #5 — St

OUTLET OPENING :	36"
FLOW RATE (CFS):	1.46
VELOCITY (FPS):	2.81
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):	3.71
VELOCITY (FPS):	6.75
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 :	36"
FLOW RATE (CFS):	1.72
VELOCITY (FPS):	1.52
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 #8 — St

OUTLET OPENING :	36"
FLOW RATE (CFS):	1.72
VELOCITY (FPS):	1.52
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 #9 — St

OUTLET OPENING :	18"
FLOW RATE (CFS):	1.46
VELOCITY (FPS):	2.08
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:	10'
Wup:	4.5'
Wdown :	11.5'

GEORGIA — COASTAL GEORGIA — PROFESSIONAL ENGINEER — NATHAN B. LONG

NATHAN B. LONG
CIVIL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATION #
0000024602

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.236.4156
www.thomasandhutton.com

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA

PARKSIDE AT PORT WENTWORTH

EROSION CONTROL DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NTS

EC5.3

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

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 into bermuda pastures and awns. Mix with Sericea lespedeza or weeping lovegrass.
with other perennials	30 lbs	0.7 lb	C		
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with temporary cover	60 lbs	1.4 lb	M-L		
with other perennials	30 lbs	0.7 lb	P		Same as above.
BERMUDA, COMMON *Cynodon dactylon*					
Hulled seed			P		
alone	10 lbs	0.2 lb	C		1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fileds.
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed					
with temporary cover	10 lbs	0.2 lb	P		Plant with winter annuals.
with other perennials	6 lbs	0.1 lb	C		Plant with Tall Fescue

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

Species	Broadcast Rates		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.
Coastal, Common, of Tift 44			P 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 P C		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
with other perennials	2 lbs	0.05 lb			

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

Species	Broadcast Rates		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 amarulum*					
	20 lbs	0.5 lb	P C		Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS *Phalaris arundinacea*					
alone	50 lbs	1.1 lb	M-L		
with other 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

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Pn	POOLER FINE SANDY LOAM	C/D
Ok	OGEECHEE LOAMY FINE SAND	B/D
Waf	WAHEE SANDY LOAM	C/D

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 P C		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L		13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P C		
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P C		
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L P C		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L P C		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

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)

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN B. LONG
NATHAN B. LONG
GEORGIA REGISTERED PROFESSIONAL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATE NO.
0000024602

NO.	REVISIONS	BY	DATE

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

PARKSIDE EQUITIES, LLC
PORT WENTWORTH, GEORGIA
PARKSIDE AT PORT WENTWORTH
EROSION CONTROL DETAILS

JOB NO:	J-28972.0001
DATE:	10/08/2021
DRAWN:	CGC
DESIGNED:	JTD
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

EC5.4

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 SS-SITE PLAN DEC 2021 - Site Plan 10.8.21 (2566 : Site Plan Review Application Parkside at Port Wentworth (Specific) DEC 2021)

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

TR LONG ENGINEERING, P.C.

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

November 4, 2021

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

Re: Site Development Plans of
Parkside at Port Wentworth
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the specific development plans entitled "Site Development Plans of Parkside at Port Wentworth" prepared by Thomas & Hutton dated October 8, 2021. We offer the following comments regarding this assessment:

1. T. R. Long Engineering, P.C. recommends that the water and sewer systems inside the property of this development be privately maintained. The watermains in State Route 30 should be public up to the master meter.
2. Please add additional dimensions for the site including parking, pull-offs, stormwater ponds tennis courts and other amenities. The plans do show some information for these items, but it is insufficient to layout these facilities without the CAD file. While we realize the CAD file will be shared with most people involved in the construction process, the paper plans will be the governing document.
3. Please include layout information for the location of each unit.
4. Include a master meter for the water system near the main entrance off State Route 30 prior to the interior loop.
5. Please show the re-use water system mains.
6. Use a minimum 4" force main. Update the design calculations as well.
7. Please add stationing along the water and force main route along State Route 30 for clarity.
8. Please show sewer service laterals.
9. Please add fire hydrants along State Route 30.
10. Add a 12" gate valve near the end of the water main along State Route 30.
11. Add an 8" gate valve on the branch of the 10"x8" tee near the entrance.
12. Add 2 gate valves near the tee on the west side of building 2000.
13. Add 2 gate valves near the tee on the west side of building 5000.
14. Please provide fire flow demand calculations.
15. The force main profiles appear to show the existing grade for both entries on the profile band. Please adjust one of the elevation entries to show the finished invert of the force main.
16. Please show grades for the proposed force main.

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - 1st Comment Letter TR LONG 12.8.2 (2566 : Site Plan Review

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - 1st Comment Letter TR LONG 12.8.2 (2566 : Site Plan Review

17. Consider adding an air release valve between the valve near station 9+50 and the surge manhole.
18. Provide a detail for the surge manhole.
19. The capacity of the downstream pump station is under review. Information regarding the capacity of the downstream system will be provided separately.
20. The liner for the wet well shall include the underside of the top so that all exposed concrete is covered.
21. 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.
22. Provide electrical design for the pump station.
23. Overflow structure for Pond 2 should be constructed of concrete.
24. The side view of the control structure #1 on sheet C5.3 shows one weir elevation. There are several hidden lines that appear to indicate that the weirs are at different elevations. Please verify the invert elevation of each weir.
25. Please show pipe information between CS#1 and Pond 1.
26. The drainage pipes under both entrances off State Route 30 do not appear to accommodate the road widths, a 6 feet wide shoulder and a 6:1 side slope to the invert of the pipe. Please extend each of these pipes.
27. The driveway pipe for the second driveway appears to be graded backwards. Please revise.
28. There does not appear to be enough cover over the driveway pipe for the main entrance. Please revise as necessary.
29. There does not appear to be enough cover over the driveway pipe for the second driveway. Please revise as necessary.
30. Revise the grades along State Route 30 to maintain at least a shoulder that is six feet wide.
31. Maintain a 2% slope away from State Route 30. There are several areas where this grade does not appear to be maintained.
32. The fillet radius for each driveway appear not to meet the Department of Transportation standard. Please revise so that all dimensions meet the Department of Transportation standard.
33. Provide grades for the dumpster pad.
34. Please provide grades for the mail house.
35. Provide access for maintenance vehicles to the pond 2 overflow. This access can be grassed.
36. Please provide a copy of the approval from GDOT upon receipt.
37. 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.

Project Timeline

Parkside at Port Wentworth, Highway 30 – S-Site Plan

Applicant: Parkside Equities, LLC

Applicant Engineer: Rusty Windsor, Thomas & Hutton

Review Engineer: Trent Long, TR Long

Project #210421

- 10/18/2021—application received- Incomplete: missing PDF
- 10/20/2021 – sent email to Rusty Windsor for missing information
- 10/20/2021 – Received missing information
- 10/21/2021 – Sent site plan package to TR Long to start review
- 11/17/2021 – Sent email to TR Long for update on review
- 11/26/2021 – Public hearing notice ad posted in the Savannah Morning News
- 11/27/2021 – Public hearing notice letter mailed
- 12/2/2021 – Sent email to TR Long for update on review
- 12/9/2021 – received 1st review comment letter from TR Long. Letter forwarded to Rusty Windsor with Thomas & Hutton.

Attachment: PARKSIDE AT PORT WENTWORTH HWY 30 S-SITE PLAN DEC 2021 - Timeline [Revision 1] (2566 : Site Plan Review Application

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2568)

DOC ID: 2568

Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-052 and 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 23) 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 7-0906-04-052 and 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 23) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Lakeside Phase 23 of the Rice Hope Subdivision. Lakeside Phase 23 includes thirty-nine (39) single family lots on approximately 3.49 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, December 13, 2021 at 6:30 PM.

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Preliminary Plat (PDF)
- LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Timeline (DOCX)

210412

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

RECEIVED
OCT 01 2021
BY: MBC

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 23

Location: Lakeside Blvd., Port Wentworth, GA 31407

Number of Lots: 39

Number of Acres: 3.49

PIN #: 70906 04052, 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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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

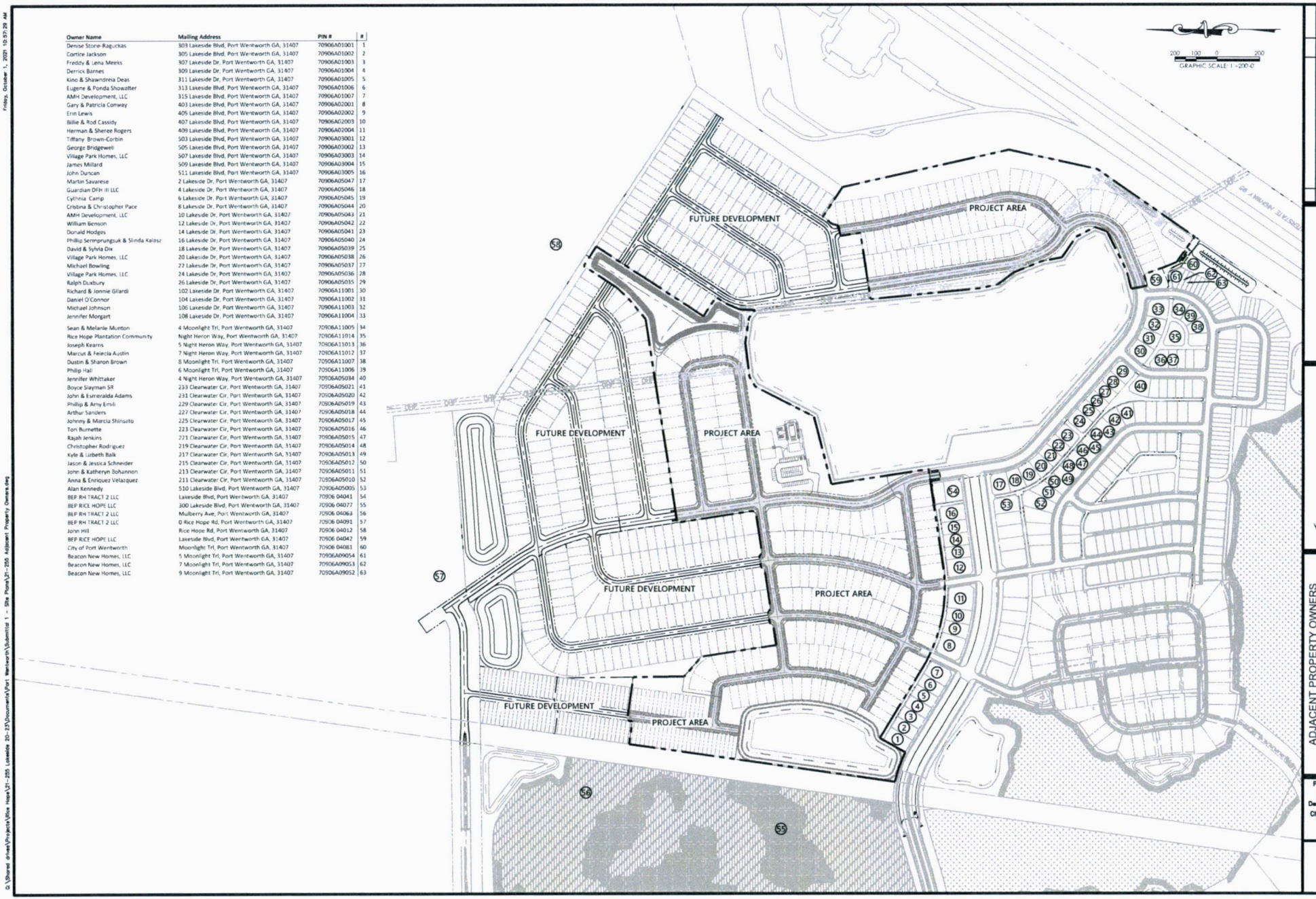
REC#: 00329080 10/08/2021 10:53 AM
OPER: ME TERM: 011
REF#: CK 2208

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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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 Semprungsuk & Slinda Kaiasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Munton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
Marcus & Felecia Austin	7 Night Heron Way, Port Wentworth GA, 31407	70906A11012	37
Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
Philip Hall	6 Moonlight Trl, Port Wentworth GA, 31407	70906A11006	39
Jennifer Whittaker	4 Night Heron Way, Port Wentworth GA, 31407	70906A05034	40
Boyce Slayman SR	233 Clearwater Cir, Port Wentworth GA, 31407	70906A05021	41
John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
Phillip & Amy Emil	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



ADJACENT PROPERTY OWNERS
LAKESIDE PHASES 20-23 & 29A
DR HORTON, INC.

PITTMAN ENGINEERING
www.pittmanengineering.com

Project
Drawn
Designed
Checked

REVISIONS | BY | DATE

Attachment: LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Application (2568 :

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Documents\Port Wentworth\Submittal 1 - Site Plans\21-255 Adjacent Property Owners.dwg
Friday, October 1, 2021 10:57:29 AM

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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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 23 PRELIM PLAT DEC 2021 - Application (2568 : Subdivision Application Lakeside Ph 23

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

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 41,332 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 54,832 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 40 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.

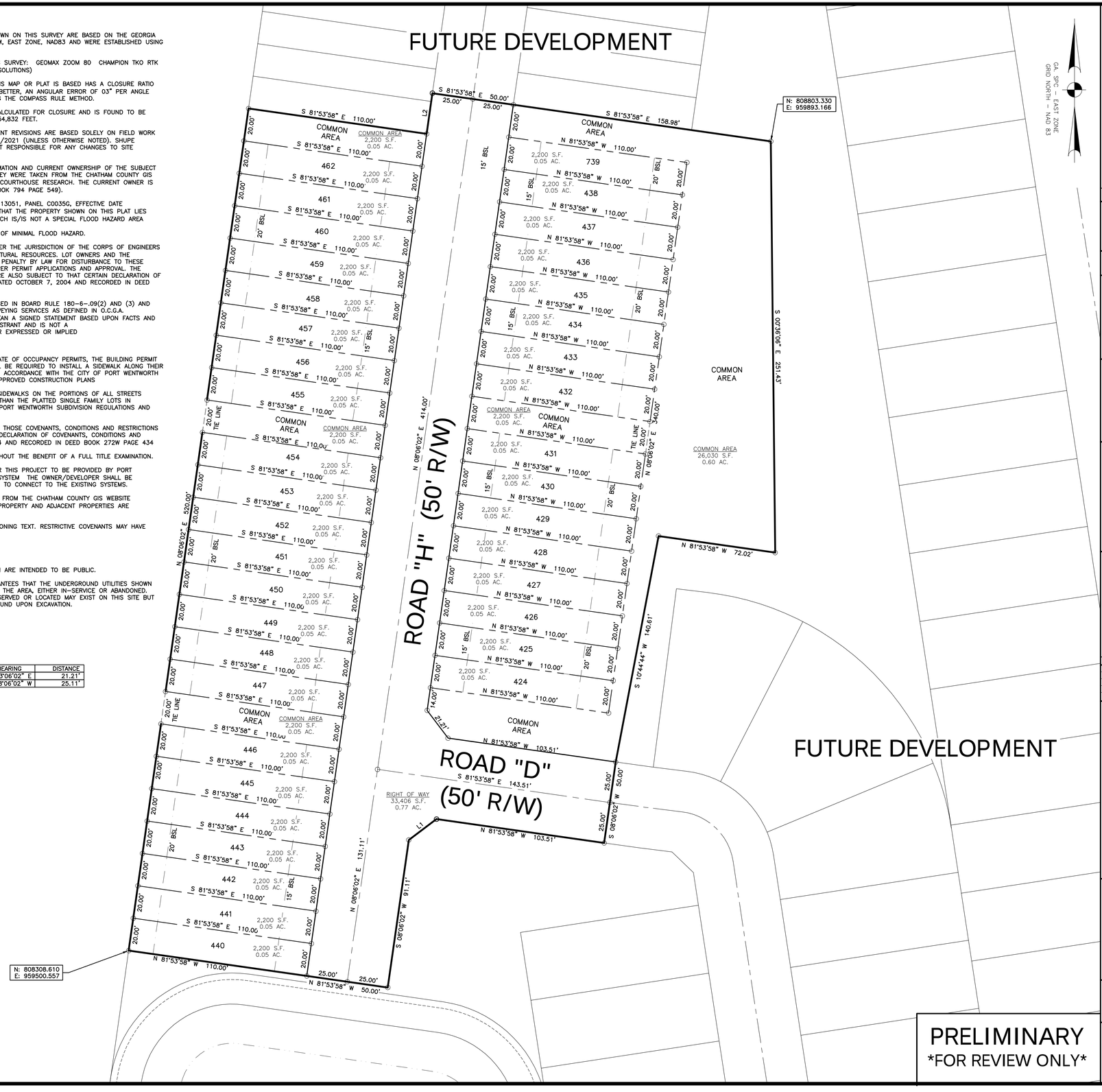
FRONT	20'
SIDE	0'
REAR	15'

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.

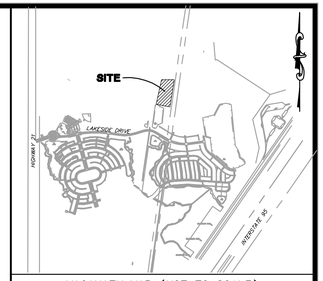
REFERENCES:

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

LINE	BEARING	DISTANCE
L1	N 53°06'02" E	21.21'
L2	S 08°06'02" W	25.11'



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

AREA CHART

COMMON AREA	0.80 ACRES
RIGHT OF WAY	0.77 ACRES
LOTS	1.92 ACRES
TOTAL	3.49 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 23 LOTS 424 THRU 462

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

30 0 15 30 60

SCALE	1" = 30'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-1	CREW CHIEF	PM

SHEET 1 OF 1

Attachment: LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Preliminary Plat (2568 : Subdivision Application Lakeside Ph 23 Preliminary Plat DEC 2021)

Project Timeline

7-0906-04-052, 063 – Lakeside Phase 23 – Preliminary Plat

Project Number 210412

Applicant: Ray Pittman (Pittman Engineering)

Review: Development Services – Omar Senati

- 10/1/2021—application received- complete
- 11/2/2021 – Omar sent email to Ray Pittman with review comments
- 11/26/2021 – Public hearing notice published in the Savannah Morning News
- 11/27/2021 – Public hearing notice letters mailed.

Attachment: LAKESIDE AT RICE HOPE PH 23 PRELIM PLAT DEC 2021 - Timeline (2568 : Subdivision Application Lakeside Ph 23 Preliminary

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2567)

DOC ID: 2567

Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-054 and 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 29A) 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 7-0906-04-054 and 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 29A) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat submittal for Lakeside Phase 29A of the Rice Hope Subdivision. Lakeside Phase 29A includes twenty-six (26) single family lots on approximately 4.53 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, December 13, 2021 at 6:30 PM.

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Preliminary Plat (PDF)
- LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Timeline (DOCX)

210413

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 29A

Location: Lakeside Blvd., Port Wentworth, GA 31407

Number of Lots: 26 Number of Acres: 4.53

PIN #: 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 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

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 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

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 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

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

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00331031 10/20/2021 1:58 PM
OPER: ME TERM: 011
REF#: CK 2215

TRAN: 112.0000 BLDG PERMIT
210413 1,664.00CR
BEP RICE HOPE LLC
7-0906-04-054,063
I-SUBDIV 1,664.00CR

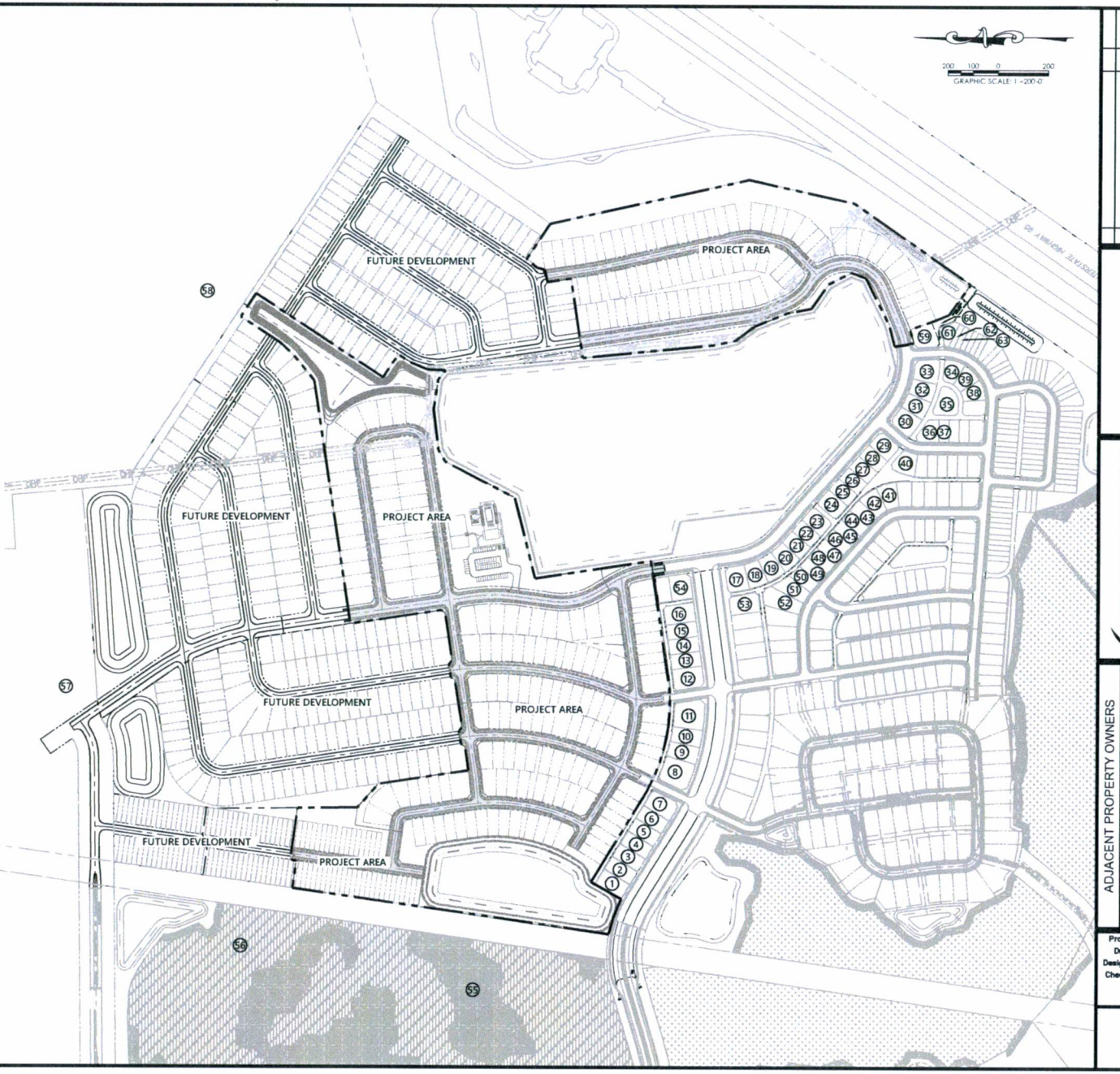
TENDERED: 1,664.00 CHECK
APPLIED: 1,664.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

Owner Name	Mailing Address	PIN #	#
Denise Stone-Raguckas	303 Lakeside Blvd, Port Wentworth GA, 31407	70906A01001	1
Cortice Jackson	305 Lakeside Blvd, Port Wentworth GA, 31407	70906A01002	2
Freddy & Lena Meeks	307 Lakeside Dr, Port Wentworth GA, 31407	70906A01003	3
Derrick Barnes	309 Lakeside Dr, Port Wentworth GA, 31407	70906A01004	4
Kino & Shawndreia Deas	311 Lakeside Dr, Port Wentworth GA, 31407	70906A01005	5
Eugene & Ponda Showalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
AMH Development, LLC	315 Lakeside Blvd, Port Wentworth GA, 31407	70906A01007	7
Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Erin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
Billie & Rod Cassidy	407 Lakeside Blvd, Port Wentworth GA, 31407	70906A02003	10
Herman & Sheree Rogers	409 Lakeside Blvd, Port Wentworth GA, 31407	70906A02004	11
Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
Village Park Homes, LLC	507 Lakeside Blvd, Port Wentworth GA, 31407	70906A03003	14
James Millard	509 Lakeside Blvd, Port Wentworth GA, 31407	70906A03004	15
John Duncan	511 Lakeside Blvd, Port Wentworth GA, 31407	70906A03005	16
Martin Savarese	2 Lakeside Dr, Port Wentworth GA, 31407	70906A05047	17
Guardian DFH III LLC	4 Lakeside Dr, Port Wentworth GA, 31407	70906A05046	18
Cythnia Camp	6 Lakeside Dr, Port Wentworth GA, 31407	70906A05045	19
Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
William Benson	12 Lakeside Dr, Port Wentworth GA, 31407	70906A05042	22
Donald Hodges	14 Lakeside Dr, Port Wentworth GA, 31407	70906A05041	23
Phillip Sermprungsuk & Slinda Kalasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Munton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
Marcus & Felecia Austin	7 Night Heron Way, Port Wentworth GA, 31407	70906A11012	37
Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
Philip Hall	6 Moonlight Trl, Port Wentworth GA, 31407	70906A11006	39
Jennifer Whittaker	4 Night Heron Way, Port Wentworth GA, 31407	70906A05034	40
Boyce Slayman SR	233 Clearwater Cir, Port Wentworth GA, 31407	70906A05021	41
John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
Phillip & Amy Emli	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 & Lirbeth 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 04068	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



ADJACENT PROPERTY OWNERS

PITTMAN ENGINEERING

www.PittmanEngineeringCo.com

DR HORTON, INC.

Attachment: LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Application (2567 :

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 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

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 29A PRELIM PLAT DEC 2021 - Application (2567 : Subdivision Application Lakeside Ph 29A

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

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 26 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'

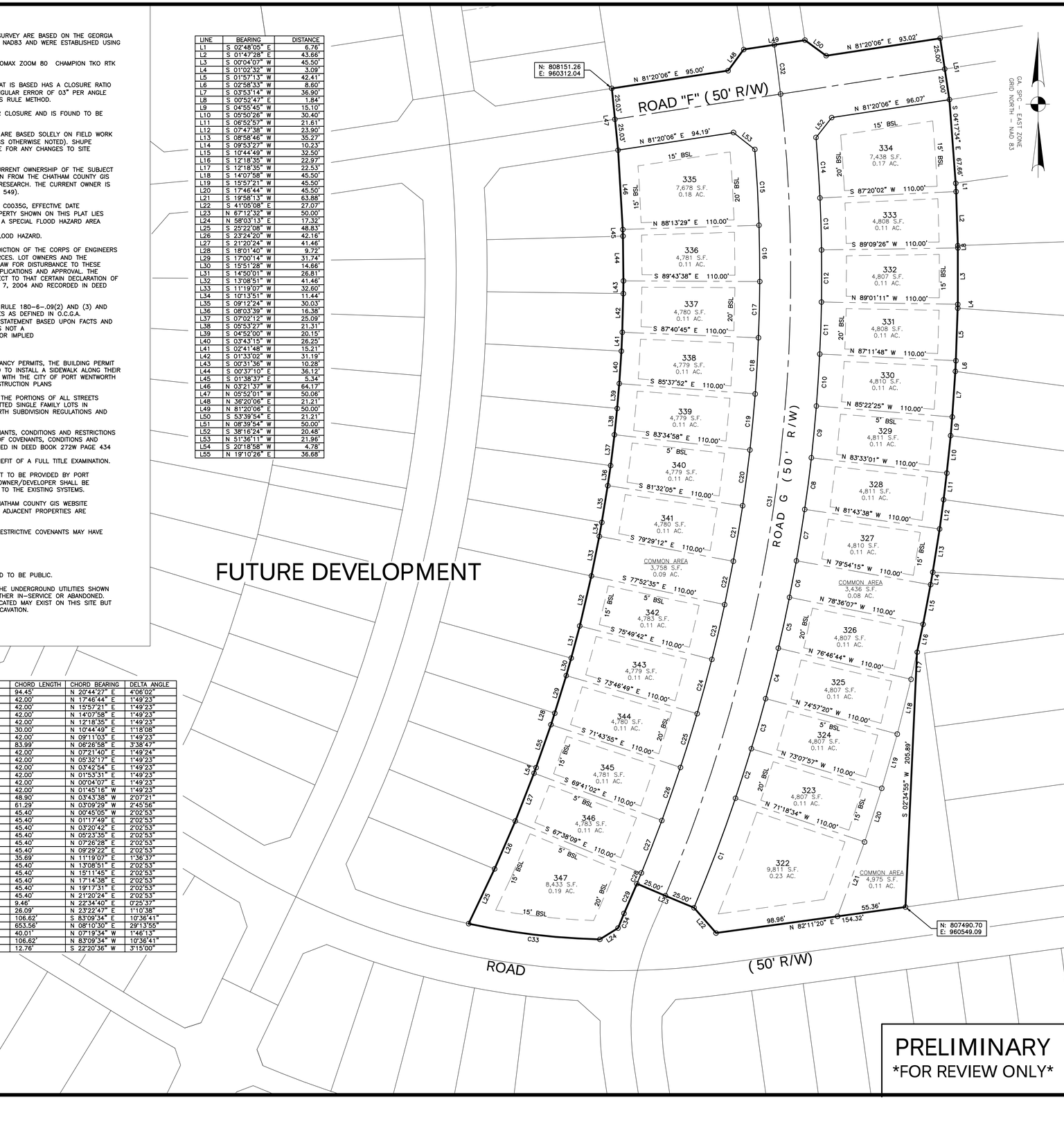
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND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

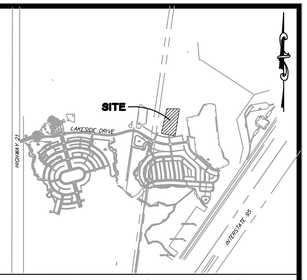
REFERENCES:

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

LINE	BEARING	DISTANCE
L1	S 02°48'05" E	6.76'
L2	S 01°47'28" E	43.66'
L3	S 00°04'07" W	45.50'
L4	S 01°02'32" W	3.09'
L5	S 01°57'13" W	42.41'
L6	S 02°58'33" W	8.60'
L7	S 03°53'14" W	36.90'
L8	S 00°52'47" E	1.84'
L9	S 04°55'45" W	15.10'
L10	S 05°50'26" W	30.40'
L11	S 06°52'57" W	21.61'
L12	S 07°47'38" W	23.90'
L13	S 08°58'46" W	35.27'
L14	S 09°53'27" W	10.23'
L15	S 10°44'49" W	32.50'
L16	S 12°18'35" W	22.97'
L17	S 12°18'35" W	22.53'
L18	S 14°07'58" W	45.50'
L19	S 15°57'21" W	45.50'
L20	S 17°46'44" W	45.50'
L21	S 19°58'13" W	63.88'
L22	S 41°05'08" E	27.07'
L23	N 67°12'32" W	50.00'
L24	N 58°03'13" E	17.32'
L25	S 25°22'08" W	48.83'
L26	S 23°24'20" W	42.16'
L27	S 21°20'24" W	41.46'
L28	S 18°01'40" W	9.72'
L29	S 17°00'14" W	31.74'
L30	S 15°51'28" W	14.66'
L31	S 14°50'01" W	26.81'
L32	S 13°08'51" W	41.46'
L33	S 11°19'07" W	32.60'
L34	S 10°13'51" W	11.44'
L35	S 09°12'24" W	30.03'
L36	S 08°03'39" W	16.38'
L37	S 07°02'12" W	25.09'
L38	S 05°53'27" W	21.31'
L39	S 04°52'00" W	20.15'
L40	S 03°43'15" W	26.25'
L41	S 02°41'48" W	15.21'
L42	S 01°33'02" W	31.19'
L43	S 00°31'36" W	10.28'
L44	S 00°37'10" E	36.12'
L45	S 01°38'37" E	5.34'
L46	N 03°21'37" W	64.17'
L47	N 05°52'01" W	50.06'
L48	N 36°20'06" E	21.21'
L49	N 81°20'06" E	50.00'
L50	S 53°39'54" E	21.21'
L51	N 08°39'54" W	50.00'
L52	S 38°16'24" W	20.48'
L53	N 51°36'11" W	21.96'
L54	S 20°18'58" W	4.78'
L55	N 19°10'26" E	36.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1319.99'	94.47'	94.45'	N 20°44'27" E	4°06'02"
C2	1319.99'	42.00'	42.00'	N 17°46'44" E	1°49'23"
C3	1319.99'	42.00'	42.00'	N 15°57'21" E	1°49'23"
C4	1319.99'	42.00'	42.00'	N 14°07'58" E	1°49'23"
C5	1319.99'	42.00'	42.00'	N 12°18'35" E	1°49'23"
C6	1319.99'	30.00'	30.00'	N 10°44'49" E	1°18'08"
C7	1319.99'	42.00'	42.00'	N 09°11'03" E	1°49'23"
C8	1319.99'	84.00'	83.99'	N 06°26'58" E	3°38'47"
C8	1319.78'	42.00'	42.00'	N 07°21'40" E	1°49'24"
C9	1319.99'	42.00'	42.00'	N 05°32'17" E	1°49'23"
C10	1320.00'	42.00'	42.00'	N 03°42'54" E	1°49'23"
C11	1320.00'	42.00'	42.00'	N 01°53'31" E	1°49'23"
C12	1320.00'	42.00'	42.00'	N 00°04'07" E	1°49'23"
C13	1320.00'	42.00'	42.00'	N 01°45'16" W	1°49'23"
C14	1320.00'	48.90'	48.90'	N 03°43'38" W	2°07'21"
C15	1269.99'	61.30'	61.29'	N 03°09'29" W	2°45'56"
C16	1270.00'	45.40'	45.40'	N 00°45'05" W	2°02'53"
C17	1270.00'	45.40'	45.40'	N 01°17'49" E	2°02'53"
C18	1270.00'	45.40'	45.40'	N 03°20'42" E	2°02'53"
C19	1270.00'	45.40'	45.40'	N 05°23'35" E	2°02'53"
C20	1270.00'	45.40'	45.40'	N 07°26'28" E	2°02'53"
C21	1270.00'	45.40'	45.40'	N 09°29'22" E	2°02'53"
C22	1270.00'	35.69'	35.69'	N 11°19'07" E	1°36'37"
C23	1270.00'	45.40'	45.40'	N 13°08'51" E	2°02'53"
C24	1270.00'	45.40'	45.40'	N 15°11'45" E	2°02'53"
C25	1270.00'	45.40'	45.40'	N 17°14'38" E	2°02'53"
C26	1270.00'	45.40'	45.40'	N 19°17'31" E	2°02'53"
C27	1270.00'	45.40'	45.40'	N 21°20'24" E	2°02'53"
C28	1270.00'	9.46'	9.46'	N 22°34'40" E	0°25'37"
C29	1270.00'	26.09'	26.09'	N 23°22'47" E	1°10'38"
C30	576.50'	106.77'	106.62'	S 83°09'34" E	10°36'41"
C31	1295.00'	660.70'	653.56'	N 08°10'30" E	29°13'55"
C32	1295.00'	40.01'	40.01'	N 07°19'34" W	1°46'13"
C33	576.50'	106.77'	106.62'	N 83°09'34" W	10°36'41"
C34	225.00'	12.76'	12.76'	S 22°20'36" W	3°15'00"





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	0.28 ACRES
RIGHT OF WAY	1.07 ACRES
LOTS	3.18 ACRES
TOTAL	4.53 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 PLS No. 3005 THOMAS G. GAMMON LAND SURVEYOR

FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 29A LOTS 322 THRU 347

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

40 0 20 40 80

PRELIMINARY
FOR REVIEW ONLY

SCALE	1" = 40'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-2	CREW CHIEF	PM

SHEET 1 OF 1

Attachment: LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Preliminary Plat (2567 : Subdivision Application Lakeside Ph 29A Preliminary Plat DEC 2021)

Project Timeline

Rice Hope Lakeside Phase 29A – Preliminary Plat

Applicant: Pittman Engineering

Review: Development Services, Omar Senati

Project #210413

- 10/1/2021—application received- Complete
- 11/2/2021 – Omar sent email to Ray Pittman with his review comments
- 11/26/2021 – Public hearing notice published in the Savannah Morning News
- 11/27/2021 – Public hearing notice letters mailed.

Attachment: LAKESIDE AT RICE HOPE PH 29A PRELIM PLAT DEC 2021 - Timeline (2567 : Subdivision Application Lakeside Ph 29A Preliminary

Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/13/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2569)

DOC ID: 2569

Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners, LLC for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-052, 7-0906-04-054, and 7-0906-04-063 (Lakeside Blvd) for a Specific Development Site Plan to allow a Residential Subdivision (Lakeside Phases 20, 21, 22, 23, & 29A) in a MPO (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners, LLC for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-052, 7-0906-04-054, and 7-0906-04-063 (Lakeside Blvd) for a Specific Development Site Plan to allow a Residential Subdivision (Lakeside Phases 20, 21, 22, 23, & 29A) in a MPO (Master Plan Overlay) Zoning District.

Background: The subject property is currently undeveloped land in the Lakeside at Rice Hope subdivision. The preliminary plat applications for phases 20, 21 and 22 were approved at the November 18, 2021 City Council meeting. The preliminary plat application for phases 23 and 29A are pending approval at the December 16, 2021 City Council meeting.

Facts and Findings: The owner intends to develop a five new phases of the Lakeside at Rice Hope subdivision. The phases will be accessed off of Cold Creek Pass, Flat Rock Trace and Lakeside Drive and include a estimated 262 new single family home lots. The site plan also includes all associated water and sewer utilities and stormwater drainage. This application is currently under technical review by City Engineers, Thomas & Hutton

Funding: N/A

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

ATTACHMENTS:

- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Application (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - APO List (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - APO Exhibit (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS exhibit (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - ERU Calculations (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Landfill Letter (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pre-Development Exhibit (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pipe Chart 09-01-2021 (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - POST BASIN Exhibit (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Sewer Calcs 08-01-2021 (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Wastewater Collection System Checklist (PDF)

- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water and Wastewater Availability (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water Distribution System Checklist (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water Calcs 08-01-2021 (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (PDF)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Timeline (DOCX)
- LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (PDF)

210419

RICE HOPE
LAKESIDE
20-23 & 29-A

8.E.a

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

RECEIVED
OCT 1 1 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: Lakeside Blvd., Port Wentworth, GA 31407

PIN #(s): 70906 04041, 70906 04042, 70906 04052, 70906 04054, 70906 04063

Zoning: M-P-O Estimated Cost of Construction: $ 26,000,000

Type of Construction: Residential

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

Mailing Address: 30 Silver Lake Road, Bluffton, SC 29909

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

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

Mailing Address: 4800 Hampden Lane, Suite 200, Bethesda, MD 20814

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

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

Applicant's Signature — Date: 10/1/2021

Owner's Signature (If Different form Applicant) — Date: 10/1/2021

Please see page 2 for required submittal checklist

Updated 4/28/2020

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Application (2569 : Site Plan Review Application

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

10/1/2021
Date

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Application (2569 : Site Plan Review Application

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00331028 10/20/2021 1:57 PM
OPER: ME TERM: 011
REF#: CK 1191800

TRAN: 112.0000 BLDG PERMIT
210419 886.00CR
BEP RICE HOPE LLC
LAKESIDE BLVD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: LAKESIDE AT RICE

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

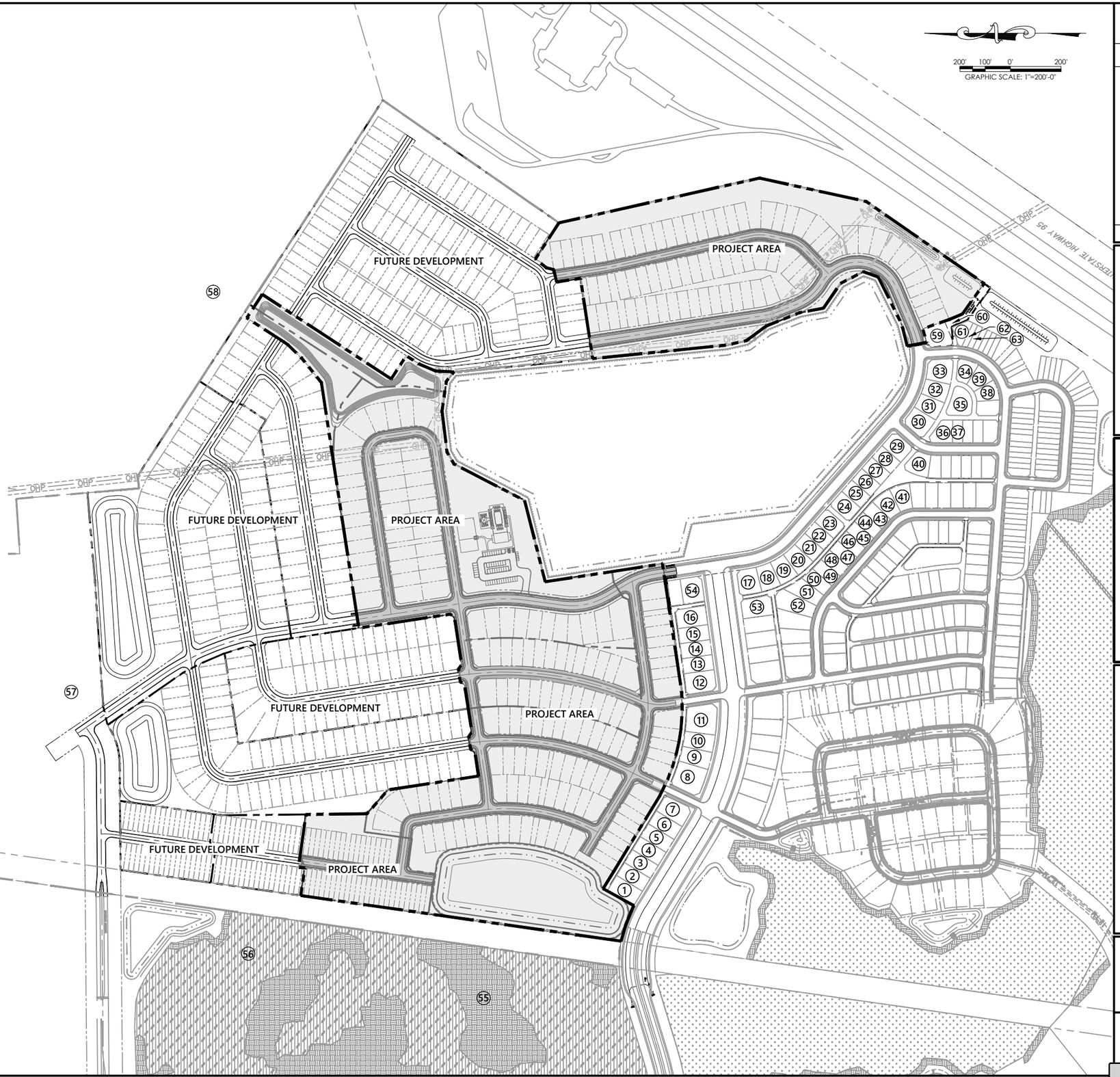
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - APO List (2569 : Site Plan Review Application Lakeside

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 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - APO List (2569 : Site Plan Review Application Lakeside

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



REVISIONS

REV.	BY	DATE

PITTMAN ENGINEERING
2591 Hwy 175 Suite 303
Richmond Hill, GA 31324
912-445-9578
www.PittmanEngineeringCo.com

ADJACENT PROPERTY OWNERS

LAKESIDE PHASES 20-23 & 29A
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
DR HORTON, INC.

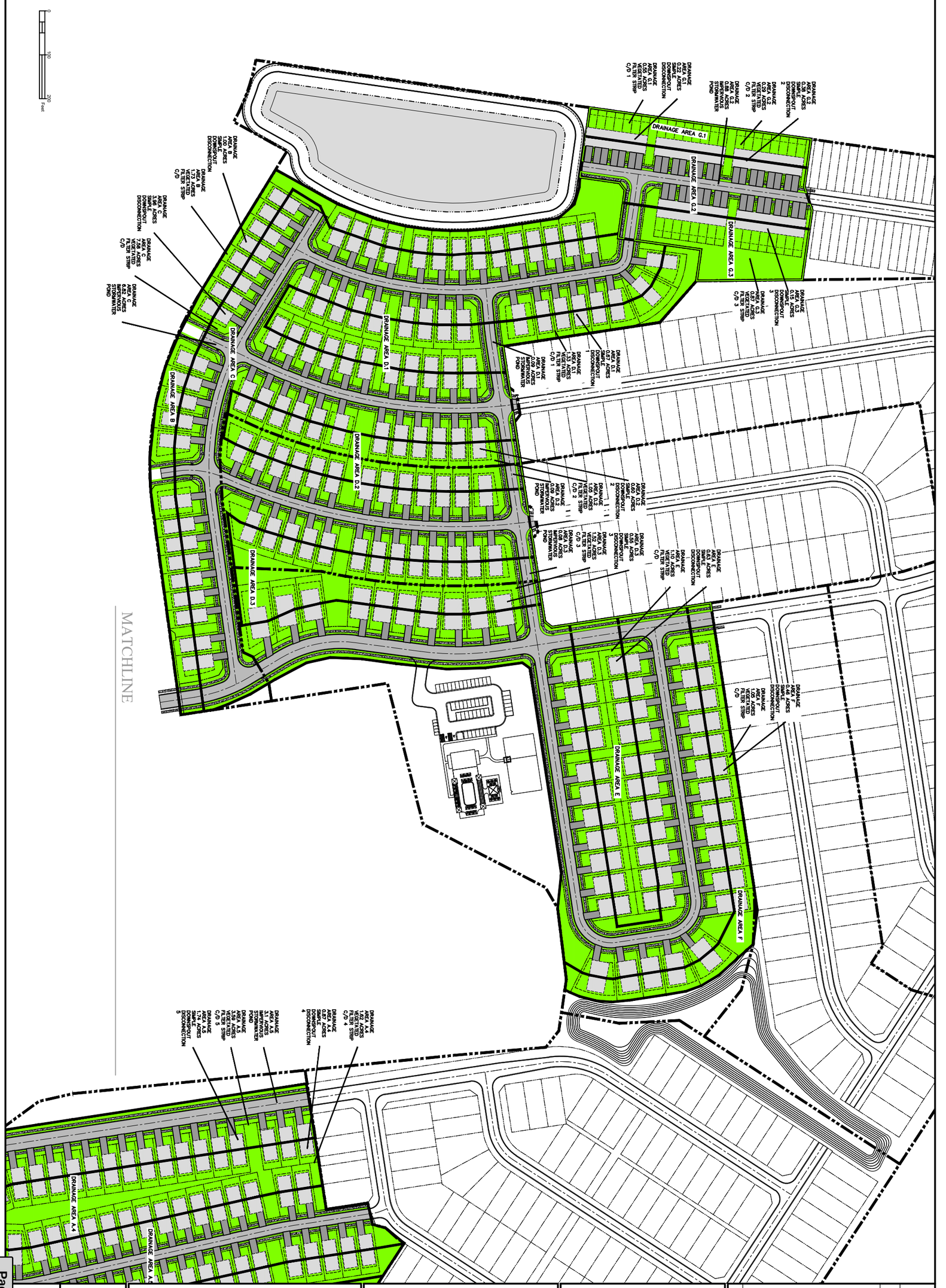
Project No. 21-255
Drawn By: JMGL
Designed By: JJB
Checked By: RAP
Scale: 1"=200'
Date: 8/2/2021

SHEET
1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEVELOPMENT PLAN DEC 2021 - APO Exhibit (2569 : Site Plan Review Application

Friday, October 1, 2021 10:40:23 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Documents\Port Wentworth\Submittal 1 - Site Plans\21-255 Adjacent Property Owners.dwg



INLET BASIN EXHIBIT

RICE HOPE

LAKESIDE 20-23

Pittman Engineering Co., LLC

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON L. PITTMAN

Project No. 21-
Drawn By: LRC
Designed By: JLP
Checked By: PAF
Scale: 1"=
Date: 09/

SHEET 1

DATE ####

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS exhibit (2569 : Site Plan Review Application

Monday, October 11, 2021 1:49:05 PM

0 100 200 Feet

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Drainage\21-255 Lakeside - CSS exhibit.dwg

GEORGIA REGISTERED No. 38240 PROFESSIONAL ENGINEER JASON BRENT PITTMAN

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

INLET BASIN EXHIBIT

RICE HOPE
LAKESIDE 20-23

Project No. 21-
Drawn By: LRD
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 09/

SHEET
2

Attachment: LAKESIDE AT RICE HOPE PH 30-23; 29A SPECIFIC SITE PLAN DEC 2021 - CSS exhibit (2569 : Site Plan Review Application

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

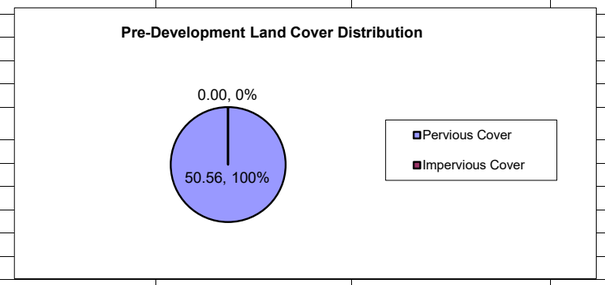
Site Name: RICE HOPE LAKESIDE 20-23 JOB NUMBER 21-255

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

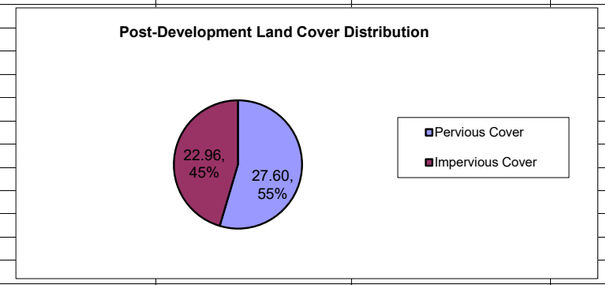
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	50.56	50.56
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	50.56



Post-Development Land Cover (acres)

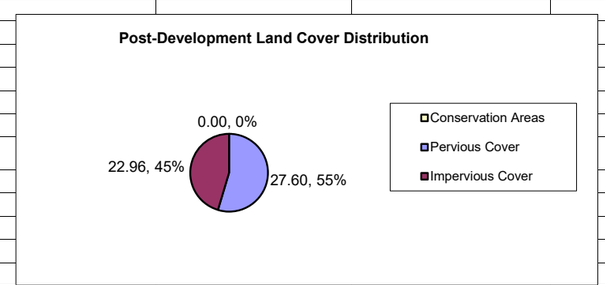
Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	27.60	27.60
Impervious Cover	0.00	0.00	0.00	22.96	22.96
				Total	50.56



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	45%
Post-Development Site Runoff Coefficient, Rv	0.46
Target Runoff Reduction Volume, RRv (acre-feet)	2.32
Target Runoff Reduction Volume, RRv (cubic feet)	101,024

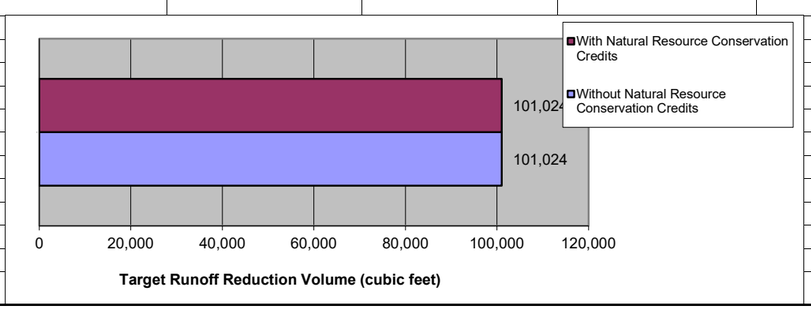
Step 2: Apply Better Site Planning Techniques

Natural Resource Conservation Credits	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Primary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Secondary Conservation Areas (acres)	0.0	0.0	0.0	0.0	0.0
Total (acres)					0.00



Target Runoff Reduction Volume with Natural Resource Conservation Credits, RRv

Target Runoff Reduction Volume, RRv (acre-feet)	2.32
Target Runoff Reduction Volume, RRv (cubic feet)	101,024



Step 3: Apply Better Site Design Techniques

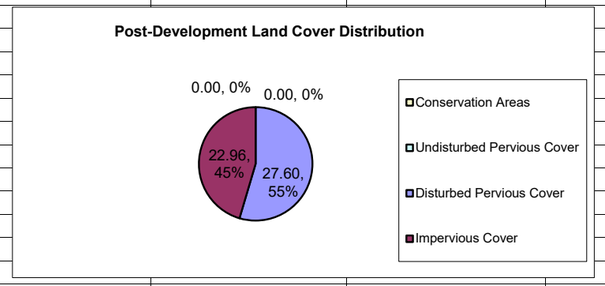
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Reduced Clearing and Grading Credits

	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Undisturbed Pervious Cover (Acres)	0.0	0.0	0.0	0.0	0.00

Revised Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	27.60	27.60
Impervious Cover	0.00	0.00	0.00	22.96	22.96
				Total	50.56



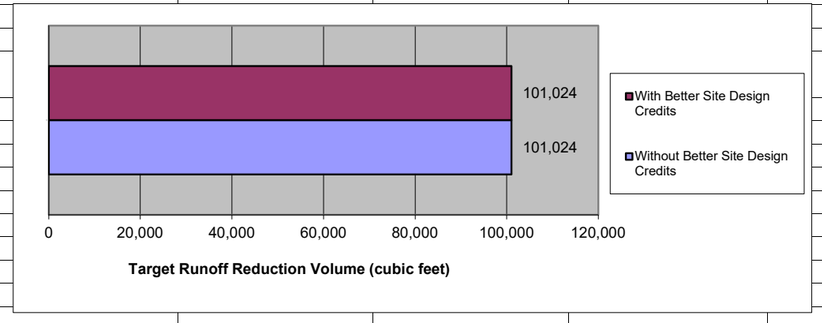
Restoration of Disturbed Pervious Surfaces

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)	2.32
Target Runoff Reduction Volume, RRv (cubic feet)	101,024

Note: Remainder of Better Site Design Techniques are considered to be "self-crediting."



Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

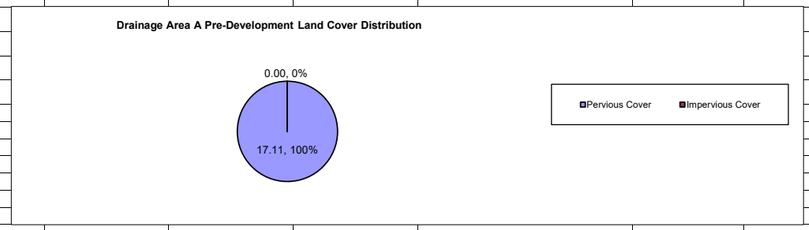
Revised July 2014

Drainage Area A

Drainage Area Information

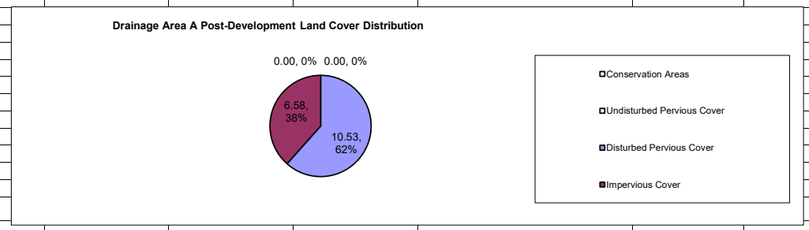
Drainage Area A Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	17.11	17.11
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	17.11



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	10.53	10.53
Impervious Cover	0.00	0.00	0.00	6.58	6.58
				Total	17.11



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															
Simple Downspout Disconnection, C/D Soils 1	0.87	0.87	3600.2	30% of volume received by the practice	0.0	3600.2	0.0	3600.2	N/A	N/A	1080.1	2520.2	1080.1	2520.2	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	2.03	0.00	442.1	30% of volume received by the practice	2520.2	2962.3	2520.2	2962.3	N/A	N/A	888.7	2073.6	888.7	2073.6	Stormwater Pond, Wetland, or Wet Swale 1
Vegetated Filter Strip, C/D Soils 2	1.59	0.00	346.3	30% of volume received by the practice	0.0	346.3	0.0	346.3	N/A	N/A	103.9	242.4	103.9	242.4	Stormwater Pond, Wetland, or Wet Swale 1
Vegetated Filter Strip, C/D Soils 3	1.70	0.00	370.3	30% of volume received by the practice	0.0	370.3	0.0	370.3	N/A	N/A	111.1	259.2	111.1	259.2	Stormwater Pond, Wetland, or Wet Swale 2
Simple Downspout Disconnection, C/D Soils 2	0.87	0.87	3600.2	30% of volume received by the practice	0.0	3600.2	0.0	3600.2	N/A	N/A	1080.1	2520.2	1080.1	2520.2	Vegetated Filter Strip, C/D Soils 4
Vegetated Filter Strip, C/D Soils 4	1.62	0.00	352.8	30% of volume received by the practice	2520.2	2873.0	2520.2	2873.0	N/A	N/A	861.9	2011.1	861.9	2011.1	Stormwater Pond, Wetland, or Wet Swale 1
Simple Downspout Disconnection, C/D Soils 3	1.74	1.74	7200.5	30% of volume received by the practice	0.0	7200.5	0.0	7200.5	N/A	N/A	2160.1	5040.3	2160.1	5040.3	Vegetated Filter Strip, C/D Soils 5
Vegetated Filter Strip, C/D Soils 5	3.59	0.00	781.9	30% of volume received by the practice	5040.3	5822.2	5040.3	5822.2	N/A	N/A	1746.7	4075.6	1746.7	4075.6	Stormwater Pond, Wetland, or Wet Swale 1
None			0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	3.10	3.10	12828.4	None	8402.7	21231.1	8402.7	21231.1	Volume in Wet Pool and Extended Detention	25000.0	0.0	21231.1	21231.1	0.0	No Downstream Practice
Stormwater Pond, Wetland, or Wet Swale 2	0.00	0.00	0.0	None	259.2	259.2	259.2	259.2	Volume in Wet Pool and Extended Detention	5000.0	0.0	259.2	259.2	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

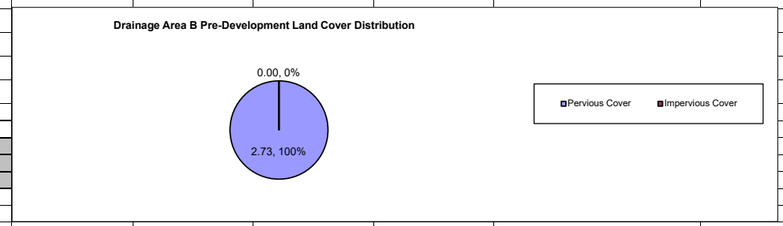
Revised July 2014

Drainage Area B

Drainage Area Information

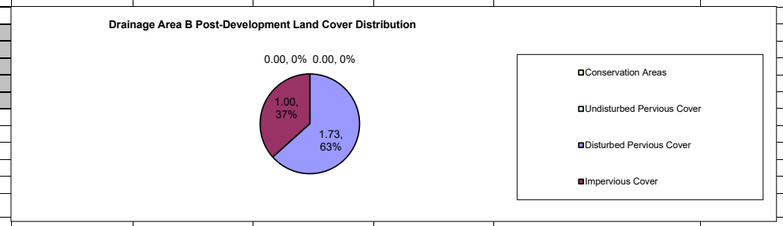
Drainage Area B Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	2.73	2.73
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	2.73



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	1.73	1.73
Impervious Cover	0.00	0.00	0.00	1.00	1.00
				Total	2.73



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															
Simple Downspout Disconnection, C/D Soils 1	1.00	1.00	4138.2	30% of volume received by the practice	0.0	4138.2	0.0	4138.2	N/A	N/A	1241.5	2896.7	1241.5	2896.7	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	1.73	0.00	376.8	30% of volume received by the practice	2896.7	3273.5	2896.7	3273.5	N/A	N/A	982.1	2291.5	982.1	2291.5	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
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	2291.5	2291.5	2291.5	2291.5	Volume in Wet Pool and Extended Detention	20000.0	0.0	2291.5	2291.5	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	**2.73**	**1.00**									**2223.5**		**4515.0**		

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

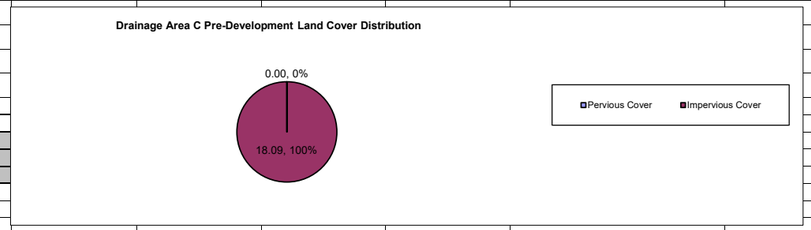
Revised July 2014

Drainage Area C

Drainage Area Information

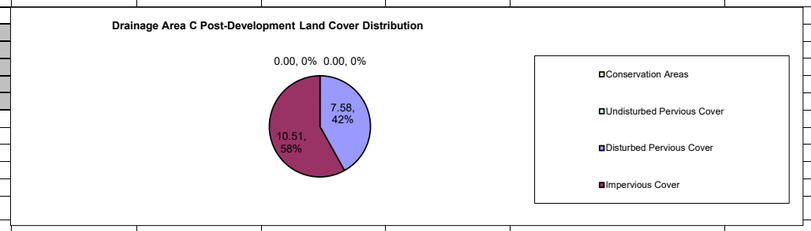
Drainage Area C Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	18.09	18.09
				Total	18.09



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	7.58	7.58
Impervious Cover	0.00	0.00	0.00	10.51	10.51
				Total	18.09



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	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	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	3.69	3.69	15270.0	30% of volume received by the practice	0.0	15270.0	0.0	15270.0	N/A	N/A	4581.0	10689.0	4581.0	10689.0	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	7.58	0.00	1650.9	30% of volume received by the practice	10689.0	12339.9	10689.0	12339.9	N/A	N/A	3702.0	8637.9	3702.0	8637.9	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
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	6.82	6.82	28222.5	None	8637.9	36860.5	8637.9	36860.5	Volume in Wet Pool and Extended Detention	40000.0	0.0	36860.5	36860.5	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	**18.09**	**10.51**									**8283.0**		**45143.4**		

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

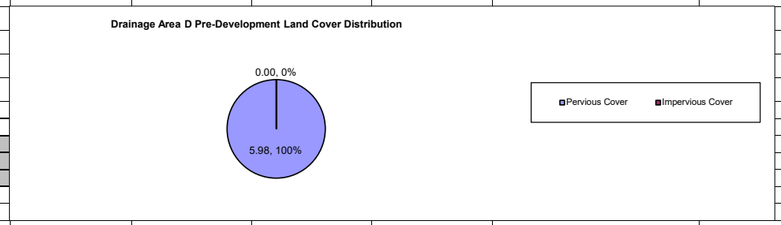
Revised July 2014

Drainage Area D

Drainage Area Information

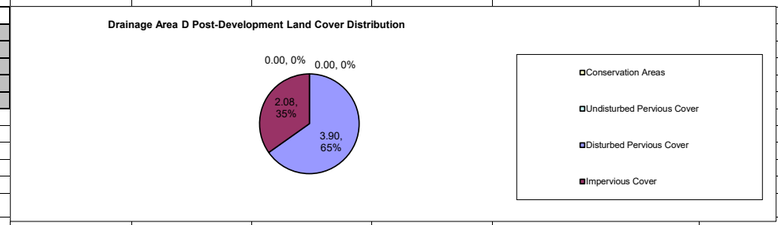
Drainage Area D Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	5.98	5.98
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	5.98



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	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	3.90	3.90
Impervious Cover	0.00	0.00	0.00	2.08	2.08
				Total	5.98



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.67	0.67	2772.6	30% of volume received by the practice	0.0	2772.6	0.0	2772.6	N/A	N/A	831.8	1940.8	831.8	1940.8	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	1.33	0.00	289.7	30% of volume received by the practice	1940.8	2230.5	1940.8	2230.5	N/A	N/A	669.1	1561.3	669.1	1561.3	Stormwater Pond, Wetland, or Wet Swale 1
Simple Downspout Disconnection, C/D Soils 2	0.60	0.60	2482.9	30% of volume received by the practice	0.0	2482.9	0.0	2482.9	N/A	N/A	744.9	1738.0	744.9	1738.0	Vegetated Filter Strip, C/D Soils 2
Vegetated Filter Strip, C/D Soils 2	1.05	0.00	228.7	30% of volume received by the practice	1738.0	1966.7	1738.0	1966.7	N/A	N/A	590.0	1376.7	590.0	1376.7	Stormwater Pond, Wetland, or Wet Swale 1
Simple Downspout Disconnection, C/D Soils 3	0.55	0.55	2276.0	30% of volume received by the practice	0.0	2276.0	0.0	2276.0	N/A	N/A	682.8	1593.2	682.8	1593.2	Vegetated Filter Strip, C/D Soils 3
Vegetated Filter Strip, C/D Soils 3	1.52	0.00	331.1	30% of volume received by the practice	1593.2	1924.3	1593.2	1924.3	N/A	N/A	577.3	1347.0	577.3	1347.0	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	0.26	0.26	1075.9	None	4285.0	5361.0	4285.0	5361.0	Volume in Wet Pool and Extended Detention	10000.0	0.0	5361.0	5361.0	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	**5.98**	**2.08**									**4095.9**		**9456.9**		

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

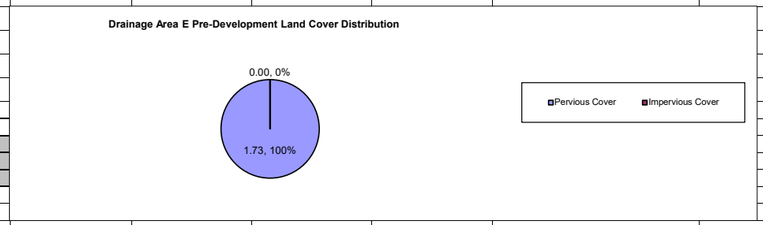
Revised July 2014

Drainage Area E

Drainage Area Information

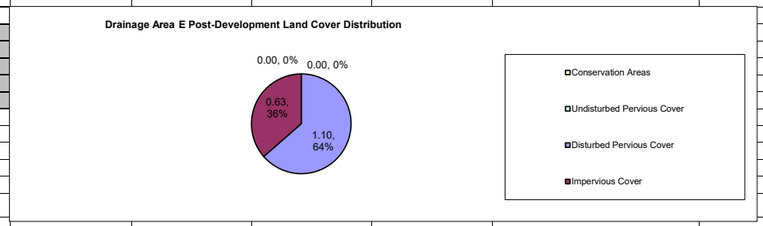
Drainage Area E Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	1.73	1.73
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	1.73



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	1.10	1.10
Impervious Cover	0.00	0.00	0.00	0.63	0.63
				Total	1.73



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.63	0.63	2607.1	30% of volume received by the practice	0.0	2607.1	0.0	2607.1	N/A	N/A	782.1	1824.9	782.1	1824.9	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	1.10	0.00	239.6	30% of volume received by the practice	1824.9	2064.5	1824.9	2064.5	N/A	N/A	619.4	1445.2	619.4	1445.2	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	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	0.00	0.00	0.0	None	1445.2	1445.2	1445.2	1445.2	Volume in Wet Pool and Extended Detention	10000.0	0.0	1445.2	1445.2	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	**1.73**	**0.63**									**1401.5**		**2846.6**		

Attachment: LAKESIDE AT RICE HOPE PH 30-23; 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

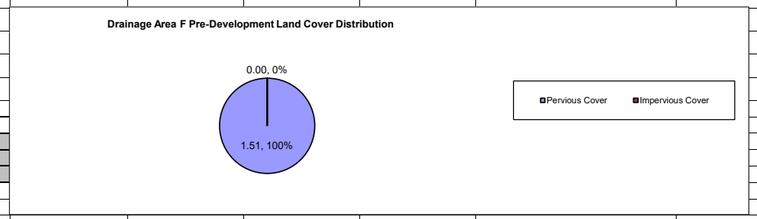
Revised July 2014

Drainage Area F

Drainage Area Information

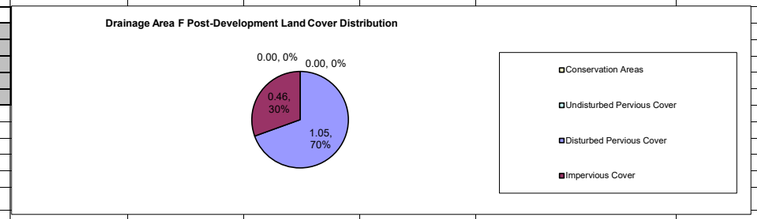
Drainage Area F Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	1.51	1.51
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	1.51



Drainage Area F 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	1.05	1.05
Impervious Cover	0.00	0.00	0.00	0.46	0.46
				Total	1.51



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.46	0.46	1903.6	30% of volume received by the practice	0.0	1903.6	0.0	1903.6	N/A	N/A	571.1	1332.5	571.1	1332.5	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	1.05	0.00	228.7	30% of volume received by the practice	1332.5	1561.2	1332.5	1561.2	N/A	N/A	468.4	1092.8	468.4	1092.8	Stormwater Pond, Wetland, or Wet Swale 1
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
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	1092.8	1092.8	1092.8	1092.8	Volume in Wet Pool and Extended Detention	10000.0	0.0	1092.8	1092.8	0.0	
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	
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	**1.51**	**0.46**									**1039.4**		**2132.3**		

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

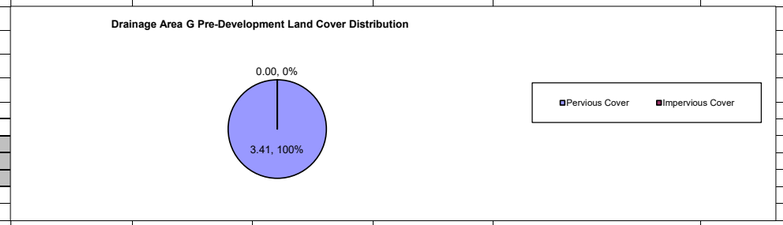
Revised July 2014

Drainage Area G

Drainage Area Information

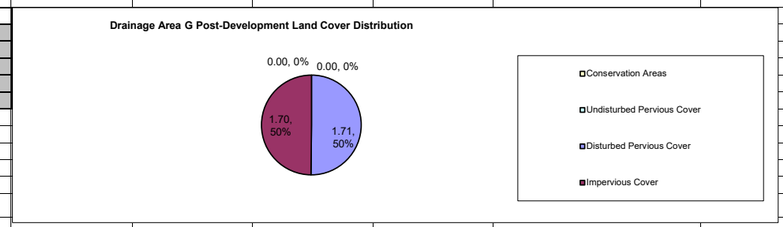
Drainage Area G Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	3.41	3.41
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	3.41



Drainage Area G 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	1.71	1.71
Impervious Cover	0.00	0.00	0.00	1.70	1.70
				Total	3.41



Low Impact Development Practices

Alternatives to Impervious Surfaces

Low Impact Development Practice	Size of Contributing Drainage Area (acres)	Impervious Cover in Contributing Drainage Area (acres)	Direct Runoff Reduction Volume Received by Practice (cubic feet)	Description of Runoff Reduction Credit	Runoff Reduction Volume Received from Upstream Practices	Total Runoff Reduction Volume Received by Practice (cubic feet)	Treatment Volume Received from Upstream Practices (cubic feet)	Total Treatment Volume Received by Practice (cubic feet)	Method for Calculating Storage	Storage Volume Provided by Practice (cubic feet)	Adjustment to Runoff Reduction Volume (cubic feet)	Remaining Runoff Reduction Volume (cubic feet)	Adjustment to Treatment Volume (cubic feet)	Remaining Treatment Volume (cubic feet)	Downstream Practice to be Employed
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
"Receiving" Low Impact Development Practices															
Simple Downspout Disconnection, C/D Soils 1	0.22	0.22	910.4	30% of volume received by the practice	0.0	910.4	0.0	910.4	N/A	N/A	273.1	637.3	273.1	637.3	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	0.55	0.00	119.8	30% of volume received by the practice	637.3	757.1	637.3	757.1	N/A	N/A	227.1	530.0	227.1	530.0	Stormwater Pond, Wetland, or Wet Swale 2
Simple Downspout Disconnection, C/D Soils 2	0.38	0.38	1572.5	30% of volume received by the practice	0.0	1572.5	0.0	1572.5	N/A	N/A	471.8	1100.8	471.8	1100.8	Vegetated Filter Strip, C/D Soils 2
Vegetated Filter Strip, C/D Soils 2	0.29	0.00	63.2	30% of volume received by the practice	1100.8	1163.9	1100.8	1163.9	N/A	N/A	349.2	814.7	349.2	814.7	Stormwater Pond, Wetland, or Wet Swale 2
Simple Downspout Disconnection, C/D Soils 3	0.15	0.15	620.7	30% of volume received by the practice	0.0	620.7	0.0	620.7	N/A	N/A	186.2	434.5	186.2	434.5	Vegetated Filter Strip, C/D Soils 3
Vegetated Filter Strip, C/D Soils 3	0.87	0.00	189.5	30% of volume received by the practice	434.5	624.0	434.5	624.0	N/A	N/A	187.2	436.8	187.2	436.8	Stormwater Pond, Wetland, or Wet Swale 2
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 2	0.95	0.95	3931.3	None	1781.5	5712.8	1781.5	5712.8	Volume in Wet Pool and Extended Detention	10000.0	0.0	5712.8	5712.8	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	**3.41**	**1.70**									**1694.6**		**7407.4**		

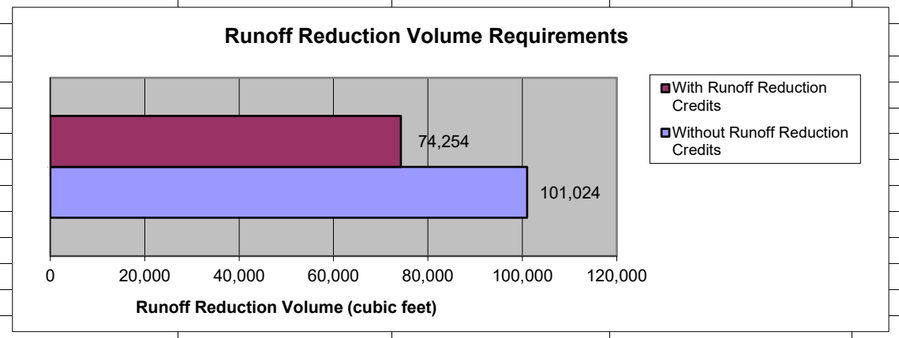
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

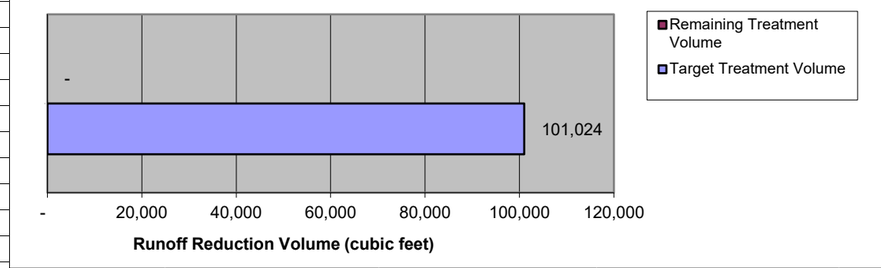
Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	101,024
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	26,770
Percentage of Target Runoff Reduction Volume Achieved	26%
Runoff Reduction Volume Achieved (in)	0.32
Runoff Reduction Volume Remaining (cubic feet)	74,254



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)	101,024
Treatment Volume Remaining (cubic feet)	-



Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - CSS Worksheet 09-10-21 (2569 : Site Plan Review

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 Rice Hope - Lakeside Phases 20-23 & 29A **DATE** 10/10/2021

LOCATION 0 Lakeside Blvd Port Wentworth, Georgia 31407

RESIDENTIAL USE: EQUIVALENT RESIDENTIAL UNITS (ERU)			
Total Number of Single Family Homes	262 @ 300 gpd	=	78,600 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	_____ @ 300 gpd	=	_____GP
(4 or more units per parcel)	TOTAL GPD 78,600		
	Divide by 300 gpd (1 ERU)		
	= TOTAL ERU's 262		
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			
	TOTAL GPD_____		
	= TOTAL ERU's _____		

Calculated by: Jason Bryant - Pittman Engineering Date: 10/1/2021

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: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - ERU Calculations (2569 : Site Plan Review Application

Pittman Engineering Co., LLC
Post Office Box 822
Richmond Hill, Georgia 31324
912-445-0578

September 15, 2021

Mr. Brian Harvey
City of Port Wentworth
7306 Hwy 21, Ste 301
Port Wentworth, GA 31407

Re: **Rice Hope – Lakeside Phases 20-23 & 29A**
Landfill Letter
Port Wentworth, Georgia

Dear Brian:

On behalf of our client, BEP Rice Hope, LLC, who is also the Owner of the subject property, we hereby state that to the best of our knowledge, information and belief, the subject property has never been used as a landfill, and there are not any visible existing dangerous environmental situations. Our knowledge, information and belief are based on observing the readily available online photo history of the site for signs of previous landfill activities.

Sincerely,

PITTMAN ENGINEERING CO. LLC

Jason J. Bryant, P.E.

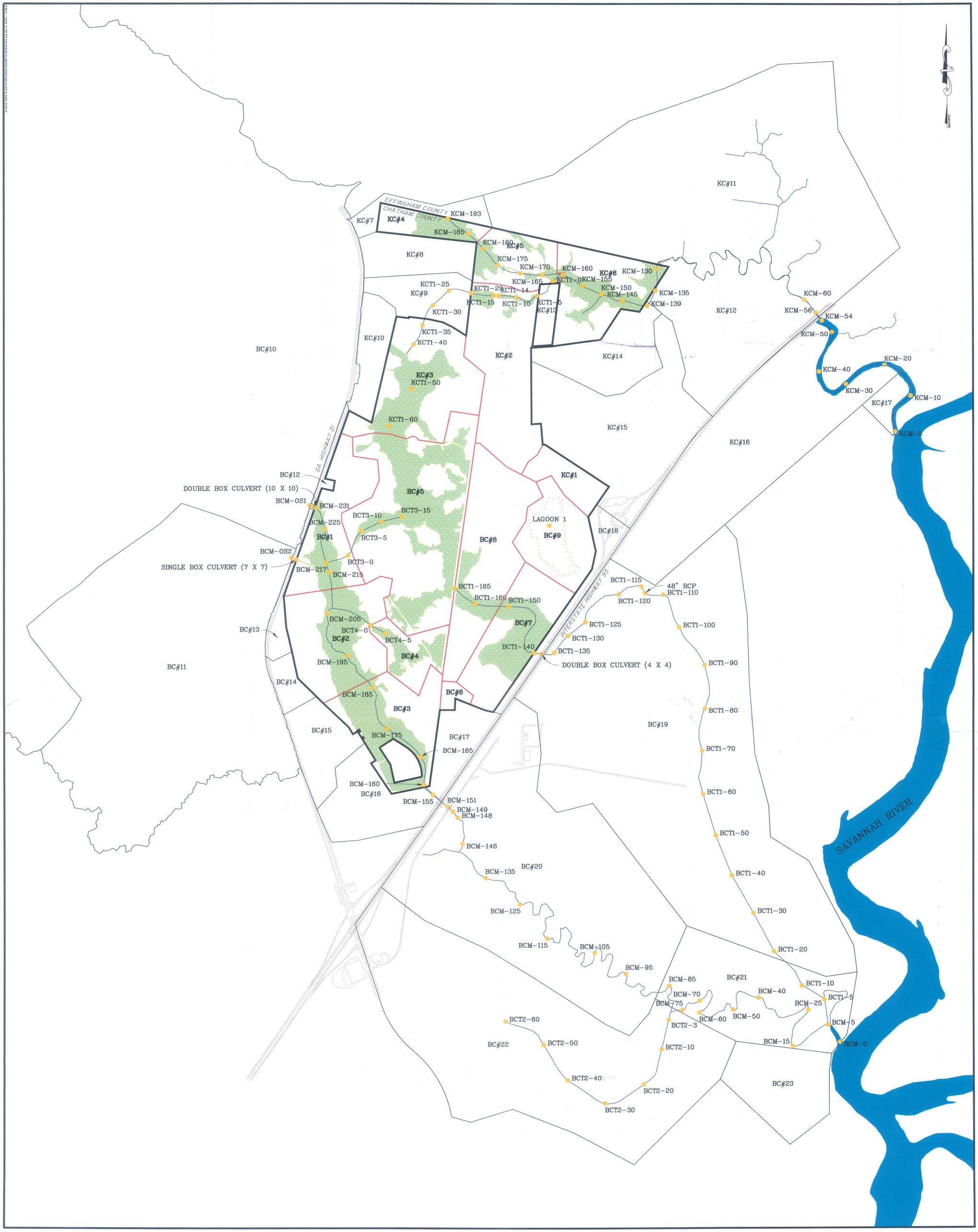
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Landfill Letter (2569 : Site Plan Review Application

EXHIBIT 4

PRE-DEVELOPMENT SUB-BASIN DELINEATION AND NODE LOCATION MAP

RICE HOPE PLANTATION

PORT WENTWORTH, GEORGIA



LEGEND

- RICE HOPE PLANTATION PROPERTY BOUNDARY
- SURVEYED WETLANDS
- HYDROGRAPHY
- ON-SITE DRAINAGE BASIN
- OFF-SITE DRAINAGE BASIN
- FLOW NETWORK
- NODE NETWORK

PREPARED FOR:
SIVICA COMMUNITIES INC.
ROSWELL, GEORGIA

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA

FEBRUARY 26, 2004
J-16394

GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pre-Development Exhibit (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

RICE HOPE LAKESIDE PHASES 20-23 & 29A
PITTMAN ENGINEERING CO
PIPE SIZING
9/1/2021

PIPE SIZING

STARTING STRUCTURE ID	RECEIVING STRUCTURE ID	DRAINAGE AREA (ACRES)	TOTAL DRAINAGE AREA (ACRES)	MANNING'S COEFF	TIME OF CONC (MIN)	RUNOFF COEFF c	25-YR 24HR RAINFALL INTENSITY (IN/HR)	CUMULATIVE DISCHARGE (CFS)	SLOPE (FT/FT)	MANNINGS CALC. (IN)	SELECTED MANNINGS SIZE (IN)	MANNINGS VELOCITY (FT/SEC)	PIPE LENGTH (FT)	PIPE TRAVEL TIME (MIN)	FRAME ELEV (FT)	FRICTION LOSSES (FT)	TOTAL	MINOR LOSSES (FT)	*DOWN STREAM ELEV (FT)	INLET PONDING ELEV (FT)	FREEBOARD (FRAME-INLET PONDING-0.3 FT) (FT)
G 112	G 142	0.20	0.20	0.013	15	0.50	6.0	0.60	0.003	8	15	2	85	0.71	18.00	0.0074	0.5	0.00	15.38	15.39	2.31
G 142	G 110	0.23	0.43	0.013	16	0.50	6.0	1.29	0.003	11	15	1	98	1.24	18.00	0.0395	0.5	0.01	15.33	15.38	2.32
G 113	G 138	0.28	0.28	0.013	15	0.50	6.0	0.84	0.003	9	15	2	85	0.71	18.00	0.0145	0.5	0.00	15.57	15.59	2.11
G 138	G 139	0.26	0.54	0.013	16	0.50	5.9	1.61	0.003	12	15	2	84	0.86	18.00	0.0525	0.5	0.01	15.51	15.57	2.13
G 139	G 110	0.29	0.83	0.013	17	0.50	5.8	2.45	0.003	14	15	2	98	0.66	18.00	0.1422	0.5	0.03	15.33	15.51	2.19
G 110	C 211	0.32	1.58	0.013	17	0.50	5.8	4.67	0.003	17	18	4	133	0.56	17.50	0.2654	0.5	0.05	15.01	15.33	1.87
C 211	C 210	1.16	2.74	0.013	18	0.50	5.7	7.97	0.003	21	24	5	25	0.08	17.44	0.0314	0.5	0.05	14.93	15.01	2.13
C 210	G 111	1.16	3.90	0.013	18	0.50	5.7	11.28	0.003	24	24	7	123	0.29	17.44	0.3095	0.5	0.10	14.52	14.93	2.21
G 114	G 146	0.26	0.26	0.013	15	0.50	6.0	0.78	0.003	9	15	2	68	0.57	18.00	0.0100	0.5	0.00	14.57	14.58	3.12
G 146	G 111	0.20	0.46	0.013	16	0.50	6.0	1.38	0.003	11	15	1	72	0.85	18.00	0.0332	0.5	0.01	14.52	14.57	3.13
G 115	G 143	0.35	0.35	0.013	15	0.50	6.0	1.05	0.003	10	15	2	85	0.71	18.00	0.0227	0.5	0.01	14.80	14.83	2.87
G 143	G 144	0.26	0.61	0.013	16	0.50	5.9	1.82	0.003	12	15	2	83	0.75	18.00	0.0664	0.5	0.02	14.72	14.80	2.90
G 144	G 111	0.26	0.87	0.013	17	0.50	5.8	2.57	0.003	14	15	3	100	0.64	18.00	0.1601	0.5	0.03	14.52	14.72	2.98
G 111	C 209	0.23	5.46	0.013	18	0.50	5.7	15.88	0.003	27	30	8	130	0.27	18.00	0.1975	0.5	0.08	14.24	14.52	3.18
C 209	C 208	1.07	6.53	0.013	19	0.50	5.6	18.88	0.003	29	30	10	33	0.06	18.17	0.0708	0.5	0.11	14.06	14.24	3.63
C 208	LAGOON	0.39	6.92	0.013	19	0.50	5.6	19.97	0.003	29	30	10	121	0.20	18.17	0.2906	0.5	0.13	13.64	14.06	3.81
G 109	G 145	0.35	0.35	0.013	15	0.50	6.0	1.05	0.003	10	15	1	86	1.34	18.00	0.0230	0.5	0.01	14.37	14.40	3.30
G 145	G 108	0.38	0.73	0.013	16	0.50	5.9	2.17	0.003	13	15	2	82	0.62	18.00	0.0936	0.5	0.02	14.26	14.37	3.33
~~G 107~~	~~G 108~~	~~0.32~~	~~1.05~~	~~0.013~~	~~17~~	~~0.50~~	~~5.8~~	~~3.10~~	~~0.003~~	~~15~~	~~15~~	~~3~~	~~82~~	~~0.43~~	~~18.00~~	~~0.1907~~	~~0.5~~	~~0.05~~	~~14.02~~	~~14.26~~	~~3.44~~
G 108	G107	0.31	1.36	0.013	18	0.50	5.7	3.98	0.003	16	18	3	82	0.40	17.00	0.1192	0.5	0.04	13.86	14.02	2.68
G 107	C 206	0.90	2.26	0.013	18	0.50	5.7	6.55	0.003	19	24	4	123	0.49	18.03	0.1043	0.5	0.03	13.72	13.86	3.87
C 206	C 207	0.32	2.58	0.013	19	0.50	5.6	7.44	0.003	20	24	5	33	0.12	18.03	0.0362	0.5	0.04	13.64	13.72	4.01
C 207	LAGOON	0.32	2.90	0.013	19	0.50	5.6	8.34	0.003	21	24	5	98	0.31	18.03	0.1348	0.5	0.05	13.64	13.83	3.90
G 165	G 153	0.31	0.31	0.013	15	0.50	6.0	0.93	0.003	10	15	1	134	2.36	18.00	0.0281	0.5	0.00	14.82	14.86	2.84
G 153	G 154	0.44	0.75	0.013	17	0.50	5.8	2.21	0.003	13	15	2	120	0.89	18.00	0.1414	0.5	0.03	14.66	14.82	2.88
G 154	G 164	0.50	1.25	0.013	18	0.50	5.7	3.63	0.003	16	18	3	120	0.65	18.00	0.1450	0.5	0.03	14.48	14.66	3.04
G 164	DMH 1	0.50	1.75	0.013	19	0.50	5.6	5.03	0.003	18	18	4	132	0.52	17.00	0.3062	0.5	0.06	14.11	14.48	2.22
DMH 1	C 201	0.00	1.75	0.013	20	0.50	5.5	5.03	0.003	18	18	4	94	0.37	18.03	0.2181	0.5	0.06	13.83	14.11	3.62
C 201	C 200	0.49	2.24	0.013	20	0.50	5.5	6.38	0.003	19	24	4	33	0.14	18.03	0.0266	0.5	0.03	13.77	13.83	3.90
C 200	LAGOON	0.18	2.42	0.013	20	0.50	5.5	6.87	0.003	20	24	4	99	0.38	18.03	0.0925	0.5	0.04	13.64	13.77	3.96
G 167	G 140	0.28	0.28	0.013	15	0.50	6.0	0.84	0.003	9	15	2	84	0.70	18.90	0.0144	0.5	0.00	15.60	15.61	2.99
G 140	G 141	0.28	0.56	0.013	16	0.50	5.9	1.67	0.003	12	15	2	84	0.83	18.43	0.0565	0.5	0.01	15.53	15.60	2.53
G 141	G 166	0.28	0.84	0.013	17	0.50	5.8	2.48	0.003	14	15	3	107	0.71	17.98	0.1591	0.5	0.03	15.34	15.53	2.15
C 204	C 205	0.92	0.92	0.013	15	0.50	6.0	2.76	0.003	14	15	2	25	0.21	17.23	0.0461	0.5	0.04	15.47	15.55	1.38
C 205	G 166	1.12	2.04	0.013	15	0.50	6.0	6.12	0.003	19	24	4	141	0.60	17.23	0.1045	0.5	0.03	15.34	15.47	1.46
G 166	G 106	0.50	3.38	0.013	17	0.50	5.8	10.05	0.003	23	24	6	167	0.44	17.56	0.3335	0.5	0.08	14.92	15.34	1.92
G 106	G 105	0.50	3.88	0.013	18	0.50	5.8	11.50	0.003	24	24	7	162	0.37	15.89	0.4236	0.5	0.10	14.39	14.92	0.67
G 104	G 105	0.40	0.40	0.013	15	0.50	5.8	1.16	0.003	10	15	1	146	2.06	16.83	0.0476	0.5	0.01	14.39	14.45	2.08

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pipe Chart 09-01-2021 (2569 : Site Plan Review

RICE HOPE LAKESIDE PHASES 20-23 & 29A
PITTMAN ENGINEERING CO
PIPE SIZING
9/1/2021

PIPE SIZING

STARTING STRUCTURE ID	RECEIVING STRUCTURE ID	DRAINAGE AREA (ACRES)	TOTAL DRAINAGE AREA (ACRES)	MANNING'S COEFF	TIME OF CONC (MIN)	RUNOFF COEFF c	25-YR 24HR RAINFALL INTENSITY (IN/HR)	CUMULATIVE DISCHARGE (CFS)	SLOPE (FT/FT)	MANNINGS CALC. (IN)	SELECTED MANNINGS SIZE (IN)	MANNINGS VELOCITY (FT/SEC)	PIPE LENGTH (FT)	PIPE TRAVEL TIME (MIN)	FRAME ELEV (FT)	FRICTION LOSSES (FT)	TOTAL	MINOR LOSSES (FT)	*DOWN STREAM ELEV (FT)	INLET PONDING ELEV (FT)	FREEBOARD (FRAME-INLET PONDING-0.3 FT) (FT)
G 105	C 203	0.70	4.98	0.013	18	0.50	6.0	14.76	0.003	26	30	2	153	1.28	18.74	0.2007	0.5	0.07	14.12	14.39	4.05
C 203	C 202	0.73	5.71	0.013	20	0.50	6.0	16.95	0.003	27	30	9	33	0.06	18.57	0.0571	0.5	0.09	13.97	14.12	4.15
C 202	LAGOON	0.21	5.92	0.013	20	0.50	6.0	17.58	0.003	28	30	9	126	0.23	18.57	0.2344	0.5	0.10	13.64	13.97	4.30
G 156	G 157	0.48	0.48	0.013	15	0.50	6.0	1.44	0.003	11	15	2	90	0.75	16.78	0.0452	0.5	0.01	15.07	15.13	1.35
G 157	G 137	0.48	0.96	0.013	16	0.50	5.9	2.86	0.003	14	15	3	95	0.54	16.51	0.1877	0.5	0.04	14.84	15.07	1.14
C 248	C 249	0.99	0.99	0.013	15	0.50	6.0	2.97	0.003	15	15	2	25	0.21	16.04	0.0534	0.5	0.05	14.93	15.03	0.71
C 249	G 137	0.70	1.69	0.013	15	0.50	6.0	5.07	0.003	18	24	3	133	0.69	16.04	0.0676	0.5	0.02	14.84	14.93	0.81
G 137	G 155	0.65	3.30	0.013	16	0.50	5.9	9.84	0.003	22	24	6	125	0.33	16.21	0.2396	0.5	0.08	14.53	14.84	1.07
G 155	G 136	0.20	3.50	0.013	17	0.50	5.8	10.42	0.003	23	24	7	135	0.34	16.86	0.2901	0.5	0.09	14.15	14.53	2.03
C 251	C 250	0.86	0.86	0.013	15	0.50	6.0	2.58	0.003	14	15	3	25	0.16	15.95	0.0403	0.5	0.03	14.33	14.40	1.25
C 250	G 136	0.61	1.47	0.013	15	0.50	6.0	4.41	0.003	17	18	4	70	0.31	15.95	0.1248	0.5	0.05	14.15	14.33	1.32
G 136	G 158	0.10	5.07	0.013	17	0.50	5.8	15.12	0.003	26	30	8	100	0.22	16.66	0.1377	0.5	0.07	13.94	14.15	2.21
G 158	LAGOON	0.10	5.17	0.013	18	0.50	5.8	15.41	0.003	27	30	8	157	0.33	17.34	0.2246	0.5	0.08	13.64	13.94	3.10
C 220	C 221	0.25	0.25	0.013	15	0.50	6.0	0.75	0.003	9	15	1	25	0.55	18.00	0.0034	0.5	0.00	13.79	13.80	3.90
C 221	G 150	0.23	0.48	0.013	16	0.50	5.8	1.42	0.003	11	15	1	76	0.88	18.00	0.0370	0.5	0.01	13.74	13.79	3.91
G 150	G 123	0.19	0.67	0.013	17	0.50	5.7	1.96	0.003	13	18	2	69	0.69	18.00	0.0243	0.5	0.01	13.71	13.74	3.96
G 123	G 126	0.21	0.88	0.013	17	0.50	5.6	2.55	0.003	14	18	2	90	0.69	17.00	0.0535	0.5	0.02	13.64	13.71	2.99
C 216	C 217	0.71	0.71	0.013	15	0.50	6.0	2.13	0.003	13	15	2	27	0.21	18.44	0.0297	0.5	0.02	14.87	14.92	3.22
C 217	G 149	0.33	1.04	0.013	15	0.50	6.0	3.12	0.003	15	15	3	104	0.55	18.36	0.2452	0.5	0.05	14.57	14.87	3.19
G 149	G 124	0.26	1.30	0.013	16	0.50	5.9	3.89	0.004	15	15	4	83	0.35	16.00	0.3037	0.5	0.08	14.19	14.57	1.13
G 124	G 126	0.21	1.51	0.013	16	0.50	5.9	4.51	0.005	15	15	5	91	0.33	16.00	0.4476	0.5	0.10	13.64	14.19	1.51
C 223	C 222	0.31	0.31	0.013	15	0.50	6.0	0.93	0.003	10	30	0	25	0.88	18.70	0.0001	0.5	0.00	13.66	13.67	4.73
C 222	G 122	0.34	0.65	0.013	16	0.50	5.9	1.93	0.003	12	30	1	118	2.00	18.70	0.0027	0.5	0.00	13.66	13.66	4.74
G 122	G 151	0.32	0.97	0.013	18	0.50	5.8	2.86	0.003	14	30	1	103	1.18	16.01	0.0051	0.5	0.00	13.65	13.66	2.05
G 151	G 121	0.26	1.23	0.013	19	0.50	5.8	3.62	0.003	16	30	2	115	1.04	16.00	0.0090	0.5	0.00	13.64	13.65	2.05
C 214	C 215	0.57	0.57	0.013	15	0.50	6.0	1.71	0.003	12	15	2	25	0.24	17.80	0.0177	0.5	0.02	14.65	14.69	2.81
C 215	G 119	0.33	0.90	0.013	15	0.50	6.0	2.70	0.003	14	15	3	56	0.34	17.80	0.0989	0.5	0.04	14.52	14.65	2.85
G 119	G 148	0.10	1.00	0.013	16	0.50	5.9	3.00	0.003	15	15	3	93	0.51	16.00	0.2021	0.5	0.05	14.27	14.52	1.18
G 148	G 120	0.28	1.28	0.013	16	0.50	5.9	3.82	0.004	15	15	4	93	0.40	16.00	0.3289	0.5	0.08	13.86	14.27	1.43
G 120	G 121	0.26	1.54	0.013	17	0.50	5.8	4.58	0.003	17	18	4	90	0.39	16.00	0.1727	0.5	0.05	13.64	13.86	1.84
C 212	C 213	1.63	1.63	0.013	15	0.50	6.0	4.89	0.003	17	18	4	25	0.10	18.43	0.0548	0.5	0.06	14.27	14.38	3.75
C 213	G 147	0.26	1.89	0.013	15	0.50	6.0	5.67	0.003	18	18	5	69	0.24	18.43	0.2033	0.5	0.08	13.99	14.27	3.86
G 147	G 116	0.56	2.45	0.013	16	0.50	5.9	7.32	0.003	20	24	5	91	0.33	16.00	0.0965	0.5	0.04	13.85	13.99	1.71
G 116	G 125	0.38	2.83	0.013	16	0.50	5.9	8.44	0.004	21	24	5	107	0.33	16.00	0.1509	0.5	0.06	13.64	13.85	1.85
C 225	C 224	0.30	0.30	0.013	15	0.50	6.0	0.90	0.003	9	15	1	25	0.45	18.43	0.0049	0.5	0.00	15.00	15.00	3.13

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pipe Chart 09-01-2021 (2569 : Site Plan Review

RICE HOPE LAKESIDE PHASES 20-23 & 29A
PITTMAN ENGINEERING CO
PIPE SIZING
9/1/2021

PIPE SIZING

STARTING STRUCTURE ID	RECEIVING STRUCTURE ID	DRAINAGE AREA (ACRES)	TOTAL DRAINAGE AREA (ACRES)	MANNING'S COEFF	TIME OF CONC (MIN)	RUNOFF COEFF c	25-YR 24HR RAINFALL INTENSITY (IN/HR)	CUMULATIVE DISCHARGE (CFS)	SLOPE (FT/FT)	MANNINGS CALC. (IN)	SELECTED MANNINGS SIZE (IN)	MANNINGS VELOCITY (FT/SEC)	PIPE LENGTH (FT)	PIPE TRAVEL TIME (MIN)	FRAME ELEV (FT)	FRICTION LOSSES (FT)	TOTAL	MINOR LOSSES (FT)	*DOWN STREAM ELEV (FT)	INLET PONDING ELEV (FT)	FREEBOARD (FRAME-INLET PONDING-0.3 FT) (FT)
C 224	G 118	0.58	0.88	0.013	16	0.50	5.9	2.61	0.003	14	15	3	132	0.83	18.43	0.2180	0.5	0.04	14.74	15.00	3.13
G 118	G 117	0.28	1.16	0.013	16	0.50	5.8	3.42	0.003	15	15	3	91	0.43	16.00	0.2583	0.5	0.06	14.42	14.74	0.96
G 117	G 152	0.24	1.40	0.013	17	0.50	5.8	4.12	0.004	15	15	4	113	0.45	16.00	0.4644	0.5	0.09	13.87	14.42	1.28
G 152	G 125	0.26	1.66	0.013	17	0.50	5.7	4.86	0.004	17	18	4	80	0.32	16.00	0.1732	0.5	0.06	13.64	13.87	1.83
C 240	C 241	0.50	0.50	0.013	15	0.50	6.0	1.50	0.003	11	15	2	34	0.28	19.89	0.0185	0.5	0.01	14.76	14.79	4.80
C 241	G 160	0.40	0.90	0.013	15	0.50	6.0	2.70	0.003	14	15	3	138	0.84	19.91	0.2437	0.5	0.04	14.48	14.76	4.85
G 160	G 127	0.36	1.26	0.013	16	0.50	5.9	3.76	0.003	16	18	3	114	0.60	18.00	0.1479	0.5	0.04	14.30	14.48	3.22
C 232	C 233	0.86	0.86	0.013	15	0.50	6.0	2.58	0.003	14	15	2	25	0.21	18.69	0.0403	0.5	0.03	14.55	14.62	3.77
C 233	G 127	0.57	1.43	0.013	15	0.50	6.0	4.29	0.003	17	18	4	122	0.56	18.69	0.2058	0.5	0.05	14.30	14.55	3.84
C 235	C 234	0.67	3.36	0.013	15	0.50	6.0	2.01	0.003	13	15	2	25	0.20	19.25	0.0245	0.5	0.02	14.52	14.56	4.39
C 234	G 127	0.67	4.03	0.013	15	0.50	6.0	4.02	0.003	16	18	3	122	0.60	19.25	0.1807	0.5	0.04	14.30	14.52	4.43
G 127	G 159	0.36	7.08	0.013	17	0.50	5.8	13.12	0.003	25	30	2	114	0.95	18.00	0.1181	0.5	0.06	14.12	14.30	3.40
G 159	G 133	0.36	7.44	0.013	18	0.50	5.7	14.14	0.003	26	30	7	156	0.36	18.00	0.1879	0.5	0.06	13.87	14.12	3.58
G 133	G 132	0.36	7.80	0.013	18	0.50	5.7	15.17	0.003	26	30	8	114	0.25	18.00	0.1579	0.5	0.07	13.64	13.87	3.83
G 162	G 163	0.50	0.50	0.013	15	0.50	6.0	1.50	0.004	11	15	2	196	2.14	19.41	0.1068	0.5	0.01	14.03	14.14	4.97
G 163	LAGOON	0.50	1.00	0.013	17	0.50	5.8	2.95	0.004	14	15	3	162	0.90	19.38	0.3415	0.5	0.04	13.64	14.03	5.05
C 242	C 243	0.30	0.62	0.013	15	0.50	6.0	0.90	0.003	9	15	1	34	0.62	18.43	0.0067	0.5	0.00	15.78	15.79	2.34
C 243	G 128	0.58	0.40	0.013	16	0.50	5.9	2.61	0.003	14	15	3	138	0.86	18.43	0.2279	0.5	0.04	15.52	15.78	2.35
G 128	G 134	0.28	0.42	0.013	17	0.50	5.8	3.42	0.003	15	15	3	156	0.75	16.00	0.4427	0.5	0.06	15.01	15.52	0.18
G 134	G 161	0.24	0.51	0.013	17	0.50	5.8	4.12	0.004	15	15	4	208	0.83	16.00	0.8548	0.5	0.09	14.07	15.01	0.69
G 161	G 131	0.26	0.60	0.013	18	0.50	5.7	4.86	0.004	17	18	4	172	0.69	16.00	0.3724	0.5	0.06	13.64	14.07	1.63

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Pipe Chart 09-01-2021 (2569 : Site Plan Review

Monday, October 11, 2021 2:31:26 PM

REV.	REVISIONS	BY	DATE

RICE HOPE

PITTMAN ENGINEERING

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

POST DRAINAGE BASINS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	JJB
Scale:	1"=500'
Date:	10/11/21

SHEET
POST

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

500' 250' 0' 500'
GRAPHIC SCALE: 1"=500'-0"

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Drainage\CPR\21-255 - Post Basins.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - POST BASIN Exhibit (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Rice Hope Lakeside Phases 20-23 & 29A
WASTEWATER EXTENSION CALCULATIONS
September 1, 2021
DR Horton, Inc.
Pittman Engineering Co., LLC

The proposed 8-Inch diameter sewer mains will extend from an existing manhole within the Rice Hope Parkside development.

The maximum expected domestic flow through the 8 diameter mains is approximately 167 gpm, based on a peaking factor of 3.5.

- (229 residences x 300 gpd per residence x 3.5 peak) / 1440 min/day = 167 gpm

The capacity of an 8-Inch diameter main at minimum slope is approximately 313 gpm. Therefore, the 8 mains have adequate capacity to serve this project.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Sewer Calcs 08-01-2021 (2569 : Site Plan Review

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	✓
16) For pump station design:	
a. Attach design calculations with pump curves	N/A
b. City of Port Wentworth pump station design standards used to prepare drawings, details and specifications	N/A
17) City of Port Wentworth sewer specifications and details used	✓
18) Proposed water/sewer agreement attached	N/A
19) Georgia Registered Professional Engineer stamp and signature	✓

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Wastewater Collection System Checklist (2569 : Site

Appendix A Water/Wastewater Availability

WATER/WASTEWATER AVAILABILITY REQUEST FORM

Date: 10/10/2021

A. Owner/Developer BEP Rice Hope, LLC Phone# (301) 915-0460

Address 4800 Hampden Lane, Suite 200 Bethesda, Maryland 20814

Contact Person Scott Decain Phone # (843) 473-5200

Address 2591 U.S, GA-17 SUITE 303, Richmond Hill, GA 31324

Engineer Pittman Engineering Co. Phone # (912) 445-0578

Development Name Rice Hope - Lakeside Phases 20-23 & 29A

B. Development Location 0 Lakeside Blvd, Port Wentworth, Georgia 31407

Township, Map & Parcel # (Attach Plat) 70906 04041, 70906 04042, 70906 04054, 70906 04063

C. Type of Development (Circle appropriate choice)

Residential Multi-Family Commercial Industrial Institutional

Number of lots/single family units 262 Building Square Footage _____

Number of multi/family units N/A

Type of Business(es) N/A

Rezoning Required: Yes **No** **Subdivision Required:** **Yes** No

D. Maximum number of employees in 24 hour period N/A

If restaurant, seating capacity N/A

If car wash, number of bays N/A

If Laundromat, number of washers N/A If church, number of seats N/A

E. **SITE PLANS AND WATER/WASTEWATER USE CALCULATIONS ARE NEEDED FOR FEE QUOTES**

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water and Wastewater Availability (2569 : Site Plan

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water Distribution System Checklist (2569 : Site Plan

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)	N/A
4) Pipe separated distances called out at utility crossings	✓
5) Isolation Valves	✓
6) Valves 8” and larger placed in manholes	N/A
7) Meters sized and located on plans	N/A
8) All service connections shown	✓
9) Existing and proposed fire hydrants shown	✓
10) Fire Flow Demand (Exhibit 2)	
▪ Calculate water need based upon ISO Guidelines	N/A
▪ Show maintenance responsibility for fire line and appurtenances in owner/client agreement (Exhibit 3)	N/A
▪ Show Backflow Detector Check Assembly	N/A
▪ If no fire system is proposed, please indicate on the plans	N/A
11) Irrigation System	
▪ Calculate water need based upon system design	N/A
▪ Show size and location of backflow preventor and water meter	N/A
▪ If no irrigation system is proposed, please indicate on the plans	N/A
12) Attach certification that water lines are not in, nor do they serve, structures built upon solid waste landfills	✓
13) City of Port Wentworth specifications and details used	✓
14) Proposed water/sewer agreement attached	N/A
15) Georgia Registered Professional Engineer stamp & signature	✓

Rice Hope Lakeside Phases 20-23 & 29A
WATER DISTRIBUTION CALCULATIONS
September 1, 2021
DR Horton, Inc.
Pittman Engineering Co., LLC

The proposed 2,900 linear feet of 8, 10 and 12-Inch diameter water mains will extend from existing 10 and 12-Inch diameter water mains. The tie-ins will occur at Lakeside Blvd. The proposed mains will create a loop with the existing system.

The City of Port Wentworth requirement for fire flow at the most distant point within the project is 1,000 gpm.

The maximum peak instantaneous (peak) demand for residential communities with 229 connections expected through the proposed water mains is 220 gpm. (Refer page 38 from the "Minimum Standards For Public Water Systems")

Number of Connections	Gallons Per Minute
200	205
229	***220***
250	230

The total flow demand for the project = 1,000 gpm + 220 gpm = 1,220 gpm

The total head loss using the Hazen-Williams formula with C=120 is:

Head Loss = 0.2083 x (100/C)^1.852 x Q^1.852 / D^4.8655

Head Loss = friction head loss in feet of water per 100 feet of pipe,
C = coefficient for roughness of the interior pipe surface
Q = flow rate in gallons per minute
D = inside diameter of pipe in inches

For a 10-Inch diameter water main,
If C=120, Q=1,220 gpm and D=1-Inches, then Head Loss = 1.05 ft/100 ft

Determine the head loss in the 8-Inch diameter water main,
Head Loss = 1.05 ft/100 ft x 2,900= ft = 30.5 ft
Converting ft to psi = 30.5 ft x 1 psi/2.31 ft = 13.2 psi pressure drop

Minimum residual starting pressure at tie-in location must be sufficient to account for the 13.2 psi drop, while providing 20 psi minimum at the farthest hydrant from the tie-in location.

Minimal residual starting pressure at tie-in,
= 20 psi minimum + 13.2 psi pressure drop = 33.2 psi

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Water Calcs 08-01-2021 (2569 : Site Plan Review

Monday, October 11, 2021 10:06:32 AM

CONSTRUCTION PLANS

FOR

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

PREPARED FOR:

DR HORTON, INC.

I CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF THE DESIGN OF THIS PROJECT IN ACCORDANCE WITH THE RULES OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED IN ACCORDANCE WITH CURRENT STANDARD ENGINEERING PRACTICES AND ACCURATELY REFLECT THE DESIGN DEVELOPMENT REPORT (DDR) PREVIOUSLY REVIEWED AND CONCURRED IN BY EPD. I FURTHER CERTIFY THAT THE SYSTEM AS DESIGNED CAN REASONABLY BE EXPECTED TO CONSISTENTLY MEET ALL CURRENTLY APPLICABLE PERMIT LIMITS, CONDITIONS, AND REGULATORY REQUIREMENTS, PROVIDED THE FACILITY IS CONSTRUCTED AS DESIGNED AND PROPERLY OPERATED AND MAINTAINED.

THE DEVELOPMENT OF THE INCLUDED CONSTRUCTION PLANS CAN BE EXPECTED TO NOT INCREASE THE RATE OF RUNOFF PER COUNTY REQUIREMENTS, PROVIDED THE FACILITY IS CONSTRUCTED AS DESIGNED AND PROPERLY OPERATED AND MAINTAINED.

JULY 16, 2021

JOB NUMBER: 21-255

PREPARED BY:

PITTMAN ENGINEERING

2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
WWW.PITTMANENGINEERINGCO.COM

Know what's below. Call before you dig.

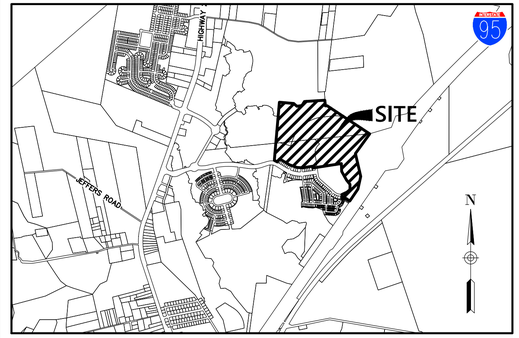
PROJECT DATA

DEVELOPER:	DR HORTON, INC. 30 SILVER LAKE ROAD BLUFFTON, SC 29909 (301) 915-0460
24 HOUR CONTACT:	JARED O'SAKO
TELEPHONE:	(843) 473-5200
JURISDICTION:	PORT WENTWORTH, GEORGIA
ZONING:	PUD
PROPERTY OWNER OF RECORD:	BEP RICE HOPE, LLC
FEMA FLOOD ZONE:	X
FEMA FLOOD PANEL:	MAP NUMBER 13051C0030G MAP DATED 8/16/18
APPROXIMATE LOCATION OF SITE:	PORT WENTWORTH, GEORGIA 31407
LATITUDE:	N032.225100000000
LONGITUDE:	W081.184600000000
VERTICAL DATUM:	NAVD 88

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

REVISION LISTING

REV. NO.	REVISION	BY	DATE



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
C0.1	GENERAL NOTES
C1.1	SHEET LAYOUT PLAN
C1.2	PRELIMINARY PLAT PHASE 20 (1 OF 3)
C1.3	PRELIMINARY PLAT PHASE 20 (2 OF 3)
C1.4	PRELIMINARY PLAT PHASE 20 (3 OF 3)
C1.5	PRELIMINARY PLAT PHASE 21 (1 OF 3)
C1.6	PRELIMINARY PLAT PHASE 21 (2 OF 3)
C1.7	PRELIMINARY PLAT PHASE 21 (3 OF 3)
C1.8	PRELIMINARY PLAT PHASE 22 (1 OF 3)
C1.9	PRELIMINARY PLAT PHASE 22 (2 OF 3)
C1.10	PRELIMINARY PLAT PHASE 22 (3 OF 3)
C1.11	PRELIMINARY PLAT PHASE 23 (1 OF 1)
C1.12	PRELIMINARY PLAT PHASE 29A (1 OF 1)
C2.1	WATER AND SEWER PLAN
C2.2	WATER AND SEWER PLAN
C2.3	WATER AND SEWER PLAN
C2.4	WATER AND SEWER PLAN
C2.5	WATER AND SEWER PLAN
C2.6	SEWER PROFILES
C2.7	SEWER PROFILES
C2.8	SEWER PROFILES
C2.9	SEWER PROFILES
C2.10	SEWER PROFILES
C2.12	WATER AND SEWER DETAILS
C2.13	WATER AND SEWER DETAILS
C2.14	WATER AND SEWER DETAILS
C3.1	PAVING AND GRADING PLAN
C3.2	PAVING AND GRADING PLAN
C3.3	PAVING AND GRADING PLAN
C3.4	PAVING AND GRADING PLAN
C3.5	PAVING AND GRADING PLAN
C3.6	DRAINAGE PLAN
C3.7	DRAINAGE PLAN
C3.8	DRAINAGE PLAN
C3.9	DRAINAGE PLAN
C3.10	DRAINAGE PLAN
C3.11	ROAD PROFILES
C3.12	ROAD PROFILES
C3.13	ROAD PROFILES
C3.14	STORM DRAINAGE PROFILES
C3.15	STORM DRAINAGE PROFILES
C3.16	STORM DRAINAGE PROFILES
C3.17	STORM DRAINAGE PROFILES
C3.18	STORM DRAINAGE PROFILES
C3.19	PAVING, GRADING & DRAINAGE DETAILS
C3.20	PAVING, GRADING & DRAINAGE DETAILS
EC1.1	INITIAL EROSION CONTROL PLAN
EC1.2	INITIAL EROSION CONTROL PLAN
EC1.3	INITIAL EROSION CONTROL PLAN
EC1.4	INITIAL EROSION CONTROL PLAN
EC1.5	INITIAL EROSION CONTROL PLAN
EC1.6	INITIAL EROSION CONTROL PLAN
EC2.1	INTERMEDIATE EROSION CONTROL PLAN
EC2.2	INTERMEDIATE EROSION CONTROL PLAN
EC2.3	INTERMEDIATE EROSION CONTROL PLAN
EC2.4	INTERMEDIATE EROSION CONTROL PLAN
EC2.5	INTERMEDIATE EROSION CONTROL PLAN
EC2.6	INTERMEDIATE EROSION CONTROL PLAN
EC3.1	FINAL EROSION CONTROL PLAN
EC3.2	FINAL EROSION CONTROL PLAN
EC3.3	FINAL EROSION CONTROL PLAN
EC3.4	FINAL EROSION CONTROL PLAN
EC3.5	FINAL EROSION CONTROL PLAN
EC3.6	FINAL EROSION CONTROL PLAN
EC4.1	EROSION CONTROL NOTES
EC4.2	EROSION CONTROL NOTES
EC4.3	EROSION CONTROL NOTES
EC4.4	EROSION CONTROL NOTES
EC5.1	EROSION CONTROL DETAILS
EC5.2	EROSION CONTROL DETAILS
EC5.3	EROSION CONTROL DETAILS

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Cover Sheet.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Monday, October 11, 2021 10:07:00 AM

GENERAL NOTES:

OWNER/DEVELOPER:
DR HORTON, INC.
30 SILVER LAKE ROAD
BLUFFTON, SC 29909
843-473-5200
jrosako@drhorton.com

ENGINEER:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17S SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

SITE DATA:

ZONE:	PUD
TOTAL PROJECT ACREAGE:	65 AC.
DISTURBED AREA:	60 AC.
FLOOD MAP:	13051C0030G
FLOOD ZONE:	X

SURVEY INFORMATION:

THE TOPOGRAPHIC INFORMATION:
ALL ELEVATIONS BASED ON NAVD88

CONSTRUCTION NOTES & LEGEND

General Notes:

1. All elevations are based on NAVD88.
2. Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Contractor shall field verify location of all existing utilities prior to beginning construction. All existing utilities may not be shown on these drawings. It is the contractor's responsibility to coordinate his operation with all utilities which may be in conflict with his work. The contractor must maintain and protect all utilities, or relocate utilities as needed.
3. Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, manholes, water meters, storm inlets, manholes, and any other appurtenances to final grade as required.
4. Contractor is responsible for worksite safety. Occurrences at worksite shall be the complete responsibility of the contractor.
5. The contractor shall not begin construction until the proper permits have been issued.
6. The contractor shall be responsible for locating all existing utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
7. The contractor shall completely clear and grub all areas within the limits of disturbance unless indicated otherwise.
8. All construction shall conform to the City of Port Wentworth Ordinances.
9. Contractor shall coordinate construction activities with local utility companies and adjacent property owners. Contractor shall be responsible for protection and any necessary repairs to existing utility lines.
10. Three days notice to city and local utility companies is required prior to each different construction activity.
11. Control of stormwater and groundwater throughout the construction period shall be the responsibility of the contractor. Existing drainage is not to be impeded during construction. All penalties, claims and fees imposed on owner as a result of damage caused by actions of the contractor, his employees or subcontractors shall be borne in full by the contractor. Storm drainage conveyance shall not be impeded and dewatering may be required for the contractor. These are considered "Means and Methods," and any and all cost associated with this activity shall be included in the respective pay category.
12. Contractor shall be responsible for repairs of damage to any existing infrastructure including but not limited to roads, sidewalk, curb & gutter, landscaping, structures, and all existing conditions.
13. All signs, mail boxes, shrubbery, fences, landscaping or existing structures interfering with construction shall be removed and replaced by the contractor at the contractor's expense.
14. Contractor shall be solely responsible for all construction means, methods, techniques, and procedures and shall at all times take all reasonable safety precautions for the safety of its employees on the project and shall comply with all applicable provisions of federal, state, and municipal safety laws and building construction codes.
15. Contractor shall comply to the fullest extent with the latest standards or OSHA directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall provide support systems, sloping, benching and other means of protection. This shall include, but not be limited to, access and egress from all excavation and trenching. Contractor is responsible for his job site to be in complete compliance with all regulatory requirements.
16. All construction debris shall be removed from the site and disposed of in an approved waste disposal area. The contractor shall be responsible for disposal of all construction debris.
17. Contractor must provide proper traffic control devices for construction in accordance with "Manual of Uniform Traffic Control Devices" (latest edition).
18. Only new Reinforced Concrete Pipe Class III, shall be used in city road rights-of-ways or for drainage systems or if any storm runoff from adjoining properties drain through the proposed project.
19. Pipes up to thirty-six inches in diameter shall have flared end sections.
20. Pipes of dissimilar size shall be vertical aligned with their energy grade line or shall have crowns of the pipe converge at a manhole or other structure.
21. All pipe joints, in addition to the required rubber gaskets, shall be covered with approved geo-textile material of sufficient width to be secured to the pipe and completely encircle the joint with 50% overlap.
22. All pipe that crosses a road shall be imbedded in suitable material compacted to minimum 100% standard proctor. Suitable materials are GW, GP, GM, GC, SP, or SW soils as classified under the Unified System.
23. All stormwater inlets structures shall be of the standard design and shall have inverts built in bottoms.
24. Swales shall have a 5:1 side slopes or flatter.
25. All PVC pipe shall be stored out of the sunlight or appropriately covered with a UV resistant cover. All PVC pipe shall be properly supported so "sagging" of the pipe doesn't occur during storage. Any PVC pipe showing UV degradation or sagging shall be removed and replaced at the contractor's expense.

Staking Notes:

1. All dimensions are to the edge of pavement unless shown otherwise on the plans.
2. Layout for manholes, inlets, etc., is not shown on this plan.
3. The contractor shall verify existing benchmarks shown on the plans to establish vertical control on the site. The contractor shall be responsible for protecting these from unauthorized removal or replacement of benchmarks. When a permanent benchmark is located such that it must be removed to complete the project, the contractor shall establish such temporary benchmarks as he may require prior to removing the permanent benchmark. The contractor shall provide the location, identification and elevation of any temporary benchmark established to the owner and engineer.

Paving, Grading and Drainage Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. Contours shown on these plans are for general guidance and informational purposes. The contractor shall grade the site in accordance with spot elevations shown. In cases of conflict between spot elevations and contours the spot elevations will govern.
3. Load bearing and structural fills shall be approved suitable material as defined in the project specs, geotechnical report, Georgia Department of Transportation specifications and International Builder's Code. The most stringent requirement shall be adhered to. Waste material may be used for flushing of shoulder or construction of pedestrian or landscaped areas if they can be stabilized and will support plant growth and meet the required degree of compaction.
4. Contractor shall be responsible for ensuring proper drainage of any areas which are field adjusted during construction.
5. See details for requirements for control, construction and expansion joints in concrete sidewalks and curb and gutter.
6. Standard curb and gutter will be used where the drawings indicate that the gutter is to carry water. Pitched curb and gutter will be used where the drawings indicate the water will drain away from the gutter. Transitions between the two conditions shall be made as smoothly as possible.
7. Invert elevations shown on the plans are to the invert of the lowest pipe.
8. All storm drainage pipe shall be Class III Reinforced Concrete Pipe.

Signage and Striping Notes:

1. All traffic control measures shall conform to the latest edition of the "Manual on Uniform Traffic Control Devices." The manual identification and dimensions are shown on staking sheets for each required sign. The orientation of each sign from an approaching driver's point of view is also shown. Sign and support post material and installation shall conform to the pertinent sections of the current edition of the Georgia Department of Transportation specifications (latest edition).
2. Street name markers are required at all intersections.

Water and Sewer Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. All water and sewer connections to existing active systems are to be coordinated with City of Savannah Engineering and Public Works Departments a minimum of 72 hours prior to construction activities. Any damage to existing County utilities shall be repaired immediately at the Contractor's expense.
3. All construction shall be in accordance with the City of Port Wentworth Ordinances.
4. All water main pipe shall be AWWA C-900 Pressure Rated Pipe, Pressure Class 150, with dimension ratio 18 or lower and blue. If Ductile Iron water mains are necessary, they shall be Pressure Class 350, with cement interior lining in accordance with the latest revision of ANSI A-21.4 (AWWA C-104) and asphaltic exterior coating. The water service laterals shall be Polyethylene PE 3408 SDR 9 conforming to all requirements of AWWA C-901 and ASTM D-2737 latest revisions.
5. All sanitary sewer pipe shall be PVC and geeen, ASTM D-3034, SDR-26.
6. Minimum slope of 4-inch sewer laterals shall be 1.0%.
7. All PVC Water Main shall be blue and all PVC Sewer shall be green.
8. Sewer pipe deflection shall not exceed 5.0%. Deflection shall be verified using a spherical or cylindrical mandrel with a diameter no less than 95% of the inside pipe diameter.
9. All manhole and inlet castings shall be American made. Manufacturer's specification sheets shall be submitted for review and approval.
10. Manhole frame heights outside of paved areas shall be a minimum of 0.2 feet above finished grade.
11. Pipe, fittings, valves, and other accessories shall, unless otherwise directed, be unloaded at the point of delivery and stored where they will be protected and will not be hazardous to traffic. They shall at all times be handled with care to avoid damage. The interior of all pipes, fittings and other accessories shall be kept free from dirt and foreign matter at all times.
12. All water main and water lateral thrust restraint shall be handled by use of joint restraint/mechanical joints equivalent to Ebaa Iron Megalug or push-on joint type restrained joints equivalent to "Lok-Ring", "TR Flex", or "Super Lock". Concrete thrust block shall not be allowed.
13. All water mains shall have a minimum cover of 3 feet and a maximum cover of 5 feet measured from finished grade. Where the water main crosses other utility lines, the water main shall be installed 18" (pipe to pipe) below the other utility lines (if required) to avoid conflicts and maintain cover.
14. Maintain a minimum horizontal separation of 10 feet between water, sewer, and drainage lines unless otherwise shown.
15. When pipe laying is not in progress, a mechanical joint plug or cap will be used to form a water tight seal at both ends of the line being installed.
16. The following procedure shall be followed during flushing of the lines prior to connection to the water system:
    a. Flush the water mains using a full size flush having a minimum velocity of 2.5 feet per second.
    b. Continue flushing for a minimum time period of thirty minutes or until water line is purged of foreign matter and water runs clear.
9. All water used for construction, if obtained from an unmetered line, must be metered through an approved fire hydrant meter with a backflow prevention device obtained from the municipality's water department.
10. Water distribution pipe shall have a #12 Gauge Solid Copper Tracing Wire installed along its length, including laterals up to the meter or backflow preventer.
11. All connections of the #12 Gauge Solid Copper Tracing Wire shall be made with 3m brand splice kits.
12. Mylar detectable warning tape shall be installed in sanitary sewer trenches or as required by city.
13. Gate Valves & Valve Boxes: Gate Valves shall be cast iron or ductile iron body, bronze mounted, double disc, or resilient wedge design, with non-rising stems conforming to AWWA C-500, C-509, or C-515. Valves shall have a working pressure of 200 psi, and be tested at 400 psi.
14. Hydrants shall be Mueller or approved equal with traffic yellow enamel finish and be equipped with a 4-1/2" outlet facing the street side with two 2-1/2" outlets on either side. Hydrants shall be restrained with mechanical joint fittings and rodded. Hydrant legs shall be ductile iron pressure class 350 pipe. Tracer wire shall be extended along hydrant legs, to hydrant isolation valves and up outside of valve box, and shall also extend up hydrant base terminating above grade.

Special Notes:

1. All earthworks for roadways shall be in accordance with Georgia Department of Transportation requirements.
2. The engineer shall make periodic site visits to observe construction of the project infrastructure and furnish an engineer's letter of completion with qualifiers at project close-out.
3. All sidewalks shall have no more than 2% cross slope, including driveway crossings.
4. All earthworks for lot areas and building pads shall be in conformance with the geotechnical report prepared for owner by others. The contractor shall request this report from the owner if it has not been furnished in the bid documents. Any recommendations contested by the contractor shall be submitted to the owner prior to commencing. Failing to notify the owner and resolving any conflicts, the contractor will be considered to have proceeded at their own risk and expense.
5. Contractor shall furnish as-built data for the water, sewer and storm lines which are to be stamped by a registered land surveyor registered in the state of Georgia. The survey shall be delivered in AutoCAD format and be in compliance with the city requirements.
6. The roads and drainage in this project are public and shall be owned and maintained by City of Port Wentworth.

LEGEND

LINE STYLES

- CENTER LINE
- DEMOLITION/ABANDONMENT
- CONSTRUCTION LIMITS
- C — C — PROPOSED OVERHEAD COMMUNICATION
- — — C — — C — EXISTING OVERHEAD COMMUNICATION
- Cu — Cu — PROPOSED UNDERGROUND COMMUNICATION
- — — Cu — — Cu — EXISTING UNDERGROUND COMMUNICATION
- E — E — PROPOSED OVERHEAD ELECTRICAL
- — Eu — — Eu — EXISTING OVERHEAD ELECTRICAL
- Eu — Eu — PROPOSED UNDERGROUND ELECTRICAL
- — Eu — — Eu — EXISTING UNDERGROUND ELECTRICAL
- FM — FM — PROPOSED FORCE MAIN
- — — FM — — FM — EXISTING FORCE MAIN
- G — G — PROPOSED NATURAL GAS MAIN
- — — G — — G — EXISTING NATURAL GAS MAIN
- NPW — NPW — PROPOSED NON-POTABLE WATER
- — — NPW — — NPW — EXISTING NON-POTABLE WATER
- SS — SS — PROPOSED SANITARY SEWER
- — — SS — — SS — EXISTING SANITARY SEWER
- W — W — PROPOSED WATER MAIN
- — W — — W — EXISTING WATER MAIN
- RIGHT OF WAY
- PROPERTY LINE
- FILL — LIMITS OF FILL
- X — X — WELDED WIRE FABRIC
- TREE LINE
- RAIL ROAD
- DRAINAGE CHANNEL
- SILT FENCE
- PROPOSED FENCE
- EXISTING FENCE
- GAURD RAIL
- BREAK LINE
- SB — STREAM BUFFER
- LIMITS OF 100 YEAR FLOOD PLANE
- SOIL — SOIL BOUNDARY
- 1000 — PROPOSED MAJOR CONTOUR
- 1000 — EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MINOR CONTOUR

PATTERNS

- POROUS
- BLOCK WALL
- BRICK WALL
- CONCRETE (PLAN)
- CONCRETE (SECTION)
- ASPHALT (PLAN)
- ASPHALT (SECTION)
- GRATING
- GROUT
- RIP-RAP
- GRAVEL
- SWAMP
- UNDISTURBED EARTH
- DISTURBED EARTH
- SAND
- ROCK

VEGETATION

- GENERIC TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB

LEGEND

- CENTER LINE
- TAG — FIRE HYDRANT
- W — WATER MANHOLE
- W — WATER METER
- S — SANITARY SEWER MANHOLE
- GT — GREASE TRAP
- D — STORM DRAIN MANHOLE
- C — COMMUNICATION MANHOLE
- C — COMMUNICATION VAULT
- UTILITY POLE
- IN LINE VALVE
- HORIZONTAL CONTROL POINT
- GUY WIRE
- E — ELECTRICAL MANHOLE
- BM — BENCHMARK
- VALVE IN MANHOLE
- GRATE INLET

								DATE
								BY
								REVISIONS
								REV.

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED PROFESSIONAL ENGINEER
GEORGIA
No. 38245
JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

GENERAL NOTES

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C0.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

SHEET LAYOUT PLAN

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON B. PITTMAN

Project No: 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C1.1

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

REFERENCES:

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

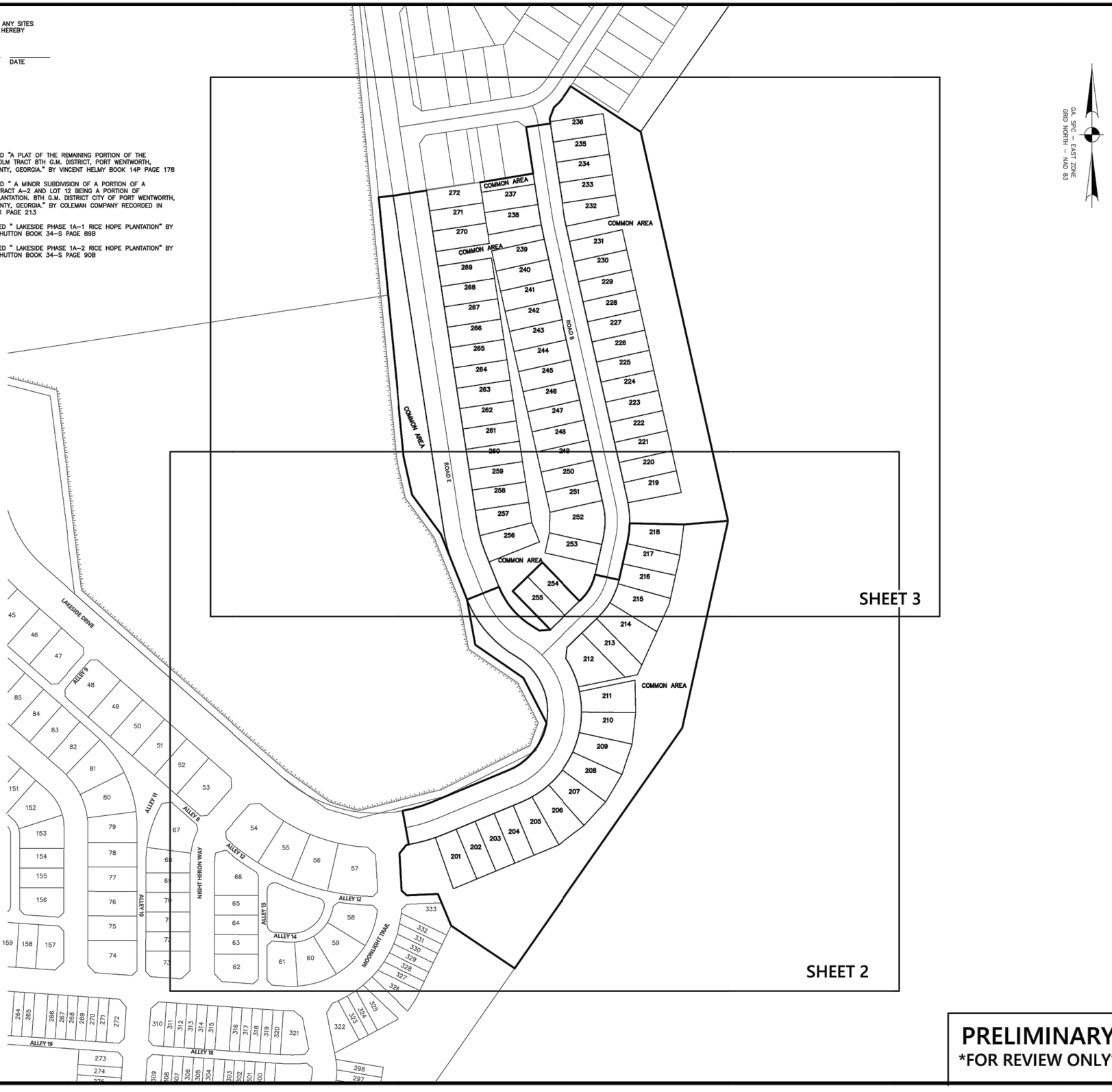
NOTES:

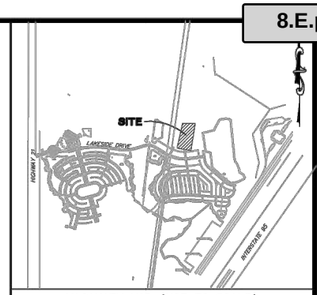
1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD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

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

FRONT	20'
SIDE	5
REAR	15'

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





VICINITY MAP (NOT TO SCALE)

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	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

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN : Site Plan (2569 : Site Plan Review Application Lakeside PLAN DEC 2021 -

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

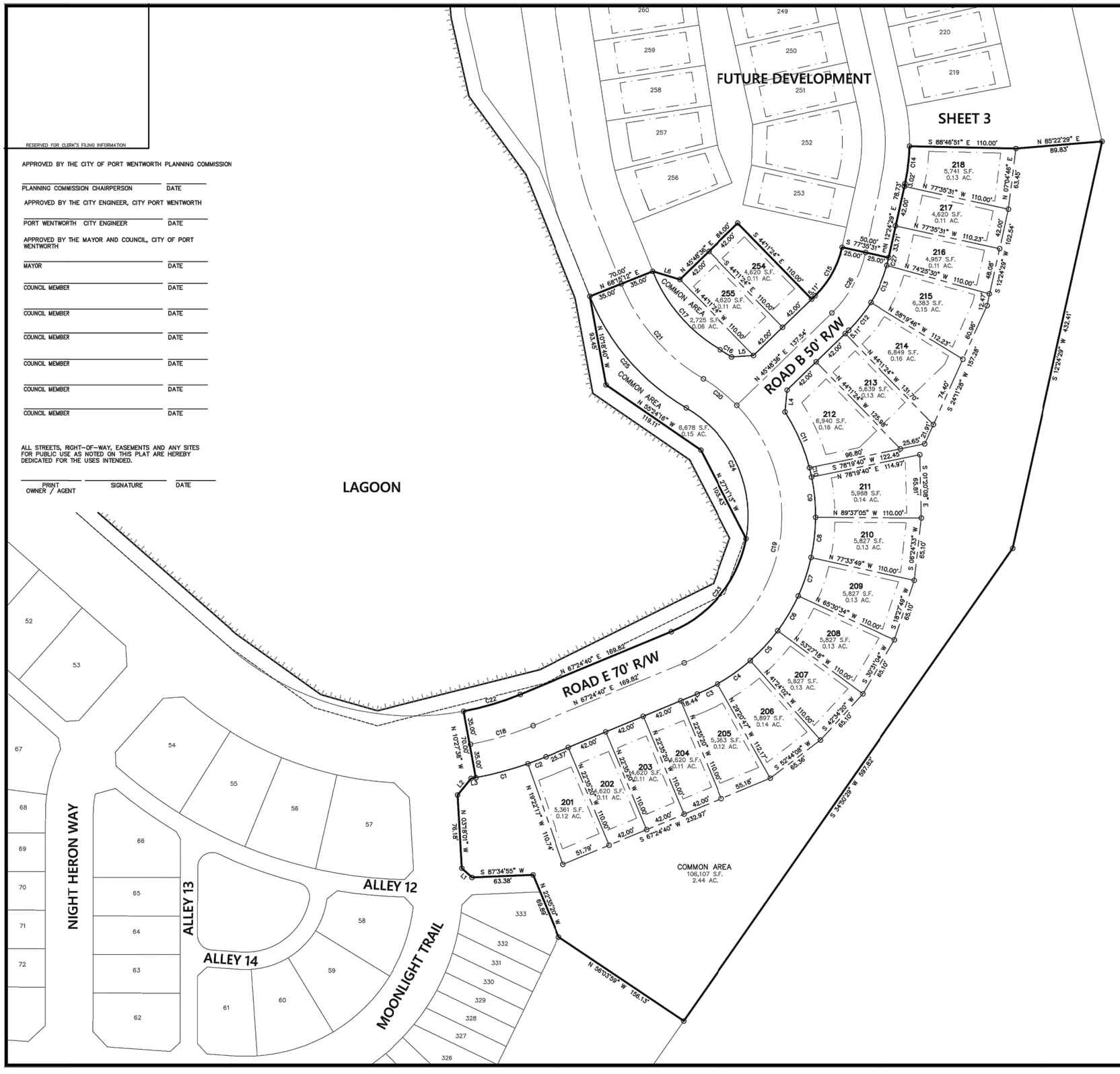
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____



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°36'05" E	111°36'05"
C20	165.00'	44.89'	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°06'46"
C25	235.00'	155.71'	152.87'	S 40°43'41" E	37°57'46"
C26	125.00'	72.87'	71.84'	N 29°06'32" E	33°24'07"
C27	150.00'	8.29'	8.29'	N 13°59'30" E	3°10'01"

LEGEND:

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

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'
FILE 21436A
DRAWING 21436-20
DRAWING DATE 09/10/2021
DRAWN BY DW
CREW CHIEF PM
SHEET 1

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON — DATE

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER — DATE

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

COUNCIL MEMBER — DATE

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

PRINT OWNER / AGENT — SIGNATURE — DATE

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

LINE	BEARING	DISTANCE
L1	S 08°39'54" E	20.40'
L2	S 08°39'54" E	21.60'
L3	S 08°39'54" E	20.40'
L4	S 08°39'54" E	21.60'
L5	S 09°58'46" E	24.30'
L6	S 06°51'45" E	17.72'
L7	S 08°39'54" E	42.00'
L8	S 08°39'54" E	42.00'
L9	S 08°39'54" E	42.00'
L10	S 08°39'54" E	42.00'
L11	S 08°39'54" E	42.00'
L12	S 08°39'54" E	42.00'
L13	S 08°39'54" E	42.00'
L14	S 08°39'54" E	42.00'
L15	S 08°39'54" E	42.00'
L16	S 08°39'54" E	42.00'
L17	S 08°39'54" E	42.00'
L18	S 08°39'54" E	42.00'
L19	S 08°39'54" E	42.08'
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

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

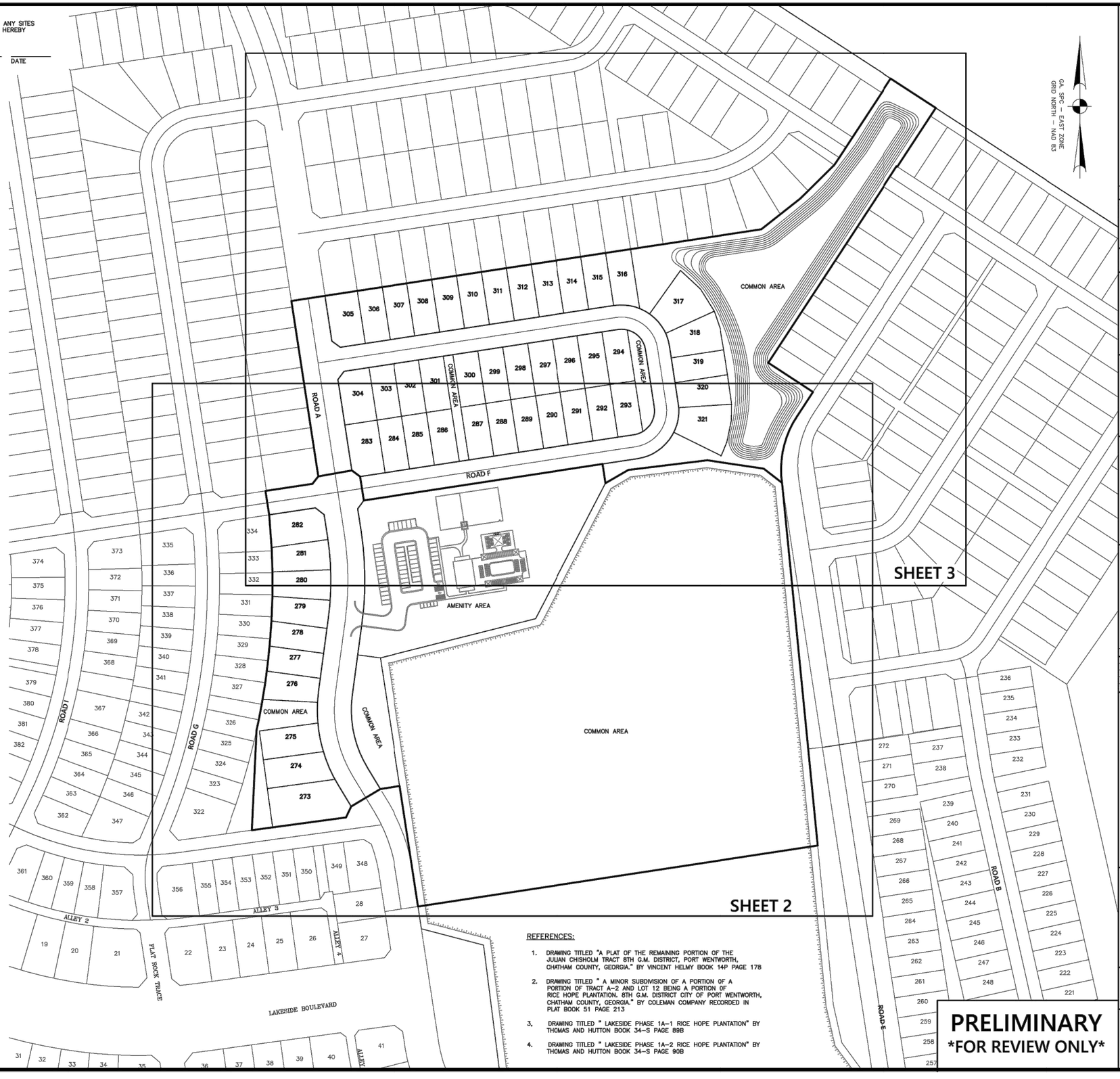
NOTES:

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

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. THE WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771 PAGE 138.
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
10. THIS PLAT CONTAINS 49 LOTS
11. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR PROSPECTIVE ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
12. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN THE PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
13. THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 07/12/2004 AND RECORDED IN DEED BOOK 272W PAGE 434
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
15. WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY PORT WENTWORTH WATER AND SEWER SYSTEM THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
16. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
17. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.

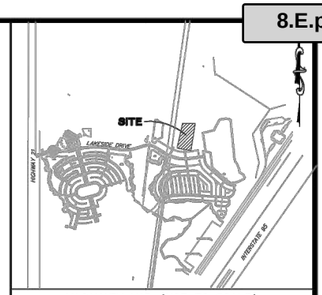
FRONT	20'
SIDE	5
REAR	15'

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



REFERENCES:

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



VICINITY MAP (NOT TO SCALE)

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

LEGEND:

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

AREA CHART

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

SURVEYORS RECORDING CERTIFICATION

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

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 21 LOTS 273 THRU 321

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

PREPARED FOR:
D.R. HORTON

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

100 0 50 100 200

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

SHEET 1

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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°59'47" 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.

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

COMMON AREA — 17,955 S.F. — 0.41 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

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

SURVEYORS RECORDING CERTIFICATION

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

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

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 21 LOTS 273 THRU 321

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

PREPARED FOR:
D.R. HORTON

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

50 0 25 50 100

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

SHEET

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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 _____

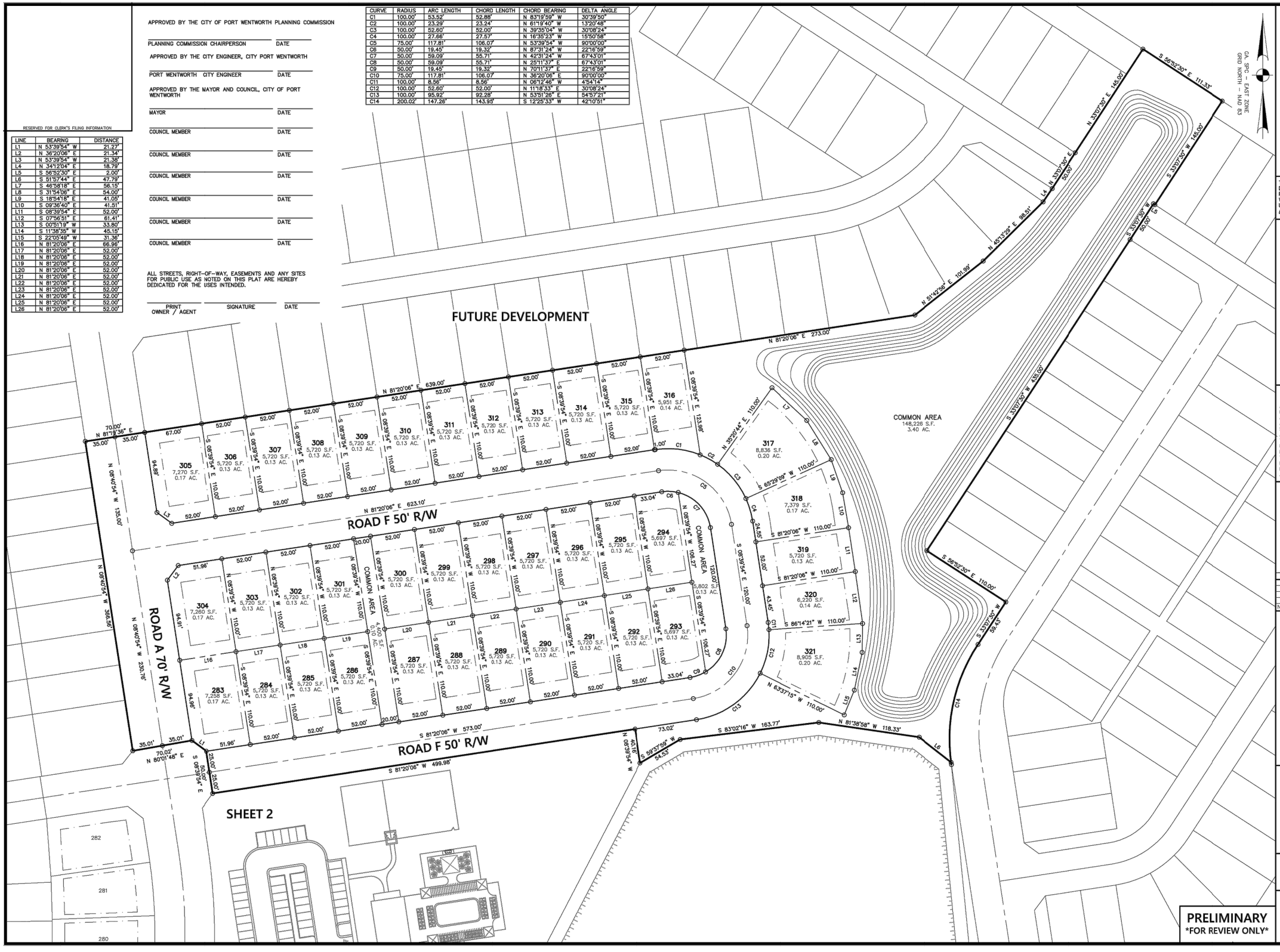
ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

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'	147.28'	143.95'	S 12°25'33" W	42°10'51"



LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ⊡ CMS CONCRETE MONUMENT SET
- ● CIRF CAPPED IRON REBAR FOUND
- ◉ 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 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			

PRELIMINARY
FOR REVIEW ONLY

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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 08/09/2021 (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.

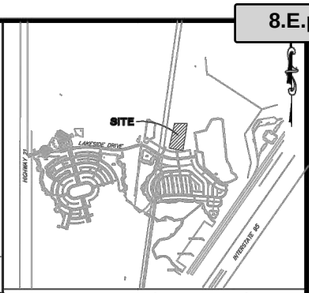
FRONT	20'
SIDE	5
REAR	15'

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

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

_____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

LINE	BEARING	DISTANCE
L1	S 05°52'01" E	25.03'
L2	S 05°52'01" E	25.03'
L3	S 03°21'37" E	64.17'
L4	S 01°38'57" 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°12'54" 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 18°10'26" W	36.68'
L23	S 20°11'50" 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	25.08'
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'
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 66°01'32" 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	1065.83'	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°17'28"
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°44'26" 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°32'00" E	27°06'41"
C38	601.50'	61.39'	61.37'	S 61°23'13" E	5°50'53"
C39	1025.60'	564.31'	557.22'	N 09°55'16" E	31°31'31"
C40	755.00'	40.89'	40.89'	N 27°10'53" E	3°06'12"
C41	200.00'	76.06'	75.60'	S 02°13'46" W	21°47'20"
C42	200.00'	37.85'	37.80'	S 18°32'46" W	10°50'39"
C43	335.00'	30.49'	30.48'	N 28°30'09" W	5°12'55"
C44	335.00'	100.74'	100.36'	N 17°16'48" W	17°13'48"

N: 807712.91
E: 959751.52
415

N: 807539.87
E: 960753.47

ROAD D
ROAD I
ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
ROAD
COMMON AREA
4,612 S.F.
0.11 AC.
LAKESIDE BOULEVARD
FLAT ROCK TRACE
EXISTING DEVELOPMENT
FUTURE DEVELOPMENT

LOT	AREA	
423	4,620 S.F.	0.11 AC.
422	4,620 S.F.	0.11 AC.
421	4,620 S.F.	0.11 AC.
420	4,620 S.F.	0.11 AC.
419	4,620 S.F.	0.11 AC.
418	4,620 S.F.	0.11 AC.
417	4,620 S.F.	0.11 AC.
416	6,638 S.F.	0.15 AC.
373	6,776 S.F.	0.16 AC.
372	4,858 S.F.	0.11 AC.
371	4,859 S.F.	0.11 AC.
370	4,860 S.F.	0.11 AC.
369	4,860 S.F.	0.11 AC.
368	4,833 S.F.	0.11 AC.
367	7,148 S.F.	0.16 AC.
366	4,860 S.F.	0.11 AC.
365	4,859 S.F.	0.11 AC.
364	4,830 S.F.	0.11 AC.
363	4,615 S.F.	0.11 AC.
362	5,941 S.F.	0.14 AC.
361	6,630 S.F.	0.15 AC.
360	5,027 S.F.	0.12 AC.
359	5,027 S.F.	0.12 AC.
358	5,027 S.F.	0.12 AC.
357	7,513 S.F.	0.17 AC.
356	8,278 S.F.	0.19 AC.
355	4,620 S.F.	0.11 AC.
354	4,620 S.F.	0.11 AC.
353	4,620 S.F.	0.11 AC.
352	4,620 S.F.	0.11 AC.
351	4,620 S.F.	0.11 AC.
350	4,620 S.F.	0.11 AC.
349	4,330 S.F.	0.10 AC.
348	6,334 S.F.	0.15 AC.
	2,385 S.F.	0.05 AC.

PRELIMINARY
FOR REVIEW ONLY

GA. SPC – EAST ZONE
GRID NORTH – NAD 83

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

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

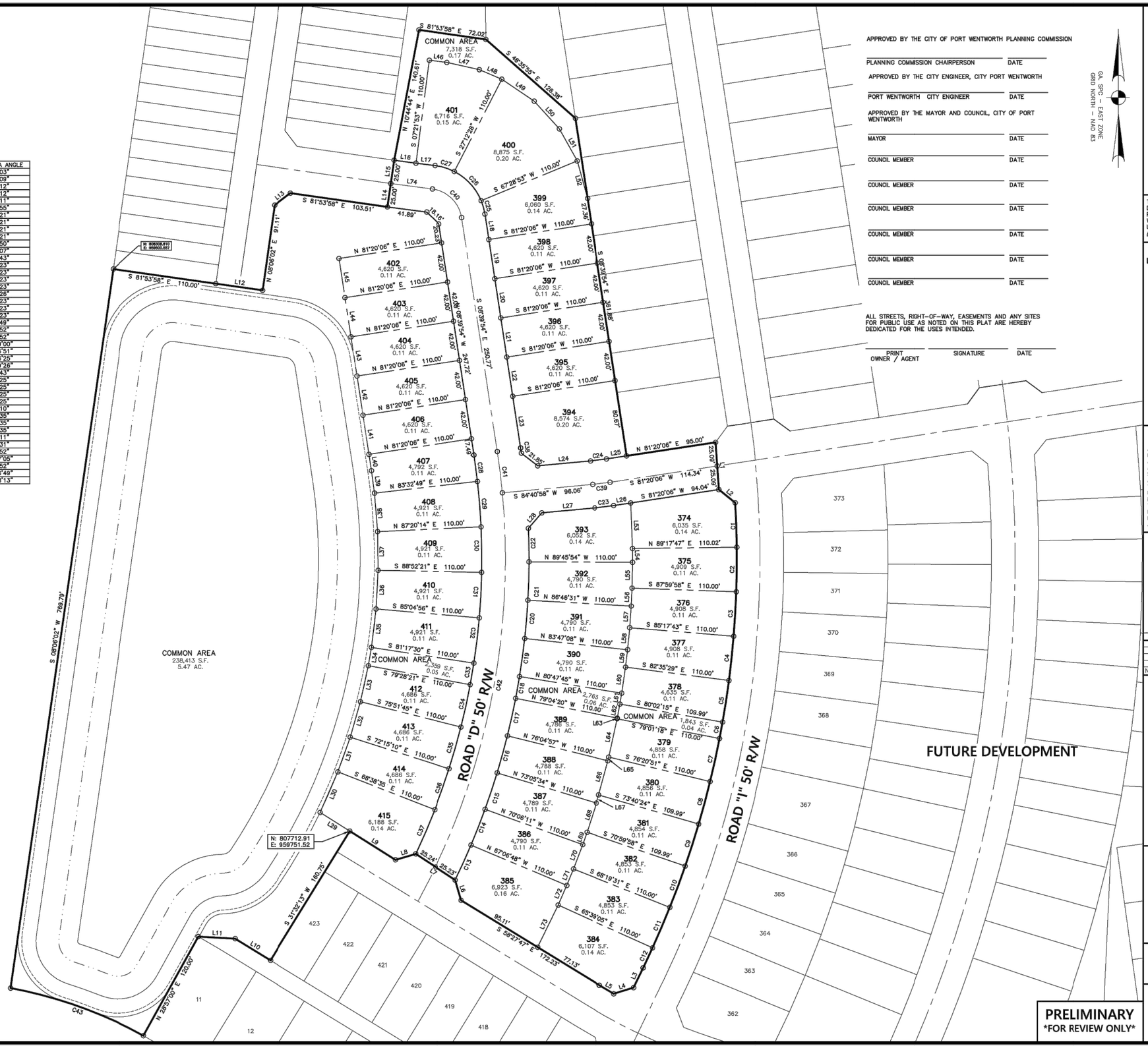
SHEET 1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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°21'29" E	2°42'12"
C4	1000.27'	47.20'	47.19'	N 06°03'33" 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°00'33" E	3°20'52"
C24	300.00'	17.53'	17.53'	N 83°00'33" E	3°20'52"
C25	61.16'	14.75'	14.71'	N 15°35'39" W	13°49'00"
C26	61.00'	64.99'	61.70'	N 52°54'03" W	60°45'51"
C27	61.00'	42.88'	42.00'	N 42°39'20" W	40°16'25"
C28	61.00'	21.82'	21.70'	N 73°02'15" W	20°29'26"
C29	730.00'	28.18'	28.18'	N 07°33'33" W	2°12'43"
C30	730.00'	48.29'	48.28'	N 04°33'29" W	3°47'25"
C31	730.00'	48.29'	48.28'	N 00°46'03" W	3°47'25"
C32	730.00'	48.29'	48.28'	N 03°01'22" E	3°47'25"
C33	730.00'	23.18'	23.18'	N 06°48'47" E	3°47'25"
C34	730.00'	45.99'	45.98'	N 09°37'04" E	1°49'10"
C35	730.00'	45.99'	45.98'	N 12°19'57" E	3°36'35"
C36	730.00'	45.99'	45.98'	N 15°56'32" E	3°36'35"
C37	730.00'	51.00'	50.99'	N 19°33'07" E	3°36'35"
C38	780.00'	5.56'	5.56'	N 23°21'30" E	4°00'11"
C39	325.00'	18.99'	18.99'	N 08°27'38" W	0°24'31"
C40	36.00'	46.88'	43.64'	N 83°00'33" E	3°20'52"
C41	755.00'	44.11'	44.11'	N 45°58'26" W	74°37'05"
C42	755.00'	407.79'	402.85'	N 06°59'28" W	3°20'52"
C43	465.50'	150.06'	149.41'	N 09°09'22" E	30°56'49"
				N 70°17'07" W	18°28'13"

LINE	BEARING	DISTANCE
L1	S 03°55'39" E	50.17'
L2	S 51°02'11" E	22.21'
L3	S 25°41'20" W	23.28'
L4	S 72°43'53" W	21.96'
L5	N 59°20'40" W	17.74'
L6	N 16°23'13" W	22.27'
L7	N 56°32'48" W	50.47'
L8	S 73°26'54" W	22.33'
L9	N 57°42'33" W	57.03'
L10	N 58°27'51" W	44.02'
L11	N 86°49'08" W	39.15'
L12	S 81°53'58" E	50.00'
L13	N 53°06'02" E	21.21'
L14	N 08°06'02" E	25.00'
L15	N 08°06'02" E	25.00'
L16	S 82°16'02" E	23.25'
L17	S 82°57'33" E	20.46'
L18	S 08°39'54" E	27.36'
L19	S 08°39'54" E	42.00'
L20	S 08°39'54" E	42.00'
L21	S 08°39'54" E	42.00'
L22	S 08°39'54" E	42.00'
L23	S 08°39'54" E	55.41'
L24	N 84°40'58" E	56.19'
L25	N 81°20'06" E	21.41'
L26	S 81°20'06" W	18.22'
L27	S 84°40'58" W	56.46'
L28	S 40°52'36" W	21.65'
L29	N 57°42'33" W	37.05'
L30	N 23°31'23" E	46.87'
L31	N 19°33'07" E	39.06'
L32	N 15°56'32" E	39.06'
L33	N 12°19'57" E	39.06'
L34	N 09°37'04" E	19.69'
L35	N 06°48'47" E	41.01'
L36	N 03°01'22" E	41.01'
L37	N 00°46'03" W	41.01'
L38	N 04°33'29" W	41.01'
L39	N 07°33'32" W	23.93'
L40	N 08°39'54" W	17.49'
L41	N 08°39'54" W	42.00'
L42	N 08°39'54" W	42.00'
L43	N 08°39'54" W	42.00'
L44	N 08°39'54" W	42.00'
L45	N 08°39'54" W	42.00'
L46	S 82°57'33" E	19.22'
L47	S 77°22'10" E	35.24'
L48	S 67°07'27" E	25.83'
L49	S 55°50'27" E	41.39'
L50	S 42°14'01" E	39.64'
L51	S 29°02'53" E	38.89'
L52	S 15°35'30" E	41.25'
L53	S 02°15'33" E	48.32'
L54	S 00°14'03" E	14.58'
L55	S 01°07'04" E	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'


COMMON AREA
7,318 S.F.
0.17 AC.
401
6,716 S.F.
0.15 AC.
400
8,875 S.F.
0.20 AC.
399
6,060 S.F.
0.14 AC.
398
4,620 S.F.
0.11 AC.
397
4,620 S.F.
0.11 AC.
396
4,620 S.F.
0.11 AC.
395
4,620 S.F.
0.11 AC.
394
8,574 S.F.
0.20 AC.
402
4,620 S.F.
0.11 AC.
403
4,620 S.F.
0.11 AC.
404
4,620 S.F.
0.11 AC.
405
4,620 S.F.
0.11 AC.
406
4,620 S.F.
0.11 AC.
407
4,792 S.F.
0.11 AC.
408
4,921 S.F.
0.11 AC.
409
4,921 S.F.
0.11 AC.
410
4,921 S.F.
0.11 AC.
411
4,921 S.F.
0.11 AC.
412
4,686 S.F.
0.11 AC.
413
4,686 S.F.
0.11 AC.
414
4,686 S.F.
0.11 AC.
415
6,188 S.F.
0.14 AC.
393
6,052 S.F.
0.14 AC.
374
6,035 S.F.
0.14 AC.
375
4,909 S.F.
0.11 AC.
392
4,790 S.F.
0.11 AC.
376
4,908 S.F.
0.11 AC.
391
4,790 S.F.
0.11 AC.
377
4,908 S.F.
0.11 AC.
390
4,790 S.F.
0.11 AC.
378
4,635 S.F.
0.11 AC.
389
4,788 S.F.
0.11 AC.
379
4,858 S.F.
0.11 AC.
388
4,788 S.F.
0.11 AC.
380
4,858 S.F.
0.11 AC.
387
4,789 S.F.
0.11 AC.
381
4,854 S.F.
0.11 AC.
386
4,790 S.F.
0.11 AC.
382
4,853 S.F.
0.11 AC.
385
6,923 S.F.
0.16 AC.
383
4,853 S.F.
0.11 AC.
384
6,107 S.F.
0.14 AC.
COMMON AREA
238,413 S.F.
5.47 AC.
COMMON AREA
2,359 S.F.
0.05 AC.
COMMON AREA
2,763 S.F.
0.06 AC.
COMMON AREA
1,843 S.F.
0.04 AC.
ROAD "D" 50' R/W
ROAD "I" 50' R/W
FUTURE DEVELOPMENT
S 81°53'58" E 72.02'
S 46°38'56" E 126.38'
S 81°53'58" E 103.51'
S 81°53'58" E 110.00'
S 08°06'02" W 769.79'
N 08°06'02" E 91.11'
N 10°44'44" E 140.61'
S 07°21'53" W 110.00'
S 27°12'28" W 110.00'
S 87°28'53" W 110.00'
N 81°20'06" E 110.00'
S 08°39'54" E 250.77'
S 08°39'54" E 361.88'
N 81°20'06" E 95.00'
S 84°40'58" W 96.06'
S 81°20'06" W 114.34'
S 81°20'06" W 94.04'
N 89°17'47" E 110.02'
N 89°45'54" W 110.00'
S 87°59'58" E 110.00'
N 86°46'31" W 110.00'
S 85°17'43" E 110.00'
N 83°47'08" W 110.00'
S 82°35'29" E 110.00'
N 80°47'45" W 110.00'
S 80°02'15" E 109.99'
N 79°04'20" W 110.00'
S 79°01'18" E 110.00'
N 76°04'57" W 110.00'
S 76°20'51" E 110.00'
N 73°05'34" W 110.00'
S 73°40'24" E 109.99'
N 70°08'11" W 110.00'
S 70°58'58" E 109.99'
N 67°06'48" W 110.00'
S 68°19'31" E 110.00'
S 65°39'05" E 110.00'
S 58°27'47" E 172.23'
S 31°32'13" W 169.75'
N 28°57'00" E 120.00'
N: 807712.91
E: 959751.52
N: 808308.810
E: 959500.057
S 81°53'58" E 110.00'
N 81°20'06" E 110.00'
S 79°28'21" E 110.00'
S 81°17'30" E 110.00'
S 88°52'21" E 110.00'
N 87°20'14" E 110.00'
N 83°32'49" E 110.00'
S 75°51'45" E 110.00'
S 72°15'10" E 110.00'
S 68°38'35" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
N 81°20'06" E 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 81°20'06" W 110.00'
S 08°39'54" W 42.00'
S 08°39'54" W 42.00'
S 08°39'54" W 42

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 _____

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 41,332 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 54,832 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 40 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.

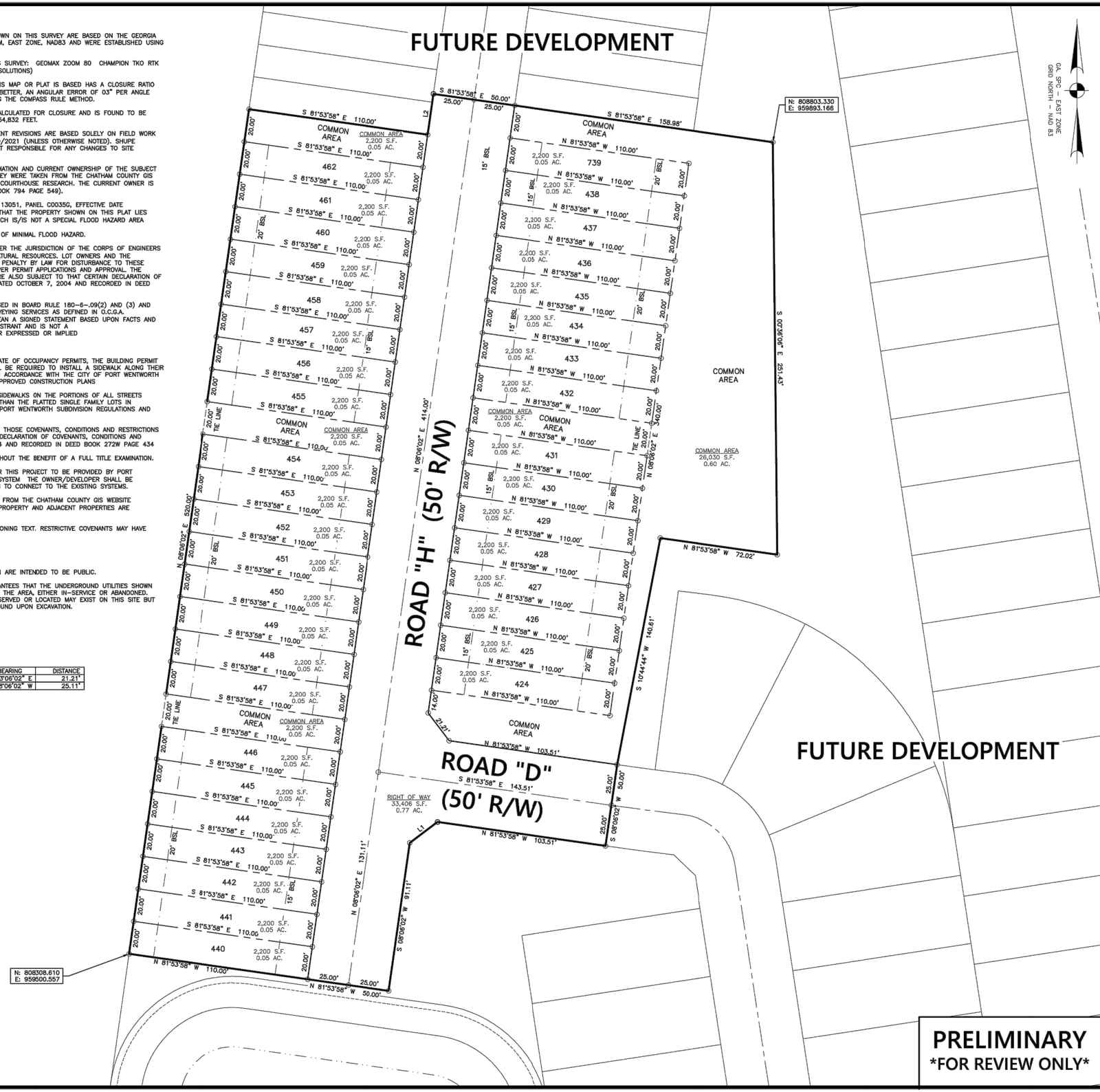
FRONT	20'
SIDE	0'
REAR	15'

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.

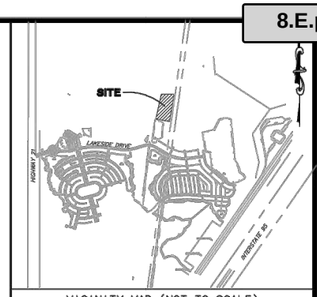
REFERENCES:

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

LINE	BEARING	DISTANCE
L1	N 53°06'02" E	21.21'
L2	S 08°06'02" W	25.11'



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	

AREA CHART

COMMON AREA	0.80 ACRES
RIGHT OF WAY	0.77 ACRES
LOTS	1.92 ACRES
TOTAL	3.49 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 23 LOTS 424 THRU 462

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

30 0 15 30 60

SCALE	1" = 30'	DRAWING DATE	09/09/2021
FILE	21436A	DRAWN BY	DW
DRAWING	21436A-1	CREW CHIEF	PM

SHEET 1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

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 _____

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

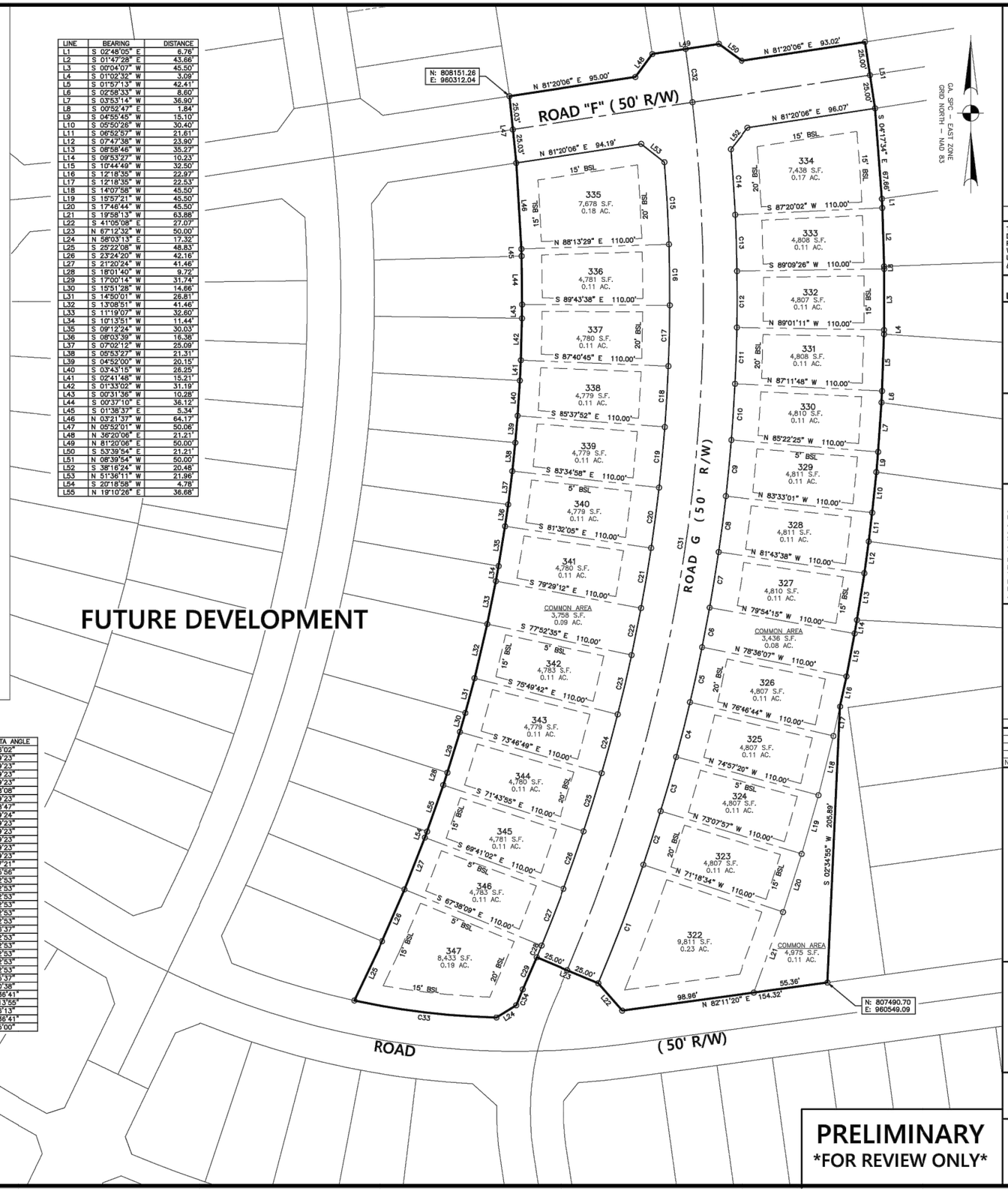
   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS 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 26 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.

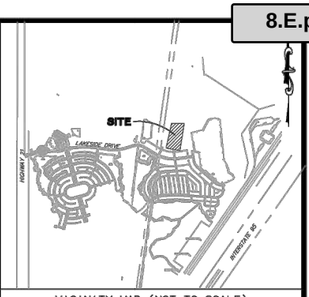
REFERENCES:

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

LINE	BEARING	DISTANCE
L1	S 02°48'05" E	6.76'
L2	S 01°47'28" E	43.66'
L3	S 00°04'07" W	45.50'
L4	S 01°02'32" W	3.09'
L5	S 01°57'13" W	42.41'
L6	S 02°58'33" W	8.60'
L7	S 03°53'14" W	36.90'
L8	S 00°52'47" E	1.84'
L9	S 04°55'45" W	15.10'
L10	S 05°50'26" W	30.40'
L11	S 06°52'57" W	21.61'
L12	S 07°47'38" W	23.90'
L13	S 08°58'46" W	35.27'
L14	S 09°53'27" W	10.23'
L15	S 10°44'49" W	32.50'
L16	S 12°18'35" W	22.97'
L17	S 12°18'35" W	22.53'
L18	S 14°07'58" W	45.50'
L19	S 15°57'21" W	45.50'
L20	S 17°46'44" W	45.50'
L21	S 19°58'13" W	63.88'
L22	S 41°05'08" E	27.07'
L23	N 67°12'32" W	50.00'
L24	N 58°03'13" E	17.32'
L25	S 25°22'08" W	48.83'
L26	S 23°24'20" W	42.16'
L27	S 21°20'24" W	41.46'
L28	S 18°01'40" W	9.72'
L29	S 17°00'14" W	31.74'
L30	S 15°51'28" W	14.66'
L31	S 14°50'01" W	28.81'
L32	S 13°08'51" W	41.46'
L33	S 11°19'07" W	32.60'
L34	S 10°13'51" W	11.44'
L35	S 09°12'24" W	30.03'
L36	S 08°03'39" W	16.38'
L37	S 07°02'12" W	25.09'
L38	S 05°53'27" W	21.31'
L39	S 04°52'00" W	20.15'
L40	S 03°43'15" W	26.25'
L41	S 02°41'48" W	15.21'
L42	S 01°33'02" W	31.19'
L43	S 00°31'36" W	10.28'
L44	S 00°37'10" E	36.12'
L45	S 01°38'37" E	5.34'
L46	N 03°21'37" W	54.17'
L47	N 05°52'01" W	50.06'
L48	N 36°20'06" E	21.21'
L49	N 81°20'06" E	50.00'
L50	S 53°39'54" E	21.21'
L51	N 08°39'54" W	50.00'
L52	S 38°16'24" W	20.48'
L53	N 51°36'11" W	21.96'
L54	S 20°18'58" W	4.78'
L55	N 19°10'26" E	36.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1319.99'	94.47'	94.45'	N 20°44'27" E	4°06'02"
C2	1319.99'	42.00'	42.00'	N 17°46'44" E	1°49'23"
C3	1319.99'	42.00'	42.00'	N 15°57'21" E	1°49'23"
C4	1319.99'	42.00'	42.00'	N 14°07'58" E	1°49'23"
C5	1319.99'	42.00'	42.00'	N 12°18'35" E	1°49'23"
C6	1319.99'	30.00'	30.00'	N 10°44'49" E	1°18'08"
C7	1319.99'	42.00'	42.00'	N 09°11'03" E	1°49'23"
C8	1319.99'	84.00'	83.99'	N 06°26'58" E	3°38'47"
C8	1319.78'	42.00'	42.00'	N 07°21'40" E	1°49'24"
C9	1319.99'	42.00'	42.00'	N 05°32'17" E	1°49'23"
C10	1320.00'	42.00'	42.00'	N 03°42'54" E	1°49'23"
C11	1320.00'	42.00'	42.00'	N 01°53'31" E	1°49'23"
C12	1320.00'	42.00'	42.00'	N 00°04'07" E	1°49'23"
C13	1320.00'	42.00'	42.00'	N 01°45'16" W	1°49'23"
C14	1320.00'	48.90'	48.90'	N 03°43'38" W	2°07'21"
C15	1269.99'	61.30'	61.29'	N 03°09'29" W	2°45'56"
C16	1270.00'	45.40'	45.40'	N 00°45'05" W	2°02'53"
C17	1270.00'	45.40'	45.40'	N 01°17'49" E	2°02'53"
C18	1270.00'	45.40'	45.40'	N 03°20'42" E	2°02'53"
C19	1270.00'	45.40'	45.40'	N 05°23'35" E	2°02'53"
C20	1270.00'	45.40'	45.40'	N 07°26'28" E	2°02'53"
C21	1270.00'	45.40'	45.40'	N 09°29'22" E	2°02'53"
C22	1270.00'	35.69'	35.69'	N 11°19'07" E	1°36'37"
C23	1270.00'	45.40'	45.40'	N 13°08'51" E	2°02'53"
C24	1270.00'	45.40'	45.40'	N 15°11'45" E	2°02'53"
C25	1270.00'	45.40'	45.40'	N 17°14'38" E	2°02'53"
C26	1270.00'	45.40'	45.40'	N 19°17'31" E	2°02'53"
C27	1270.00'	45.40'	45.40'	N 21°20'24" E	2°02'53"
C28	1270.00'	9.46'	9.46'	N 22°34'40" E	0°25'37"
C29	1270.00'	26.09'	26.09'	N 23°22'47" E	1°10'38"
C30	576.50'	108.77'	106.62'	S 83°09'34" E	10°48'41"
C31	1295.00'	660.70'	653.56'	N 08°10'30" E	29°13'56"
C32	1295.00'	40.01'	40.01'	N 07°19'34" W	1°46'13"
C33	576.50'	106.77'	106.62'	N 83°09'34" W	10°36'41"
C34	225.00'	12.76'	12.76'	S 22°20'36" W	3°15'00"





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	0.28 ACRES
RIGHT OF WAY	1.07 ACRES
LOTS	3.18 ACRES
TOTAL	4.53 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 3005 — FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY

RICE HOPE LAKESIDE PHASE 29A LOTS 322 THRU 347

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

40 0 20 40 80

PRELIMINARY
FOR REVIEW ONLY

SCALE 1" = 40' | DRAWING DATE 09/09/2021
FILE 21436A | DRAWN BY DW
DRAWING 21436A-2 | CREW CHIEF PM
SHEET

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

MATCHLINE -- SEE SHEET C2.2

6" GATE VALVE
FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE
SSMH #63
FR: 18.79
IE(N IN): 10.35
IE(S OUT): 10.25
142 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #59
FR: 18.52
IE(N IN): 9.68
IE(SE OUT): 9.58
158 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE
10"X8" TEE WITH 2-10" GATE VALVES' 1-8" GATE VALVE
10" PVC C900 DR18 WATER MAIN
1-10" GATE VALVES CONNECT TO EXIST. 10" WATER MAIN
CONNECT TO EXISTING SEWER
SSMH #56
FR: 22.64
IE(N IN): 5.81
IE(W OUT): 5.71
54 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
333
EXIST. SSMH
FR: 23.01
IE(E IN): 5.49
229 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #57
FR: 21.73
IE(NE IN): 6.31
IE(S OUT): 6.21
102 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #58
FR: 20.95
IE(NE IN): 7.33
IE(SW OUT): 7.23
122 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #60
FR: 19.91
IE(N IN): 7.92
IE(SW OUT): 7.82
122 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #61
FR: 18.87
IE(NW IN): 8.50
IE(S OUT): 8.40
86 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #62
FR: 18.95
IE(NW IN): 8.95
IE(NE IN): 8.95
IE(SE OUT): 8.85
146 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #73
FR: 18.27
IE(N IN): 9.63
IE(SW OUT): 9.53
166 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
SSMH #72
FR: 17.48
IE(N IN): 10.40
IE(S OUT): 10.30
EXISTING UTILITY EASEMENT
30.0'
ALLEY 12
ALLEY 13
OHP
PP
SS
8"W
10"W
8"SS

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

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

GRAPHIC SCALE: 1"=50'-0"

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

WATER AND SEWER PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C2.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:12:26 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water and Sewer Plan.dwg

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

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

8"W

10" PVC C900 DR18 WATER MAIN

SSMH #65
FR: 18.94
IE(S OUT): 14.11

SSMH #69
FR: 18.84
IE(S OUT): 14.37

SSMH #70
FR: 17.69
IE(N IN): 12.97
IE(S OUT): 12.87

SSMH #71
FR: 19.18
IE(N IN): 11.66
IE(S OUT): 11.56

SSMH #72
FR: 17.48
IE(N IN): 10.40
IE(S OUT): 10.30

SSMH #64
FR: 19.55
IE(N IN): 11.84
IE(S OUT): 11.74

SSMH #63
FR: 18.79
IE(N IN): 10.35
IE(S OUT): 10.25

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

200 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

324 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

8" PVC C900 DR18 WATER MAIN

300 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

292 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

348 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

OHP — PP — SS — W

MATCHLINE -- SEE SHEET C2.1

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

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

WATER AND SEWER PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C2.2

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:12:35 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water and Sewer Plan.dwg

MATCHLINE -- SEE SHEET C2.5

8"X8" TEE WITH 3-8" GATE VALVES
FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE
8" PLUG
8" PVC C900 DR18 WATER MAIN
12" PVC C900 DR18 WATER MAIN
12"X8" TEE WITH 2-12" GATE VALVES 1-8" GATE VALVE
12"X8" TEE WITH 2-12" GATE VALVES 1-8" GATE VALVE
8"X8" TEE WITH 2-8" GATE VALVES
8"X8" TEE WITH 3-8" GATE VALVES
1-10"X8" REDUCER
1-10" GATE VALVES
1-12" GATE VALVES
CONNECT TO EXIST. 10" WATER MAIN
CONNECT TO EXIST. 12" WATER MAIN
CONNECT TO EXISTING SEWER

146 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
170 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
269 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
42 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE
35 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
158 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
141 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
157 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
95 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
110 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE
124 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
156 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
268 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE
143 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
136 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
120 L.F. OF 8"ø PVC PIPE @ 0.38% SLOPE
100 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
128 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE
86 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
213 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
128 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
34 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE
66 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #107 FR: 17.79 IE(SE OUT): 10.00
SSMH #16 FR: 17.58 IE(NE IN): −0.29 IE(NW IN): 9.71 IE(SE OUT): −0.39
SSMH #18 FR: 16.57 IE(N IN): 1.22 IE(S OUT): 1.12
SSMH #17 FR: 16.63 IE(N IN): 0.44 IE(SW OUT): 0.34
SSMH #14 FR: 18.24 IE(NE IN): −1.46 IE(NW IN): −1.46 IE(E IN): 7.42 IE(SW OUT): −1.56
SSMH #15 FR: 18.18 IE(NE IN): −1.66
SSMH #13 FR: 19.00 IE(N IN): −0.92 IE(SW OUT): −1.02
SSMH #12 FR: 18.24 IE(N IN): −0.43 IE(S OUT): −0.53
SSMH #11 FR: 18.53 IE(N IN): 0.12 IE(S OUT): 0.02
SSMH #10 FR: 19.03 IE(N IN): 0.48 IE(S OUT): 0.38
SSMH #26 FR: 18.15 IE(E IN): 8.09 IE(W OUT): 7.99
SSMH #27 FR: 19.87 IE(NE IN): 8.73 IE(W OUT): 8.63
SSMH #28 FR: 19.74 IE(N IN): 9.46 IE(SW OUT): 9.36
SSMH #30 FR: 20.13 IE(S IN): 9.09 IE(N OUT): 8.99
SSMH #94 FR: 19.60 IE(E OUT): 11.00
SSMH #106 FR: 19.32 IE(S OUT): 10.78
SSMH #92 FR: 20.85 IE(N IN): 9.89 IE(E IN): 9.89 IE(S OUT): 9.79
SSMH #111 FR: 18.40 IE(E IN): 10.33 IE(W OUT): 10.23
SSMH #91 FR: 19.05 IE(N IN): 8.94 IE(S OUT): 8.84
SSMH #90 FR: 20.59 IE(N IN): 8.44 IE(SE OUT): 8.34
SSMH #89 FR: 21.19 IE(NW IN): 7.83 IE(SW OUT): 7.73
SSMH #93 FR: 21.06 IE(NE IN): 7.59 IE(W OUT): 7.49
SSMH #88 FR: 20.09 IE(E IN): 7.23 IE(W IN): 9.13 IE(S OUT): 7.13
SSMH #87 FR: 21.30 IE(N IN): 6.67

AIR RELEASE VALVE IN MANHOLE

LAGOON 2
T.O.B. : 18.00
N.W.L. : 14.00
BOTTOM : 7.00
25 YEAR DESIGN : 16.20
50 YEAR DESIGN : 16.54

15' MAINTENANCE EASEMENT
10' UTILITY EASEMENT
UPLAND BUFFER
FRESHWATER WETLAND
COLD CREEK PASS
FLAT ROCK TRACE
LAKESIDE BOULEVARD
ALLEY
ALLEY 2
ALLEY 3
ALLEY 4

GRAPHIC SCALE: 1"=50'-0"

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

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

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

WATER AND SEWER PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C2.3

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:12:46 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water and Sewer Plan.dwg

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

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

8"SS

SSMH #33
FR: 17.50
IE(N IN): 4.31
IE(E IN): 4.31
IE(S OUT): 4.21

305 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

STUB-OUT SEWER FOR FUTURE EXTENSION

12" PVC C900 DR18 WATER MAIN

12"X8" CROSS WITH 2-12" GATE VALVES 2-8" GATE VALVE

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

8" PVC C900 DR18 WATER MAIN

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

SSMH #105
FR: 17.66
IE(S OUT): 3.18

SSMH #32
FR: 20.49
IE(N IN): 3.35
IE(E IN): 3.35
IE(S OUT): 3.25

358 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

232 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

SSMH #96
FR: 19.56
IE(E IN): 4.81
IE(W OUT): 4.71

341 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

324 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #46
FR: 19.39
IE(SE IN): 6.21
IE(W OUT): 6.11

66 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #47
FR: 19.49
IE(S IN): 6.57
IE(NW OUT): 6.47

136 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

SSMH #48
FR: 19.55
IE(N OUT): 7.53

SSMH #5
FR: 19.57
IE(E IN): 5.46
IE(W OUT): 5.36

370 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

180 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #6
FR: 18.90
IE(E IN): 3.89
IE(W OUT): 3.79

289 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #7
FR: 19.11
IE(E IN): 2.63
IE(N IN): 2.60
IE(W OUT): 2.50

271 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

SSMH #8
FR: 20.23
IE(E IN): 1.74
IE(S IN): 8.50
IE(N IN): 1.74
IE(W OUT): 1.64

STUB-OUT SEWER FOR FUTURE EXTENSION

SSMH #4
FR: 39.74
IE(S IN): 7.11
IE(N IN): 7.11
IE(W OUT): 7.01

SSMH #95
FR: 19.58
IE(E IN): 6.28
IE(W OUT): 6.18

183 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

12"X10" TEE WITH 1-12" GATE VALVES 1-10" GATE VALVE

8"X8" TEE WITH 3-8" GATE VALVES

12"X8" TEE WITH 2-12" GATE VALVES 1-8" GATE VALVE

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

124 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #106
FR: 19.32
IE(S OUT): 10.78

SSMH #30
FR: 20.13
IE(S IN): 9.09
IE(N OUT): 8.99

128 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

12" PVC C900 DR18 WATER MAIN

SSMH #92
FR: 20.85
IE(N IN): 9.89
IE(E IN): 9.89
IE(S OUT): 9.79

SSMH #112
FR: 22.96
IE(W OUT): 11.80

FIRE HYDRANT 8"X6" TEE 6" DIP 6" GATE VALVE

210 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

SSMH #111
FR: 18.40
IE(E IN): 10.33
IE(W OUT): 10.23

86 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

213 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

12"X8" TEE WITH 2-12" GATE VALVES 1-8" GATE VALVE

MATCHLINE -- SEE SHEET C2.5

MATCHLINE -- SEE SHEET C2.3

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

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

WATER AND SEWER PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C2.4

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope)

Monday, October 11, 2021 10:12:55 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water and Sewer Plan.dwg

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

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

SSMH #23
FR: 16.46
IE(S OUT): 6.55

8"SS

360 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

8" PVC C900 DR18 WATER MAIN

SSMH #22
FR: 16.29
IE(N IN): 5.11
IE(S OUT): 5.01

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

217 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

8"X8" TEE WITH 2-8" GATE VALVES

SSMH #21
FR: 17.38
IE(N IN): 4.14
IE(S IN): 9.35
IE(E OUT): 4.04

93 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

SSMH #45
FR: 17.84
IE(N OUT): 10.00

8" PLUG

214 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #20
FR: 16.21
IE(W IN): 3.19
IE(S OUT): 3.09

295 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

8" PVC C900 DR18 WATER MAIN

SSMH #19
FR: 17.35
IE(N IN): 1.91
IE(S OUT): 1.81

8"X8" TEE WITH 3-8" GATE VALVES

146 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

SSMH #10
FR: 19.03
IE(N IN): 0.48
IE(S OUT): 0.38

110 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

MATCHLINE -- SEE SHEET C2.3

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

SSMH #102
FR: 17.97
IE(S OUT): 2.19

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

324 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

STUB-OUT SEWER FOR FUTURE EXTENSION

SSMH #9
FR: 18.92
IE(E IN): 0.89
IE(N IN): 0.89
IE(S OUT): 0.79

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

270 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

SSMH #105
FR: 17.66
IE(S OUT): 3.18

358 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #8
FR: 20.23
IE(E IN): 1.74
IE(S IN): 8.50
IE(N IN): 1.74
IE(W OUT): 1.64

8"X8" TEE WITH 3-8" GATE VALVES

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

124 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

SSMH #30
FR: 20.13
IE(S IN): 9.09
IE(N OUT): 8.99

MATCHLINE -- SEE SHEET C2.4

10"SS

8"SS

SSMH #33
FR: 17.50
IE(N IN): 4.31
IE(E IN): 4.31
IE(S OUT): 4.21

305 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

STUB-OUT SEWER FOR FUTURE EXTENSION

305 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

12" PVC C900 DR18 WATER MAIN

12"X8" CROSS WITH 2-12" GATE VALVES 2-8" GATE VALVE

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

SSMH #32
FR: 20.49
IE(N IN): 3.35
IE(E IN): 3.35
IE(S OUT): 3.25

341 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

232 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

SSMH #7
FR: 19.11
IE(E IN): 2.63
IE(N IN): 2.60
IE(W OUT): 2.50

271 L.F. OF 10"ø PVC PIPE @ 0.28% SLOPE

289 L.F. OF 8"ø PVC PIPE @ 0.40% SLOPE

FIRE HYDRANT
8"X6" TEE
6" DIP
6" GATE VALVE

12"X10" TEE WITH 1-12" GATE VALVES 1-10" GATE VALVE

12"X8" TEE WITH 282-12" GATE VALVES 1-8" GATE VALVE

8"X8" TEE WITH 3-8" GATE VALVES

SSMH #106
FR: 19.32
IE(S OUT): 10.78

128 L.F. OF 8"ø PVC PIPE @ 0.70% SLOPE

SSMH #92
FR: 20.85
IE(N IN): 9.89

12" PVC C900 DR18 WATER MAIN

48"W

RICE HOPE

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38248 PROFESSIONAL ENGINEER JASON

WATER AND SEWER PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

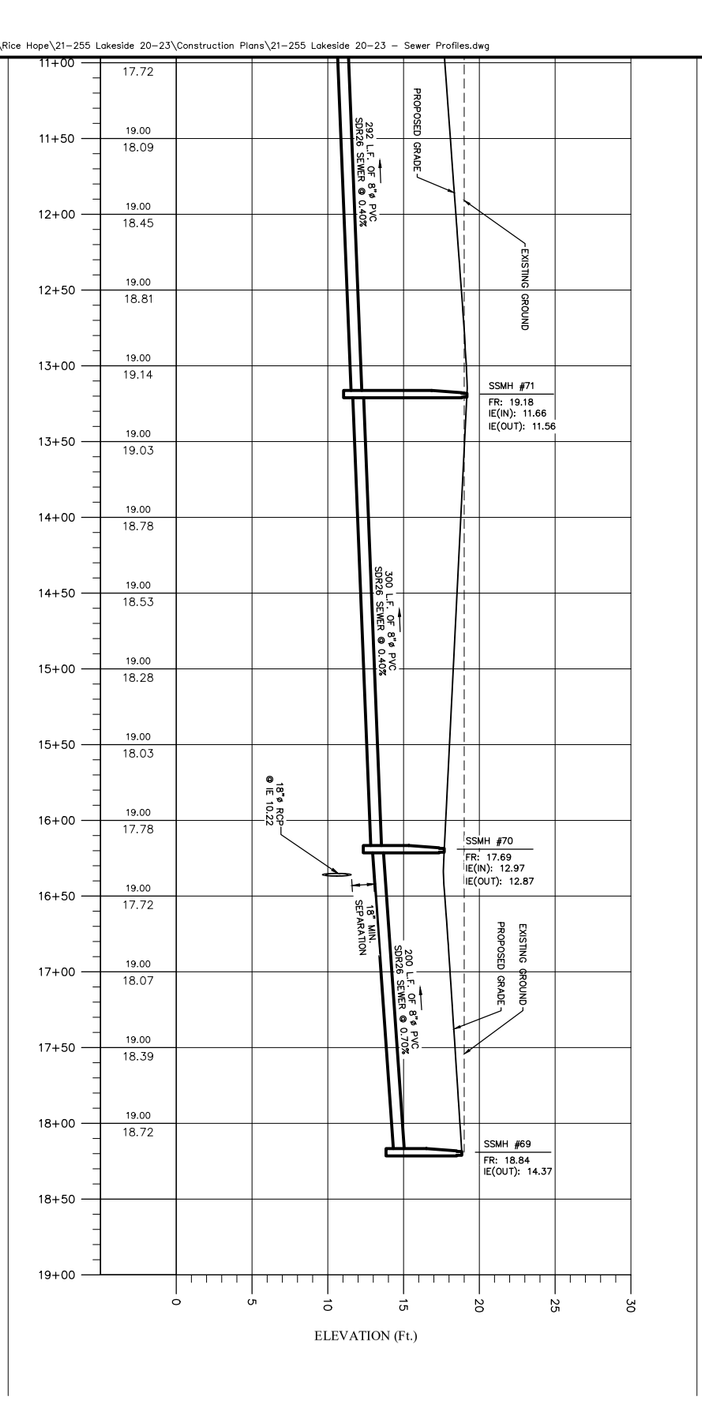
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

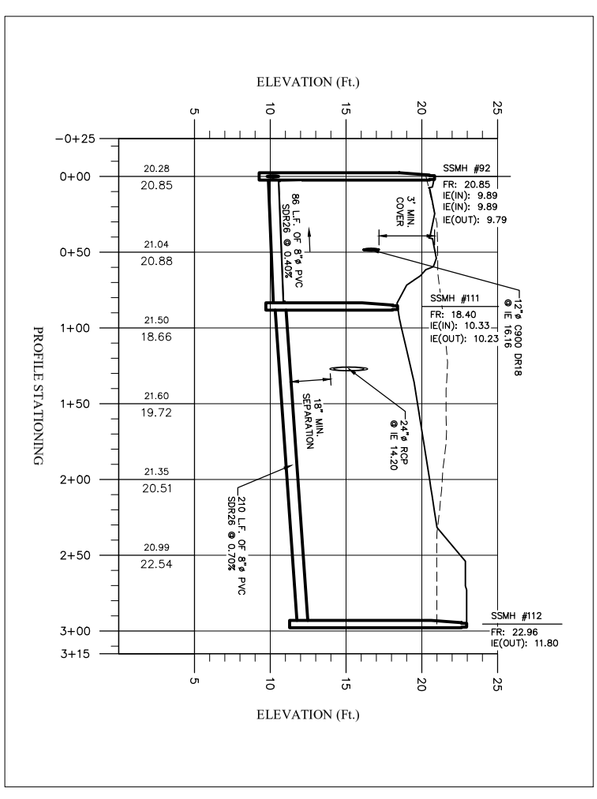
SHEET
C2.5

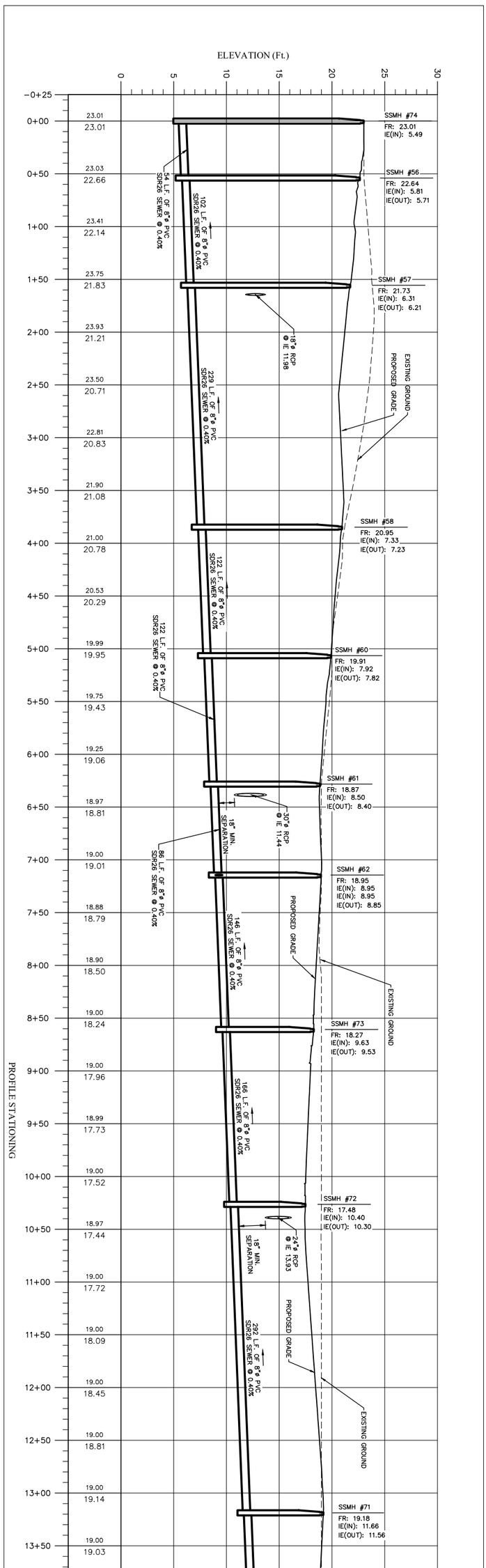
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:13:05 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water and Sewer Plan.dwg







SEWER PROFILES

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

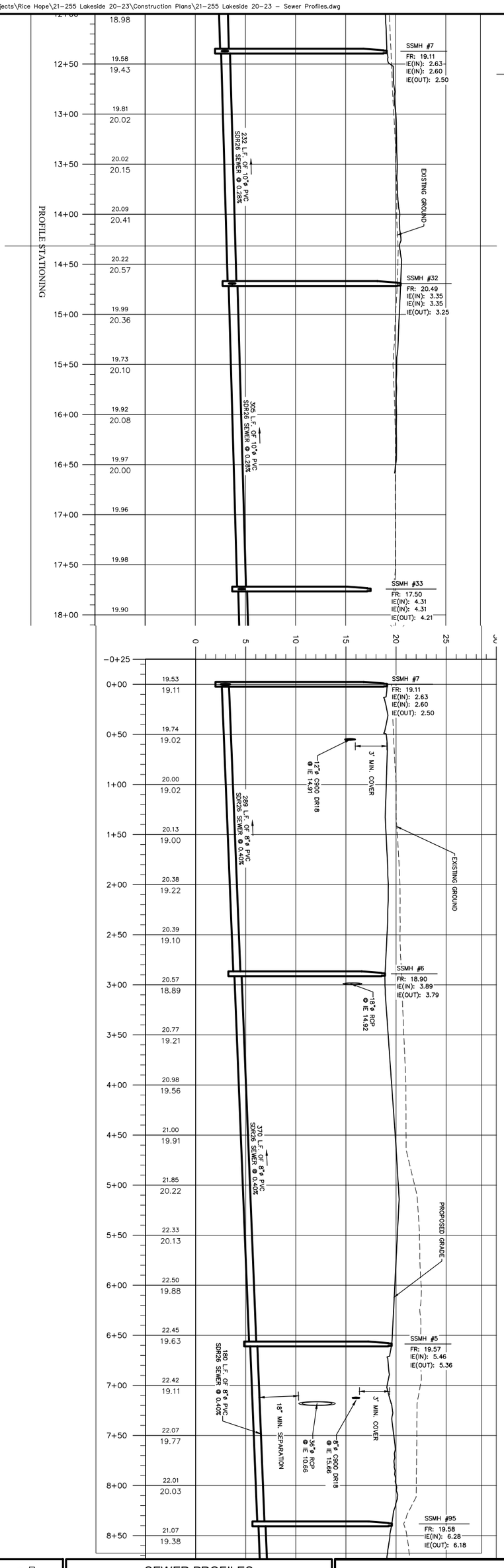
PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON BRYAN PITTMAN

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C2.6



SEWER PROFILES

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

PITTMAN ENGINEERING

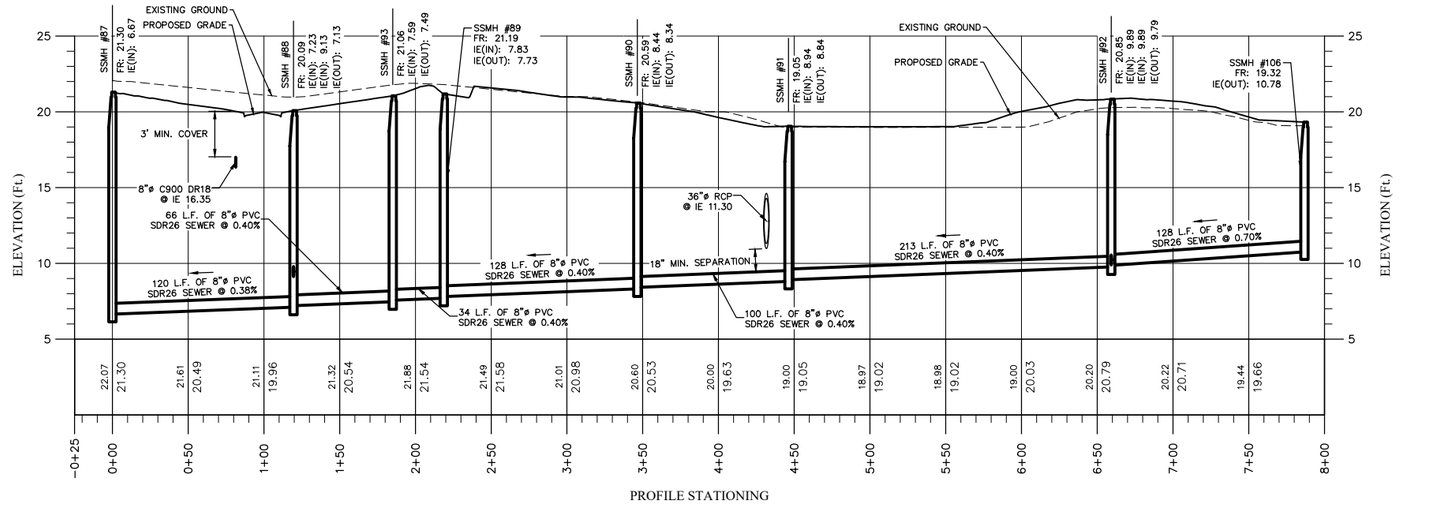
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

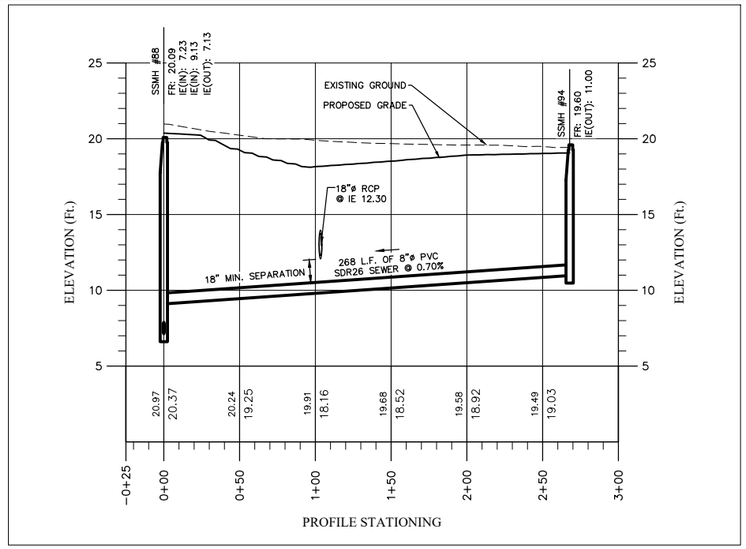
GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON PITTMAN

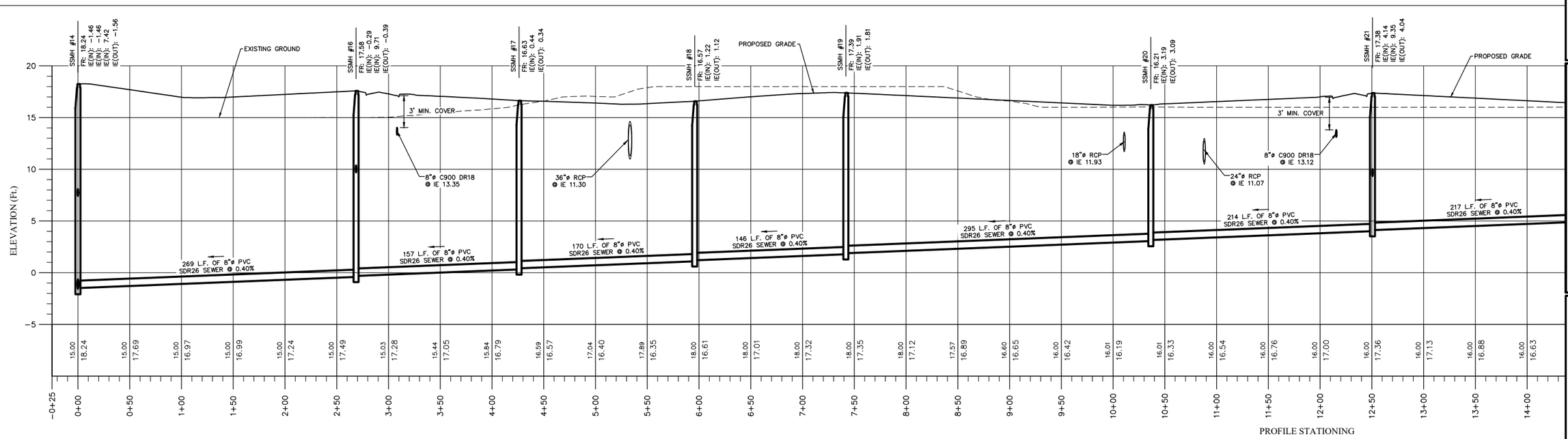
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C2.7

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside







PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON ANTHONY PITTMAN

SEWER PROFILES

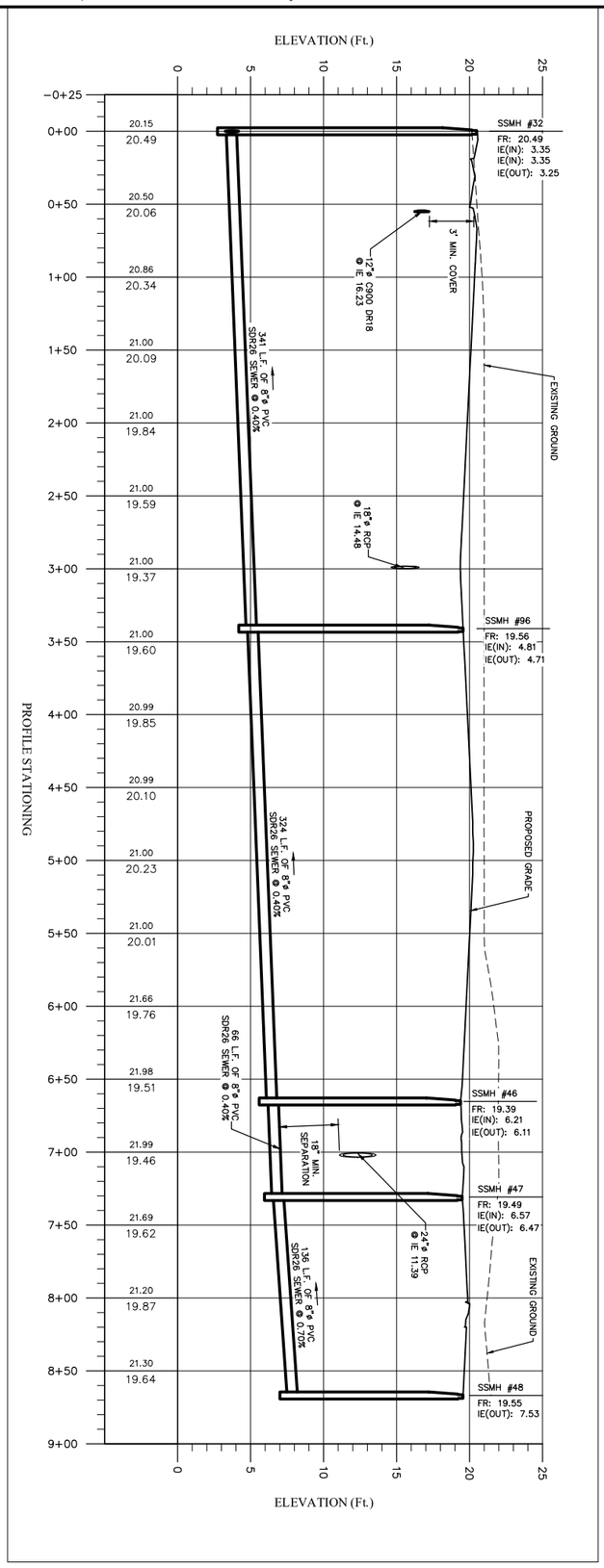
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

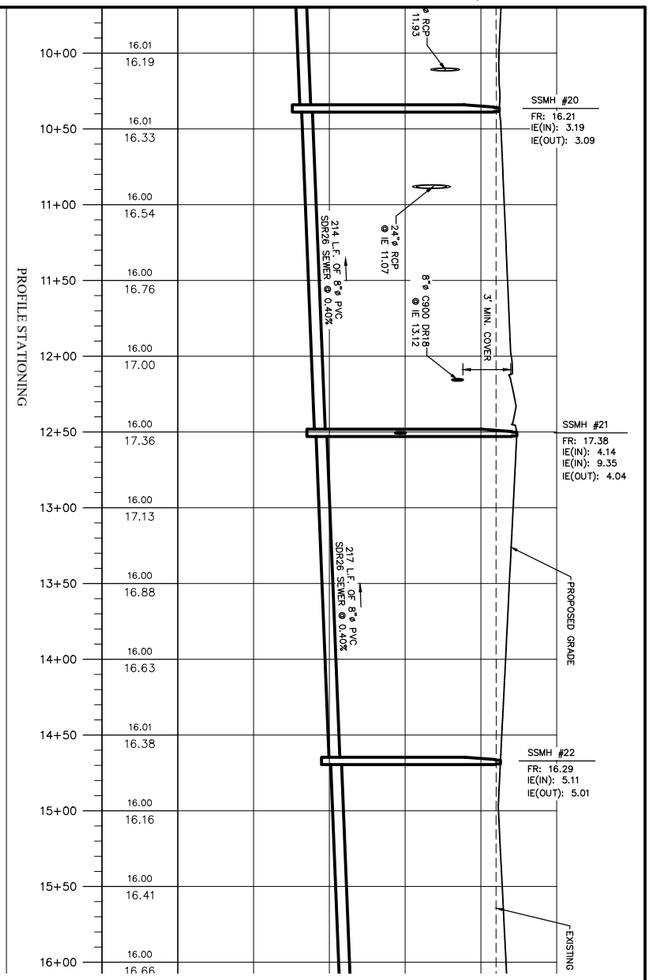
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

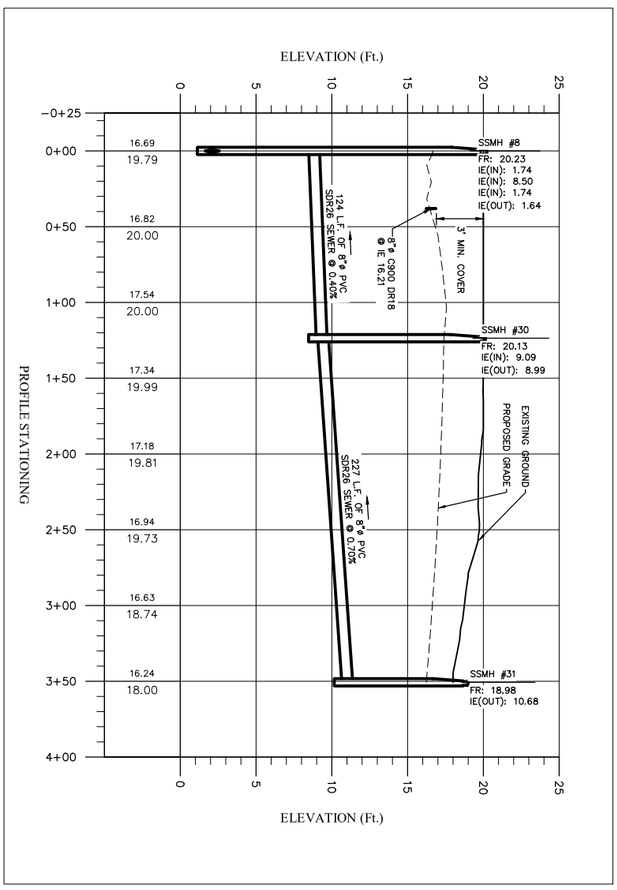
SHEET
C2.8

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope)

Monday, October 11, 2021 10:15:23 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Sewer Profiles.dwg







SEWER PROFILES

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

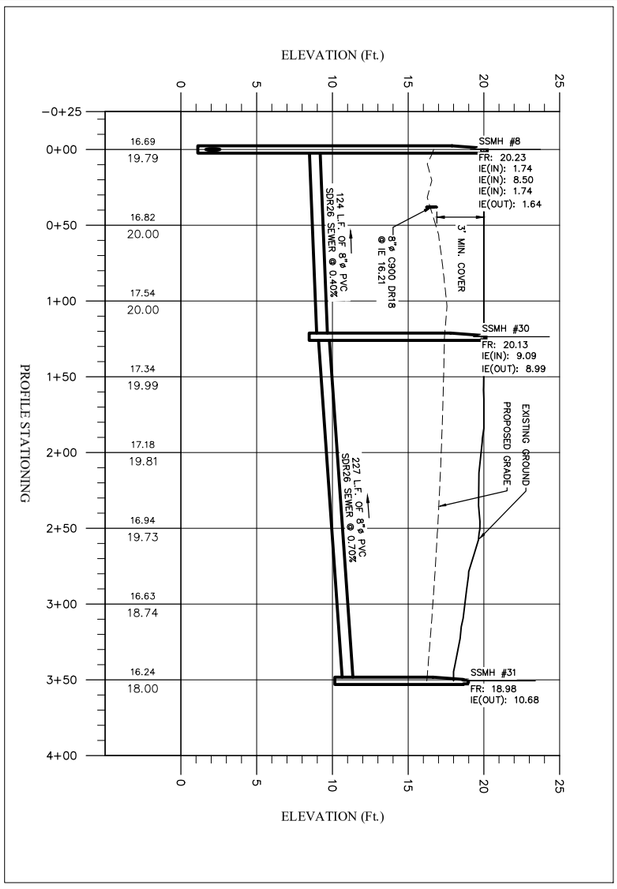
PITTMAN ENGINEERING

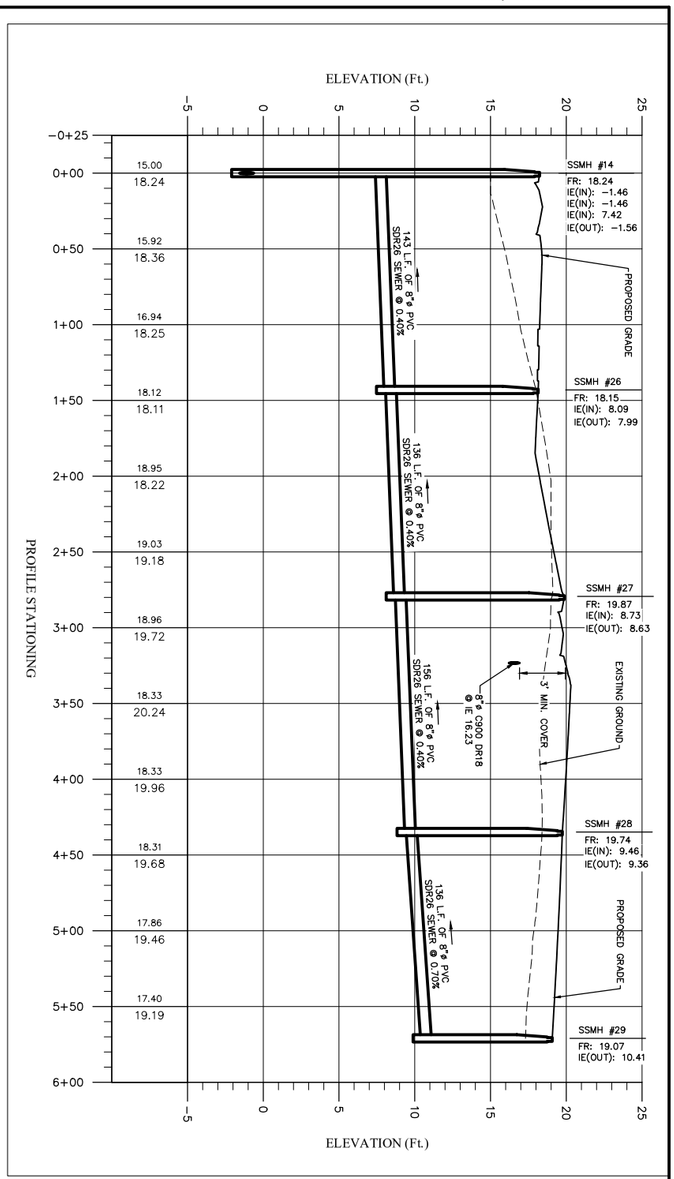
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

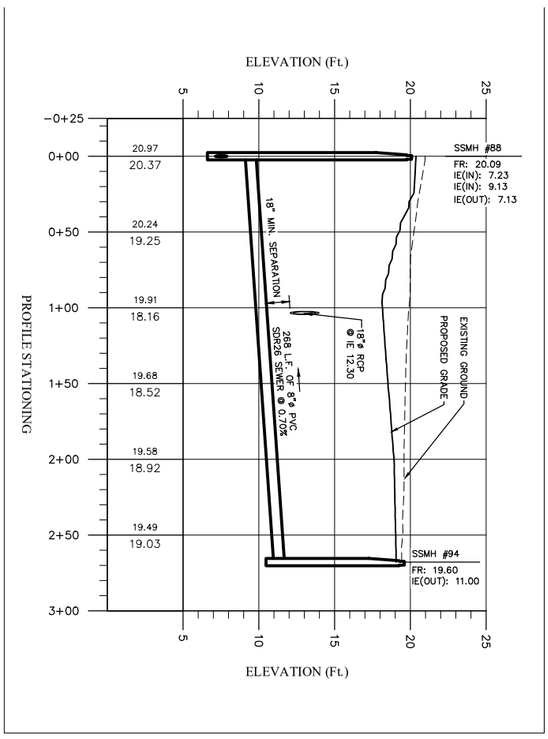
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON E. PITTMAN

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C2.9







SEWER PROFILES

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

PITTMAN ENGINEERING

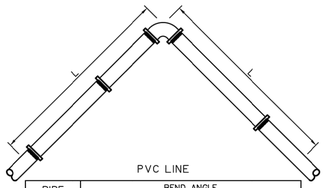
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON B. PITTMAN

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C2.10

Monday, October 11, 2021 10:16:15 AM



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

MINIMUM RESTRAINED LENGTH (L)

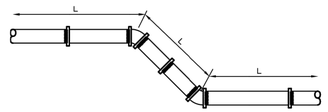
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-27

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	5	10	22	52
6	7	15	30	74
8	9	19	40	96
10	11	23	48	115
12	13	27	56	136

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	28
6	4	8	17	40
8	4	10	22	52
10	5	12	26	62
12	6	15	30	73
16	7	19	39	94
20	11	23	47	114
24	13	26	55	132

MINIMUM RESTRAINED LENGTH (L)

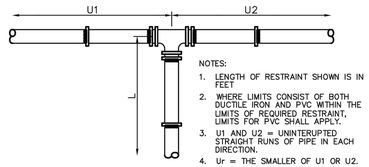
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD VERTICAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-28

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

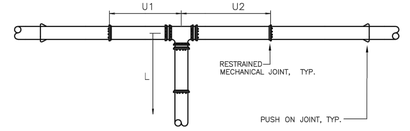
PIPE Ur	5'-10'	11'-20'	21'-35'	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W-29

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90°. HORIZONTAL BEND.

DUCTILE IRON LINE

TEE / Ur	5'-10'	11'-20'	21'-35'	36'-50'	50'-75'	75'-100'
4X4	23	15	2	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	28	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	36	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X6	28	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

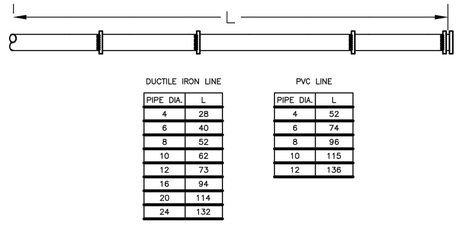
TEE / Ur	5'-10'	11'-20'	21'-35'	36'-50'	50'-75'	75'-100'
16X10	54	43	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	38	*	*	*
20X8	22	*	*	*	*	*
20X8	38	18	*	*	*	*
20X10	51	35	8	*	*	*
20X12	64	51	28	*	*	*
20X16	87	77	60	35	10	*
20X20	108	100	87	67	48	*
24X6	18	*	*	*	*	*
24X8	35	10	*	*	*	*
24X10	49	29	*	*	*	*
24X12	62	45	17	*	*	*
24X16	86	73	53	22	*	*
24X20	107	97	81	57	33	*
24X24	127	119	106	86	66	33

MINIMUM RESTRAINED LENGTH (L)
*RESTRAIN AT TEE ONLY.

STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth
TECHNICAL DETAILS
W-30

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



DUCTILE IRON LINE

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

PVC LINE

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

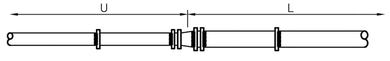
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W39), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-31

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



DUCTILE IRON LINE

REDUCER	U	L
6x4	30	21
8x4	72	38
8x6	29	22
10x4	123	51
10x6	63	38
10x8	26	21
12x4	186	64
12x6	106	53
12x8	59	39
12X10	26	21
16x6	214	79
16x8	141	68
16x10	91	56
16x12	54	40
20x10	174	84
20x12	123	71
20x16	51	40
24x12	207	97
24x16	113	72
24x20	48	39

PVC LINE

REDUCER	U	L
6x4	56	38
8x4	134	69
8x6	53	40
10x4	227	94
10x6	117	71
10x8	49	39
12x4	343	118
12x6	196	99
12x8	109	72
12x10	48	40

U = MINIMUM UNITERRUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.

L = MINIMUM RESTRAINED LENGTH.

* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTAINED FOR A MINIMUM OF "L" FEET.

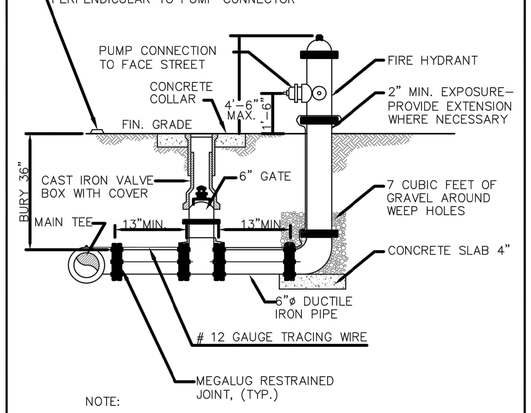
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD REDUCER RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-32

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



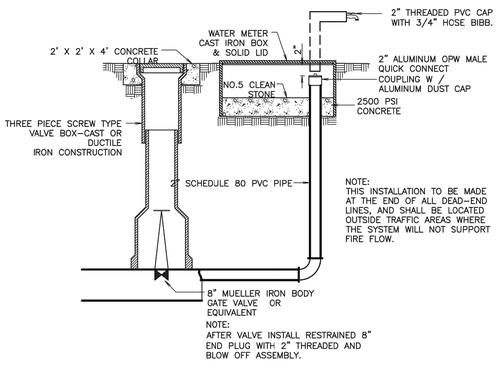
NOTE:

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

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W-9

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



NOTE:
AFTER VALVE INSTALL RESTRAINED 8" END PLUG WITH 2" THREADED AND BLOW OFF ASSEMBLY.

FLUSH VALVE & RISER BLOW-OFF DETAIL

NOT TO SCALE

NO.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER AND SEWER DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Prepared For
DR HORTON, INC.

Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C2.12

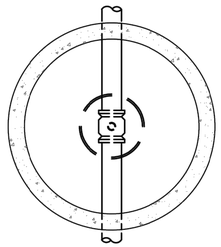
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water & Sewer Details.dwg

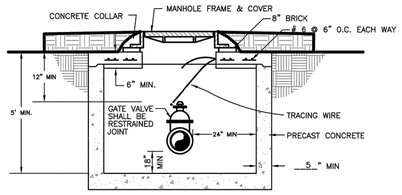
Monday, October 11, 2021 10:16:23 AM

NOTES:

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

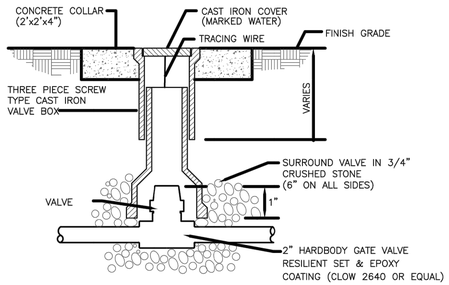


PLAN



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

———	*City of Port Wentworth* TECHNICAL DETAILS	W-14
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	

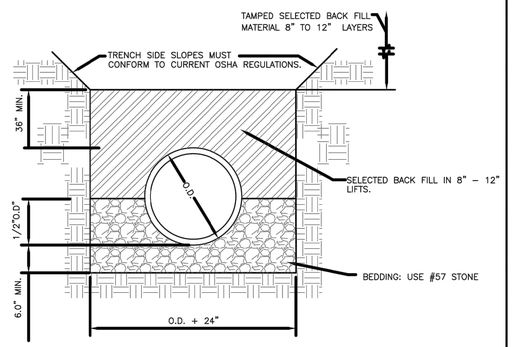


NOTE:

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

2" WATER VALVE

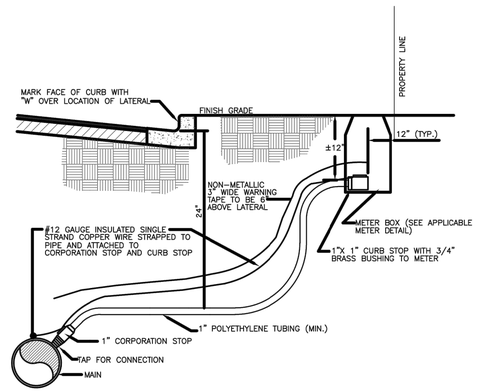
———	*City of Port Wentworth* TECHNICAL DETAILS	W-18
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

PIPE BEDDING

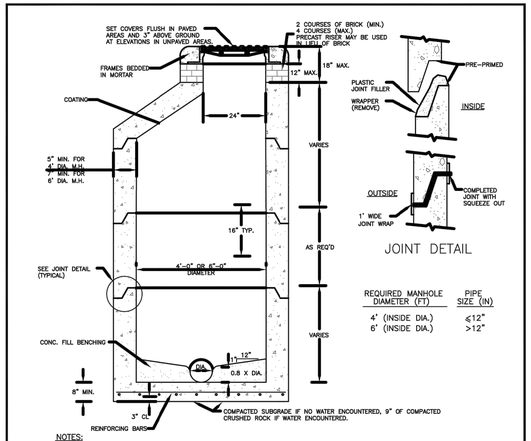
———	*City of Port Wentworth* TECHNICAL DETAILS	S-8
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

———	*City of Port Wentworth* TECHNICAL DETAILS	W-1
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



JOINT DETAIL

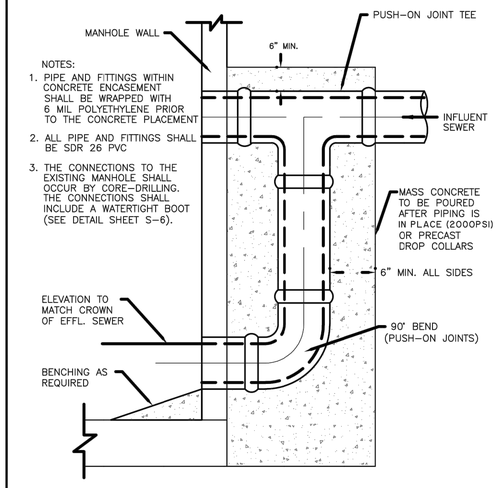
REQUIRED MANHOLE DIAMETER (FT)	PIPE SIZE (IN)
4' (INSIDE DIA.)	≤12"
6' (INSIDE DIA.)	>12"

NOTES:

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

PRECAST CONCRETE MANHOLE

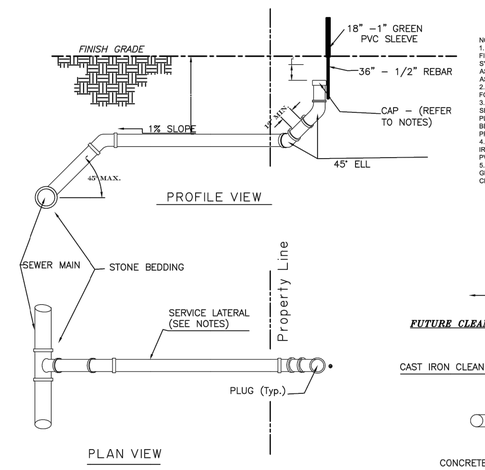
———	*City of Port Wentworth* TECHNICAL DETAILS	S-1
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



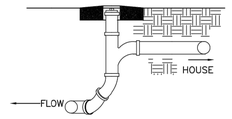
NOTES:
1. PIPE AND FITTINGS WITHIN CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 6 MIL POLYETHYLENE PRIOR TO THE CONCRETE PLACEMENT
2. ALL PIPE AND FITTINGS SHALL BE SDR 26 PVC
3. THE CONNECTIONS TO THE EXISTING MANHOLE SHALL OCCUR BY CORE-DRILLING. THE CONNECTIONS SHALL INCLUDE A WATERTIGHT BOOT (SEE DETAIL SHEET S-6).

DROP MANHOLE CONNECTION

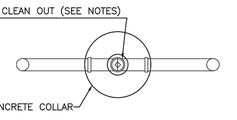
———	*City of Port Wentworth* TECHNICAL DETAILS	S-7
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	



NOTES:
1. SERVICE CLEAN OUT SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR SYSTEM PRESSURE TESTING. PLUMBER SHALL REMOVE RISER AS REQUIRED TO INSTALL SERVICE WYE AND FINAL CLEAN OUT ASSY PER DETAILS.
2. SERVICE LATERALS SHALL BE 6" FOR COMMERCIAL AND 4" FOR RESIDENTIAL SERVICES.
3. CLEAN OUT SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND SHALL CONSIST OF A CAST IRON PLUG SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. CLEAN OUT PLUG SHALL NOT PROTRUDE ABOVE COLLAR.
4. CLEAN OUTS IN PAVED AREAS SHALL CONSIST OF A CAST IRON HANDHOLD FRAME AND COVER SET TO FINAL GRADE WITH PVC PLUG INSIDE.
5. SERVICE PIPING SHALL BE GASKETED SDR 26 CLASS OR GLUED SCHEDULE 40 PVC PIPE. IF GLUED PIPE IS USED, CLEANER SHALL BE PURPLE AND GLUE GRAY.



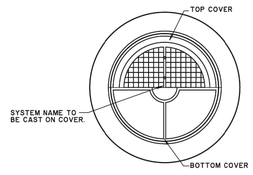
FUTURE CLEAN OUT INSTALLATION – PROFILE VIEW



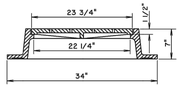
FUTURE CLEAN OUT – PLAN VIEW

SINGLE SERVICE SEWER LATERAL

NOT TO SCALE



NEENAH R-1668 OR EQUIVALENT. (NON-VENTED)



NOTE:
CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD.

MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM A48, CLASS 35B, DUCTILE IRON-ASTM A536, CLASS 80-55-06.

ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN; COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC.

DEVIATIONS SHALL NOT EXCEED TOLERANCES PERMITTED BY ASTM STANDARDS

MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

DATE	BY	REVISIONS	REV.

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER AND SEWER DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Prepared For
DR HORTON, INC.

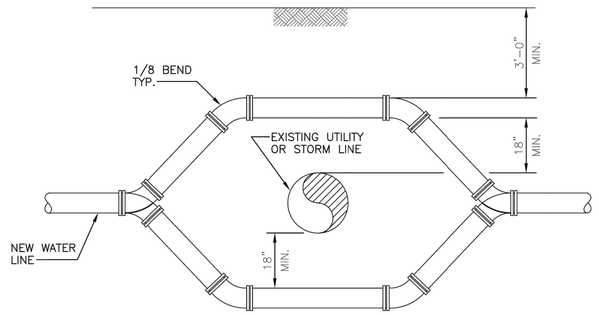
Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C2.13

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water & Sewer Details.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Monday, October 11, 2021 10:16:26 AM



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.

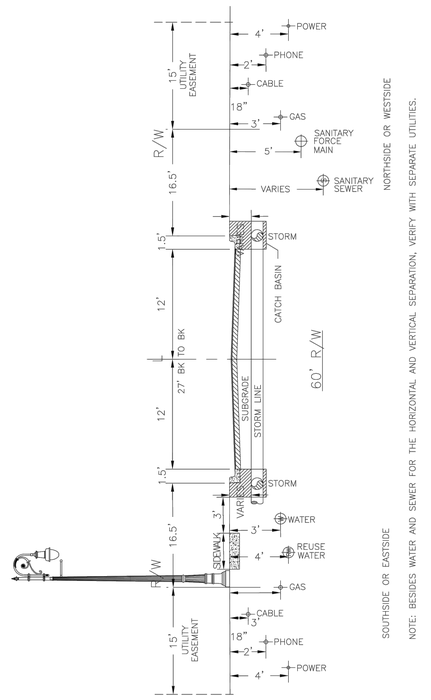
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



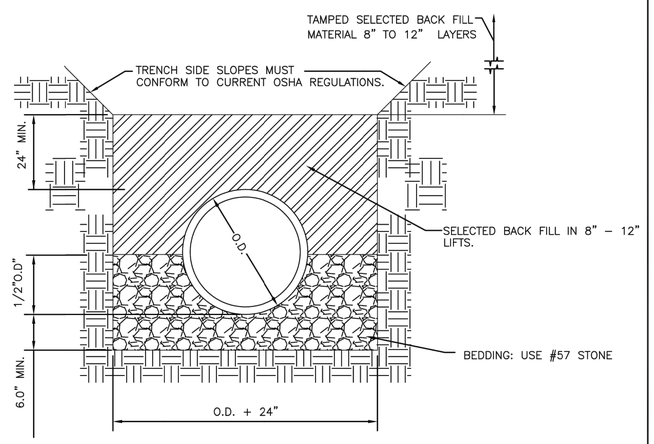
TYP. SECTION UNDERGROUND UTILITY INSTALLATION

City of Port Wentworth
TECHNICAL DETAILS

U-1

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

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED PROFESSIONAL ENGINEER
GEORGIA
No. 38245
PROFESSIONAL
JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-6578
www.PittmanEngineeringCo.com

WATER AND SEWER DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No. 21-255
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: ----
Date: 5/25/21

SHEET
C2.14

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Water & Sewer Details.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

MATCHLINE - SEE SHEET C3.2

NOTE: SIDEWALKS, ADA PARKING, AND ACCESIBLE ROUTES ARE IN CONFORMANCE WITHE THE LATEST EDITION OF FEDERAL ADA STANDARDS.

GRAPHIC SCALE: 1"=50'-0"

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

PAVING AND GRADING PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C3.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:18:16 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Paving and Grading Plan.dwg

Monday, October 11, 2021 10:18:28 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 – Paving and Grading Plan.dwg

NOTE: SIDEWALKS, ADA PARKING, AND ACCESIBLE ROUTES ARE IN CONFORMANCE WITHE THE LATEST EDITION OF FEDERAL A... STANDARDS.

GEORGIA REGISTERED No. 38240 PROFESSIONAL ENGINEER JASON ...

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

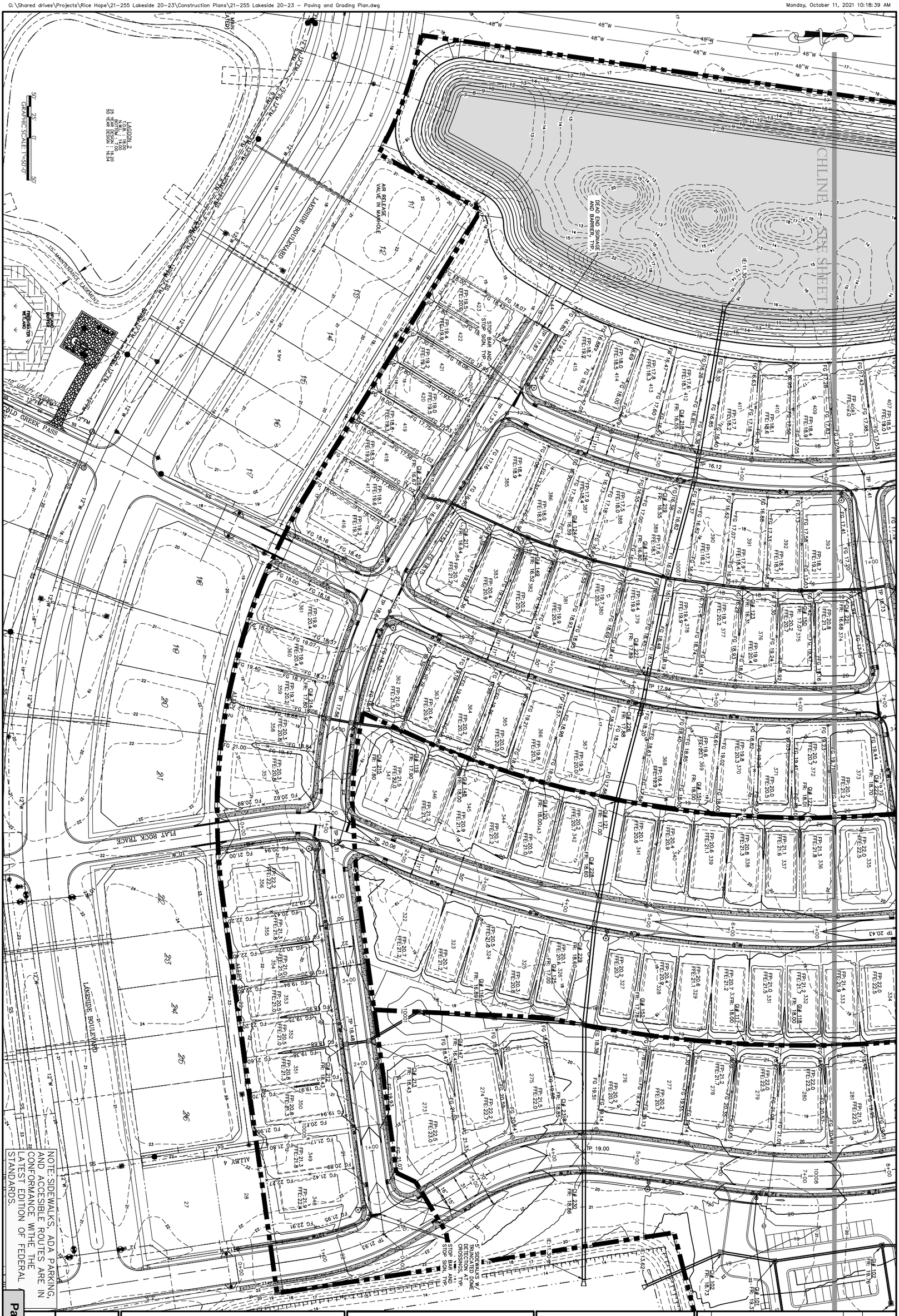
PAVING AND GRADING PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C3.2

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside



NOTE: SIDEWALKS, ADA PARKING, AND ACCESIBLE ROUTES ARE IN CONFORMANCE WITHE THE LATEST EDITION OF FEDERAL STANDARDS.

PAVING AND GRADING PLAN

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON BRETT PITTMAN

Project No: 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C3.3

Packet Pg. 180

8.E.p

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

NOTE: SIDEWALKS, ADA PARKING, AND ACCESIBLE ROUTES ARE IN CONFORMANCE WITHE THE LATEST EDITION OF FEDERAL ADA STANDARDS.

MATCHLINE -- SEE SHEET C3.5

MATCHLINE -- SEE SHEET C3.3

GRAPHIC SCALE: 1"=50'-0"

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

PAVING AND GRADING PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C3.4

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:18:54 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Paving and Grading Plan.dwg

NOTE: SIDEWALKS, ADA PARKING, AND ACCESIBLE ROUTES ARE IN CONFORMANCE WITHE THE LATEST EDITION OF FEDERAL ADA STANDARDS.

5' SIDEWALKS W/ TRUNCATED DOME DETECTION AT CROSSINGS, TYP.

STOP BAR AND STOP SIGN, TYP.

DEAD END SIGNAGE AND BARRIER, TYP.

5' SIDEWALKS W/ TRUNCATED DOME DETECTION AT CROSSINGS, TYP.

MATCHLINE - SEE SHEET C3.4

MATCHLINE - SEE SHEET C3.4

GRAPHIC SCALE: 1"=50'

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON

PAVING AND GRADING PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No.	21-
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	1"=
Date:	5/2

SHEET
C3.5

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:19:04 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Paving and Grading Plan.dwg
RICE HOPE

MATCHLINE - SEE SHEET C3.7

GI# 108
FR: 18.24
IE(N IN): 13.50
IE(S OUT): 13.50

82 L.F. OF 18"ø RCP @ 0.30%

GI# 107
FR: 17.00
IE(N IN): 13.25
IE(SW OUT): 13.25

123 L.F. OF 24"ø RCP @ 0.30%

GI# 206
FR: 18.03
IE(NE IN): 12.88
IE(W OUT): 12.88

33 L.F. OF 24"ø RCP @ 0.30%

GI# 207
FR: 18.03
IE(E IN): 12.78
IE(W OUT): 12.78

IE:12.49

98 L.F. OF 24"ø RCP @ 0.30%

33 L.F. OF 30"ø RCP @ 0.30%

GI# 202
FR: 18.57
IE(E IN): 10.78
IE(W OUT): 10.68

126 L.F. OF 30"ø RCP @ 0.30%

IE:10.30

GI# 203
FR: 18.57
IE(E IN): 10.98
IE(W OUT): 10.88

153 L.F. OF 30"ø RCP @ 0.30%

IE(S OUT): 13.74

82 L.F. OF 15"ø RCP @ 0.30%

25 L.F. OF 15"ø RCP @ 0.30%

GI# 204
FR: 17.23
IE(E OUT): 14.00

141 L.F. OF 24"ø RCP @ 0.30%

GI# 205
FR: 17.23
IE(W IN): 13.93
IE(E OUT): 13.93

107 L.F. OF 15"ø RCP @ 0.30%

GI# 166
FR: 17.56
IE(W IN): 13.51
IE(N IN): 12.72
IE(S OUT): 12.62

167 L.F. OF 24"ø RCP @ 0.30%

GI# 106
FR: 15.89
IE(N IN): 12.12
IE(SW OUT): 12.02

162 L.F. OF 24"ø RCP @ 0.30%

GI# 105
FR: 16.83
IE(NE IN): 11.54
IE(S IN): 13.56
IE(W OUT): 11.44

146 L.F. OF 15"ø RCP @ 0.30%

GI# 104
FR: 18.74
IE(N OUT): 14.00

GI# 200
FR: 20.42
IE(SE IN): 11.60
IE(NW OUT): 11.60

99 L.F. OF 24"ø RCP @ 0.30%

33 L.F. OF 24"ø RCP @ 0.30%

GI# 201
FR: 20.42
IE(SW IN): 11.70
IE(NW OUT): 11.70

94 L.F. OF 18"ø RCP @ 0.30%

DMH# 1
FR: 21.50
IE(S IN): 11.98
IE(NE OUT): 11.98

132 L.F. OF 18"ø RCP @ 0.30%

GI# 165
FR: 20.28
IE(SW OUT): 13.50

134 L.F. OF 15"ø RCP @ 0.30%

120 L.F. OF 15"ø RCP @ 0.30%

GI# 153
FR: 20.45
IE(NE IN): 13.10
IE(SW OUT): 13.10

GI# 154
FR: 20.80
IE(NE IN): 12.74
IE(SW OUT): 12.74

120 L.F. OF 18"ø RCP @ 0.30%

GI# 164
FR: 21.78
IE(NE IN): 12.38
IE(N OUT): 12.38

EXISTING UTILITY EASEMENT

ALLEY 12
ALLEY 13
ALLEY 14
MOONLIGHT PRAIRIE
OPEN SPACE

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON ANTHONY PITTMAN

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

DRAINAGE PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C3.6

GRAPHIC SCALE: 1"=50'-0"

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:21:08 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Drainage Plan.dwg

DRAINAGE PLAN

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

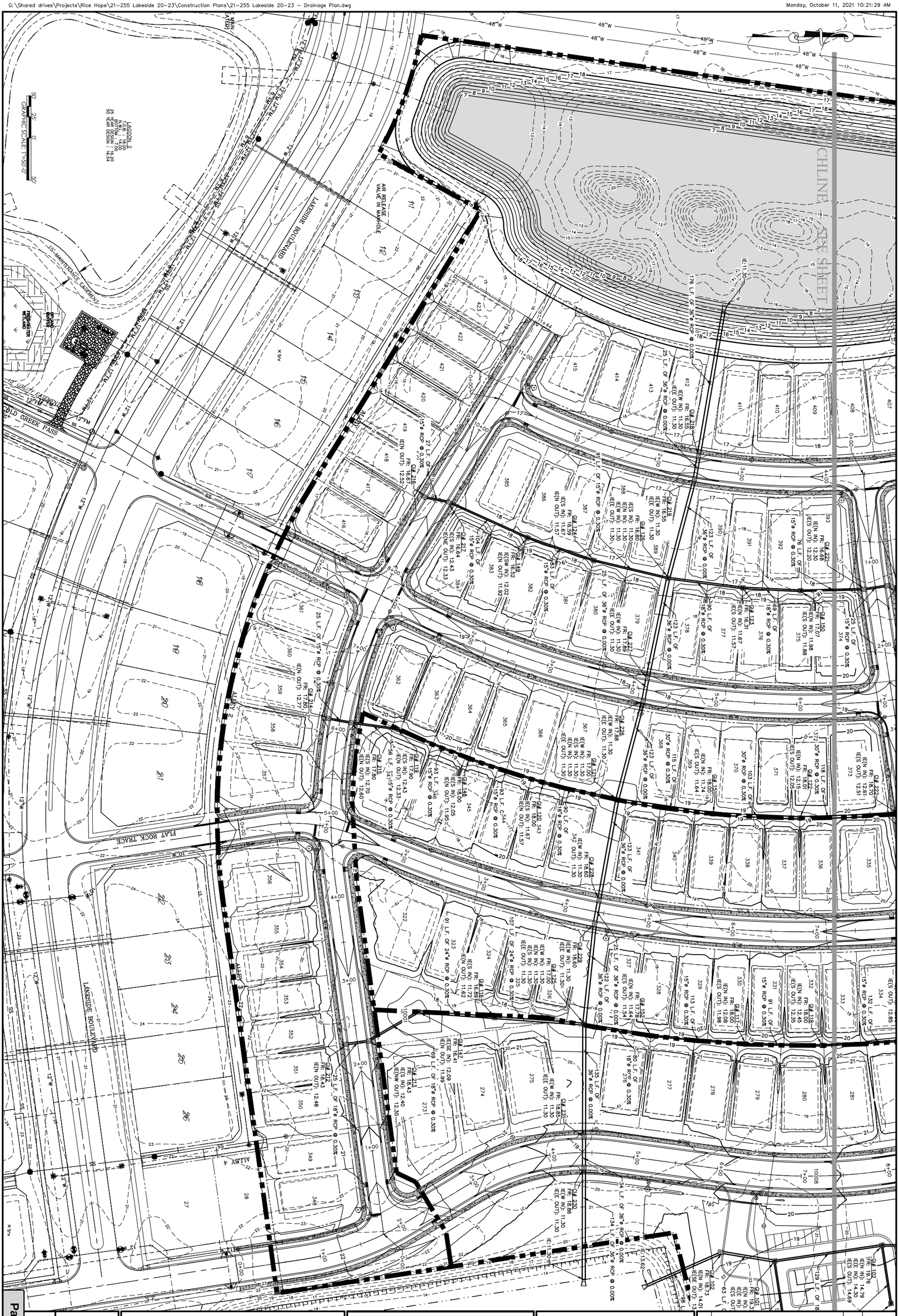
PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON B. PITTMAN

Project No: 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C3.7



DRAINAGE PLAN

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON BRANTLEY PITTMAN

Project No: 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C3.8

Packet Pg. 185

8.E.p

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

DRAINAGE PLAN

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON B. PITTMAN

Project No: 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET C3.9

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:21:49 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Drainage Plan.dwg

CI# 156
FR: 16.78
IE(S OUT): 12.00

90 L.F. OF 15"ø RCP @ 0.30%

CI# 157
FR: 16.51
IE(N IN): 11.73
IE(S OUT): 11.73

95 L.F. OF 15"ø RCP @ 0.30%

133 L.F. OF 24"ø RCP @ 0.30%

CI# 248
FR: 16.04
IE(E OUT): 12.00

25 L.F. OF 15"ø RCP @ 0.30%

CI# 249
FR: 16.04
IE(W IN): 11.93
IE(E OUT): 11.93

CI# 137
FR: 16.21
IE(W IN): 11.53
IE(N IN): 11.45
IE(S OUT): 11.45

125 L.F. OF 24"ø RCP @ 0.30%

CI# 155
FR: 16.86
IE(N IN): 11.07
IE(S OUT): 11.07

135 L.F. OF 24"ø RCP @ 0.30%

100 L.F. OF 30"ø RCP @ 0.30%

CI# 158
FR: 17.34
IE(E IN): 10.36
IE(S OUT): 10.36

70 L.F. OF 18"ø RCP @ 0.30%

CI# 136
FR: 16.66
IE(N IN): 10.66
IE(E IN): 11.72
IE(W OUT): 10.66

CI# 250
FR: 15.95
IE(E IN): 11.93
IE(W OUT): 11.93

25 L.F. OF 30"ø RCP @ 0.30%

IE: 9.89

CI# 251
FR: 15.95
IE(W OUT): 12.00

25 L.F. OF 15"ø RCP @ 0.30%

CI# 220
FR: 16.68
IE(S OUT): 12.38

CI# 223
FR: 18.70
IE(S OUT): 12.68

25 L.F. OF 30"ø RCP @ 0.30%

CI# 222
FR: 18.70
IE(N IN): 12.61
IE(S OUT): 12.51

25 L.F. OF 15"ø RCP @ 0.30%

CI# 221
FR: 16.68
IE(N IN): 12.30
IE(S OUT): 12.20

76 L.F. OF 15"ø RCP @ 0.30%

CI# 150
FR: 17.07
IE(N IN): 11.98
IE(S OUT): 11.88

CI# 122
FR: 18.01
IE(N IN): 12.15
IE(S OUT): 12.05

118 L.F. OF 30"ø RCP @ 0.30%

CI# 128
FR: 19.97
IE(W IN): 13.49
IE(E OUT): 13.49

156 L.F. OF 15"ø RCP @ 0.30%

34 L.F. OF 15"ø RCP @ 0.30%

CI# 242
FR: 19.83
IE(E OUT): 14.00

CI# 243
FR: 19.85
IE(W IN): 13.90
IE(E OUT): 13.90

138 L.F. OF 15"ø RCP @ 0.30%

34 L.F. OF 15"ø RCP @ 0.30%

CI# 240
FR: 19.89
IE(E OUT): 15.00

CI# 160
FR: 18.00
IE(W IN): 14.49
IE(E OUT): 14.49

114 L.F. OF 18"ø RCP @ 0.30%

CI# 241
FR: 19.91
IE(W IN): 14.90
IE(E OUT): 14.90

138 L.F. OF 15"ø RCP @ 0.30%

CI# 101
FR: 18.76
IE(S OUT): 15.26

CI# 225
FR: 18.54
IE(S OUT): 13.02

25 L.F. OF 15"ø RCP @ 0.30%

CI# 224
FR: 18.54
IE(N IN): 12.95
IE(S OUT): 12.85

132 L.F. OF 15"ø RCP @ 0.30%

CI# 118
FR: 18.00
IE(N IN): 12.45
IE(S OUT): 12.35

CI# 100
FR: 18.76
IE(N IN): 15.18
IE(S OUT): 15.08

99 L.F. OF 18"ø RCP @ 0.30%

25 L.F. OF 15"ø RCP @ 0.30%

CI# 102
FR: 19.76
IE(N IN): 14.79
IE(E IN): 14.30
IE(S OUT): 14.69

129 L.F. OF

MATCHLINE - SEE SHEET C3.7

MATCHLINE - SEE SHEET C3.9

GRAPHIC SCALE: 1" = 50'

8"SS
48"W

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38248 PROFESSIONAL JASON A. PITTMAN

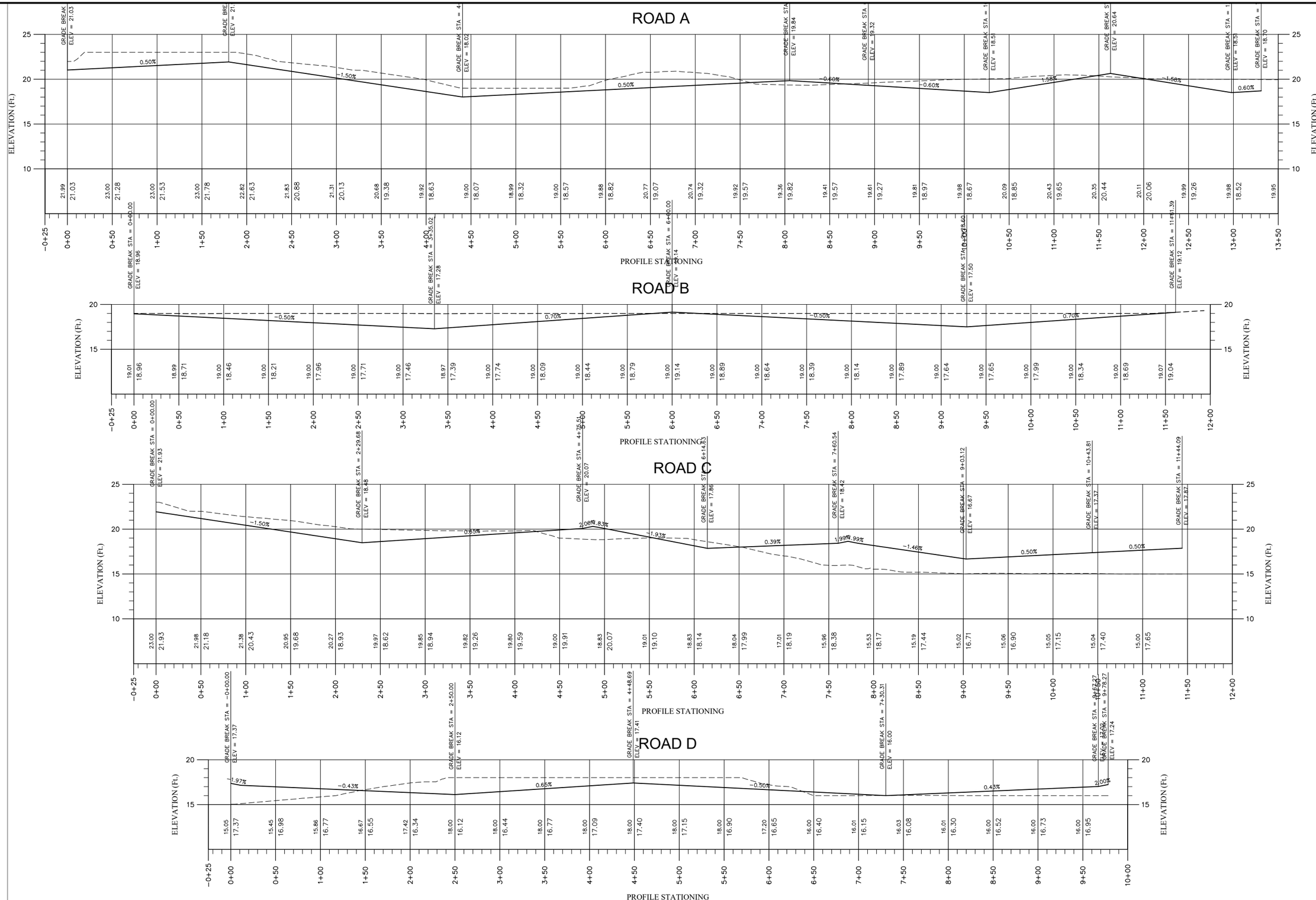
DRAINAGE PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
C3.10

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside



PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON ANTHONY PITTMAN

ROAD PROFILES
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

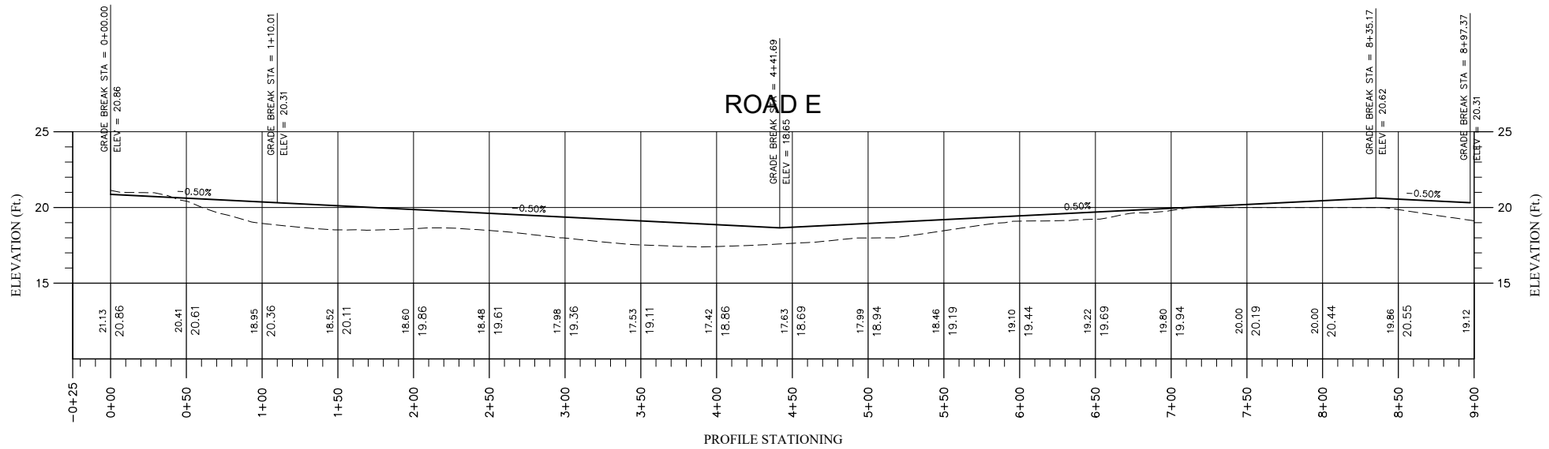
SHEET
C3.11

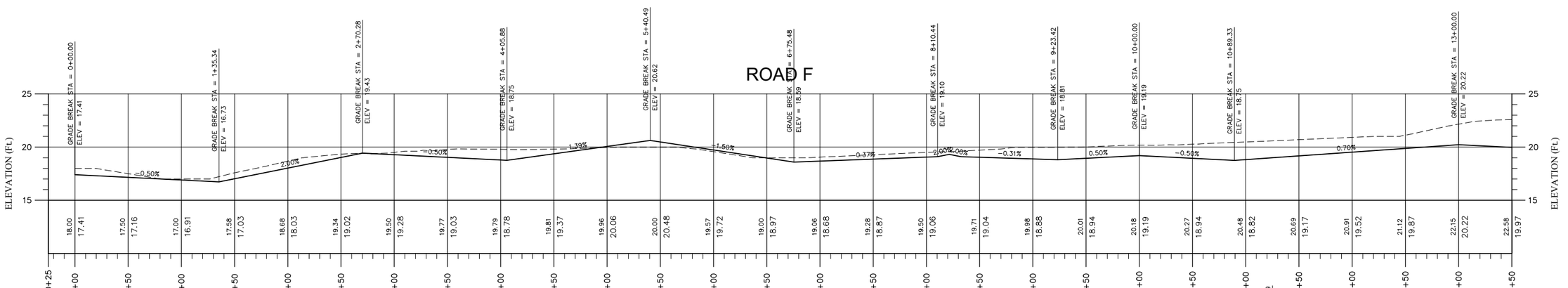
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

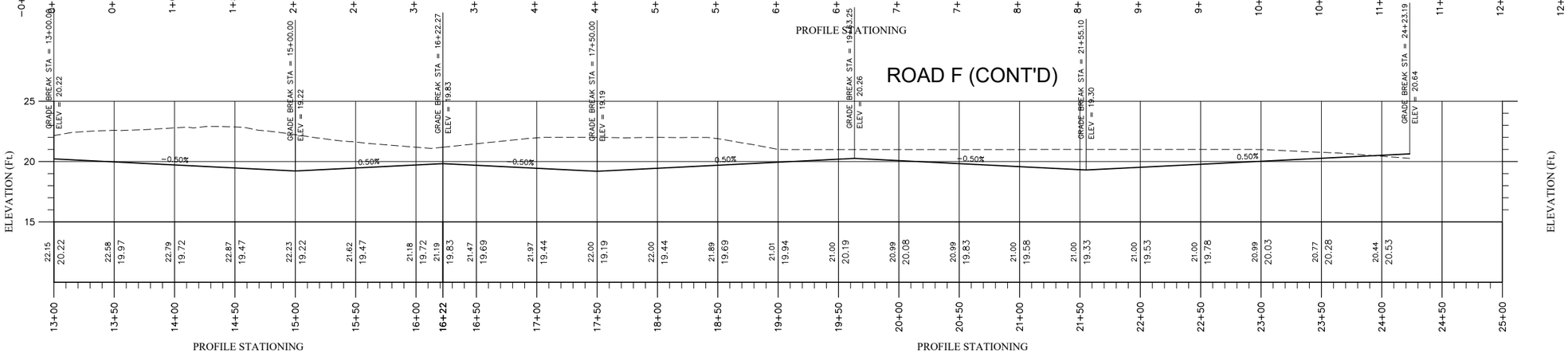
Monday, October 11, 2021 10:52:42 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Road Profiles.dwg

Monday, October 11, 2021 10:52:48 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Road Profiles.dwg







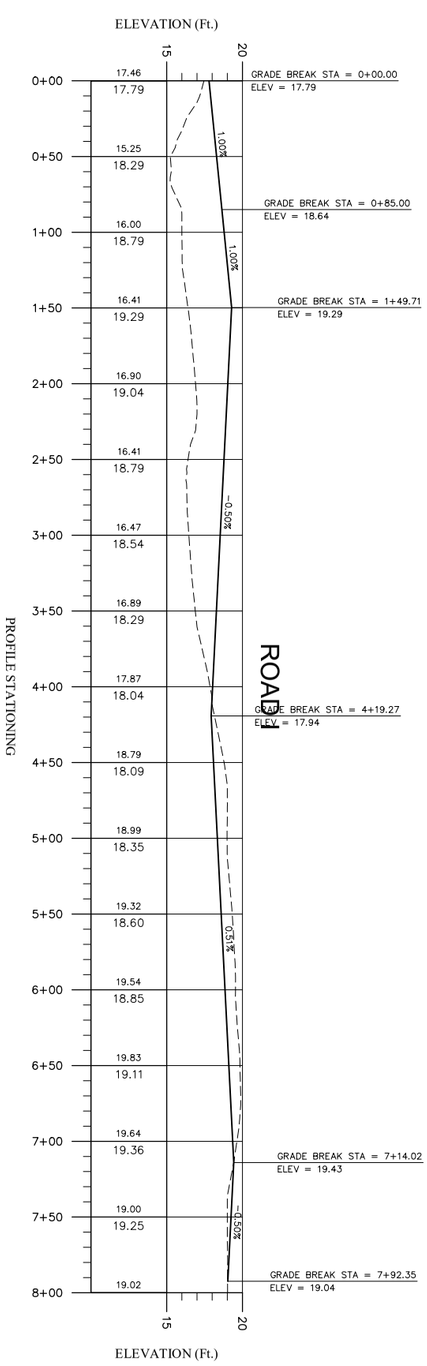
PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

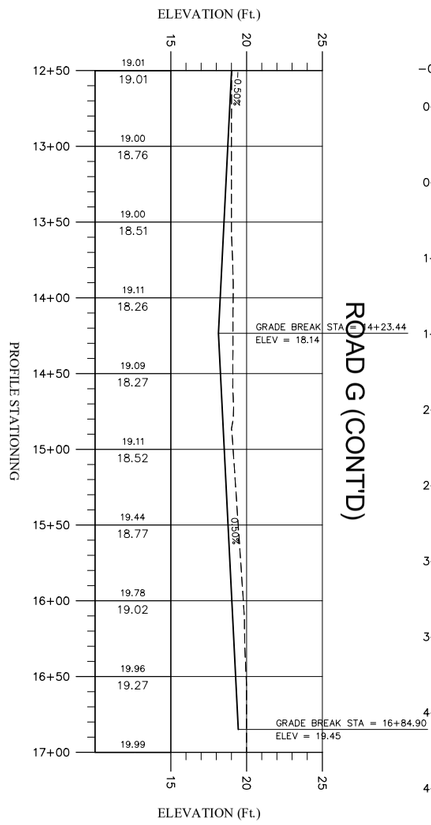
ROAD PROFILES
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

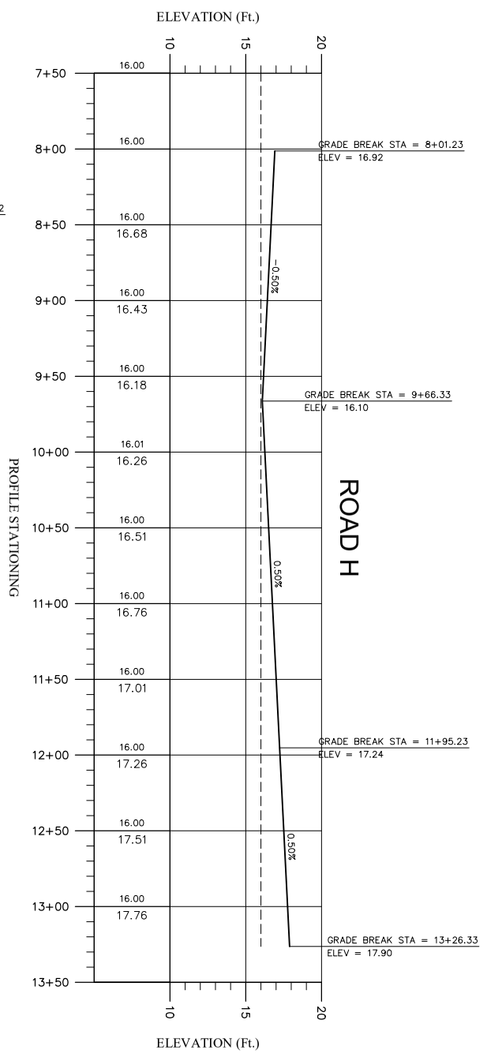
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

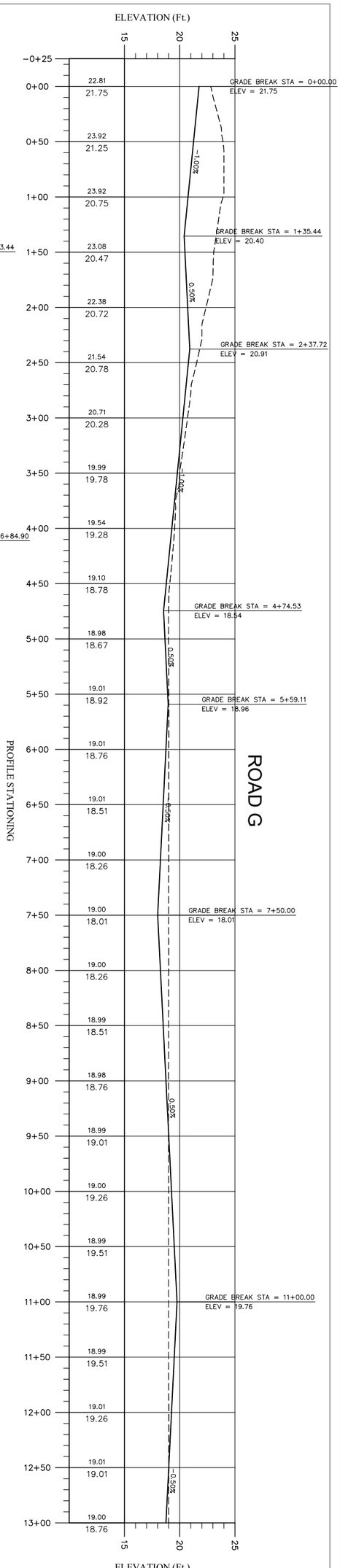
SHEET
C3.12

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside









ROAD PROFILES

RICE HOPE

LAKESIDE PHASES 20-23 & 29A

Prepared For:

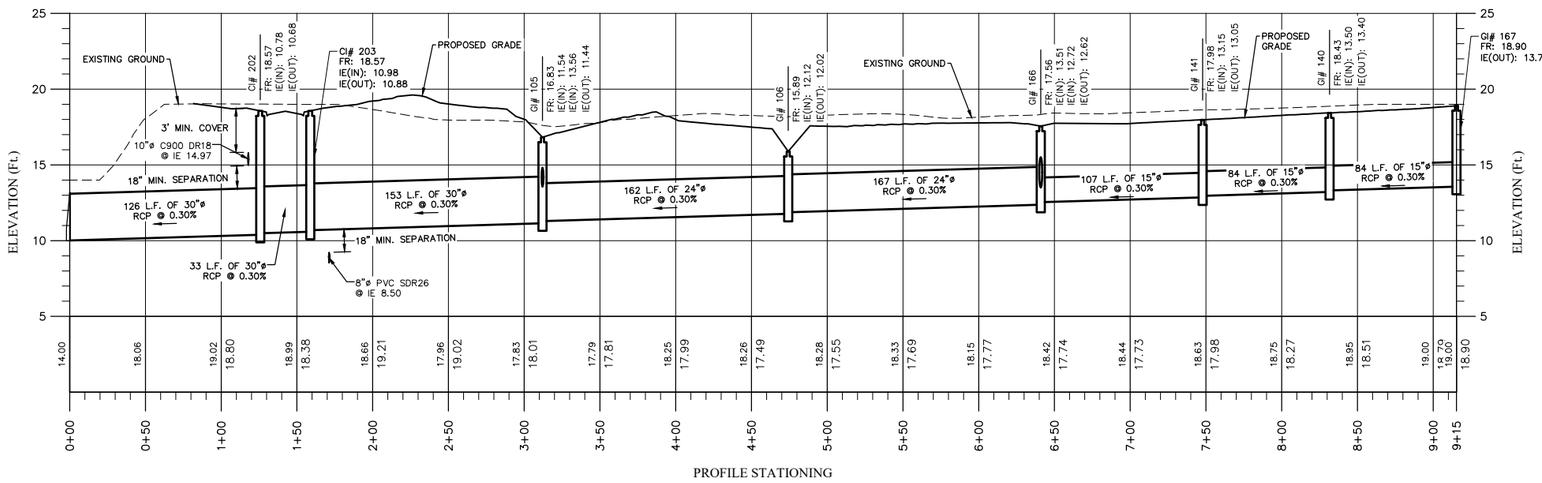
PITTMAN ENGINEERING

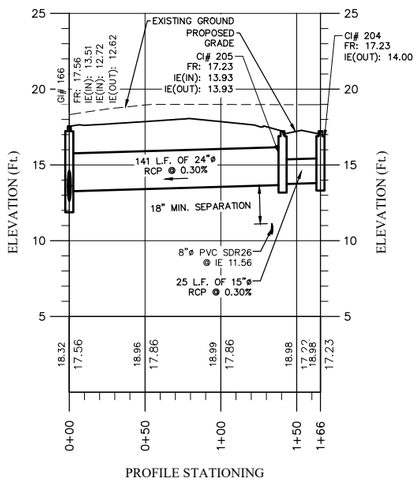
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

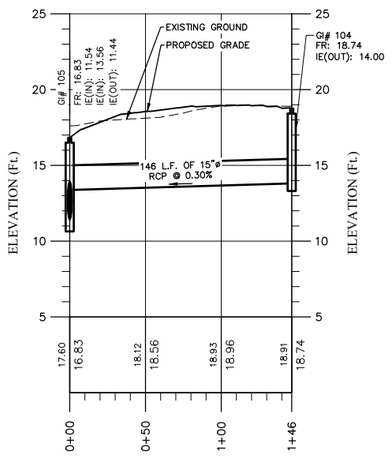
GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON B. PITTMAN

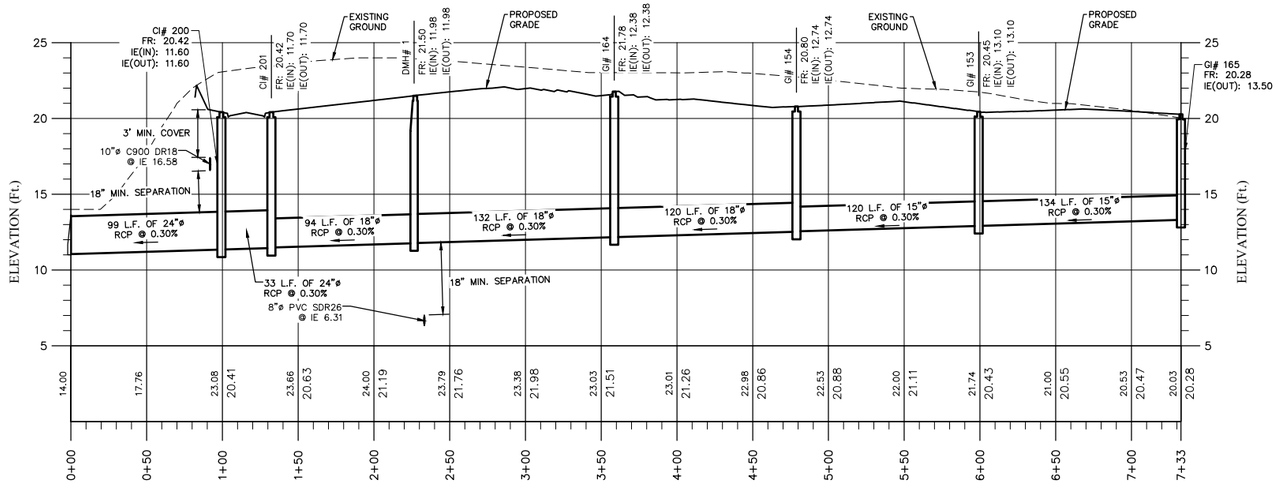
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

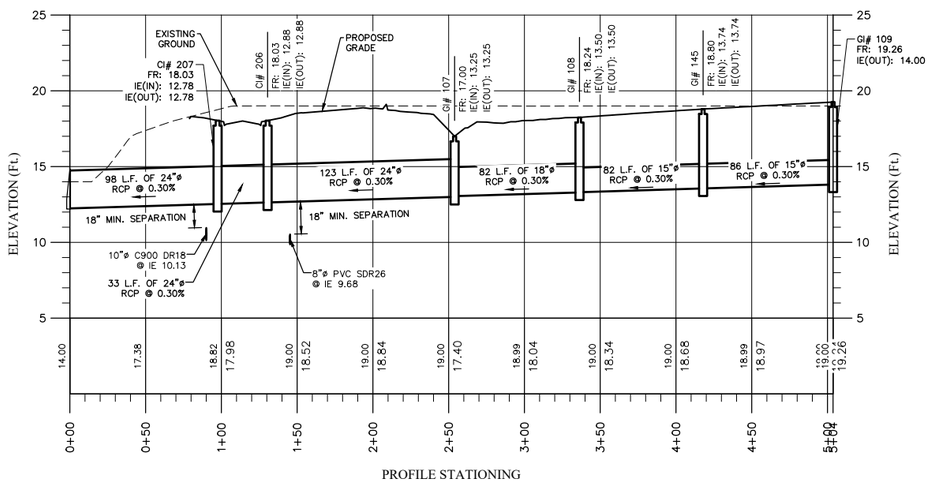
SHEET C3.13











PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

STORM DRAINAGE PROFILES

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

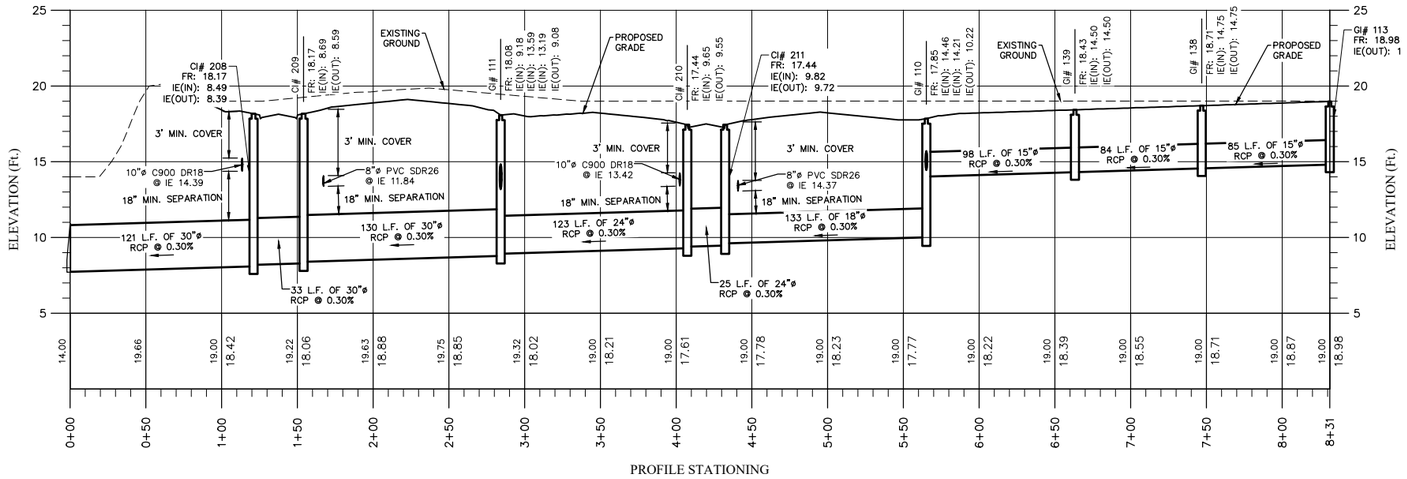
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

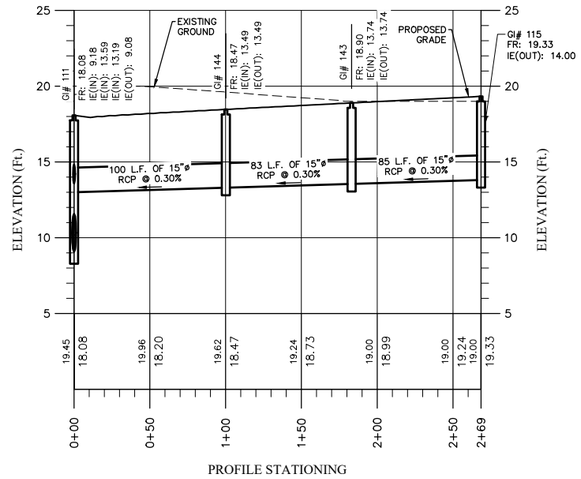
SHEET
C3.14

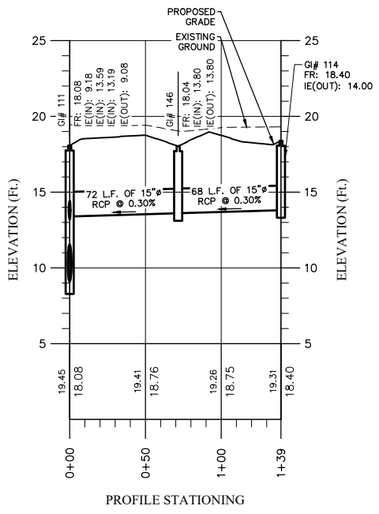
RICE HOPE

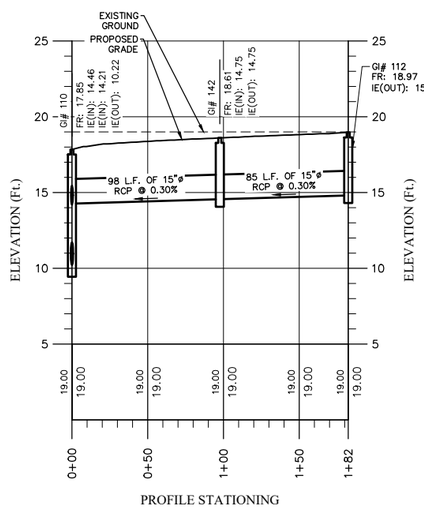
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

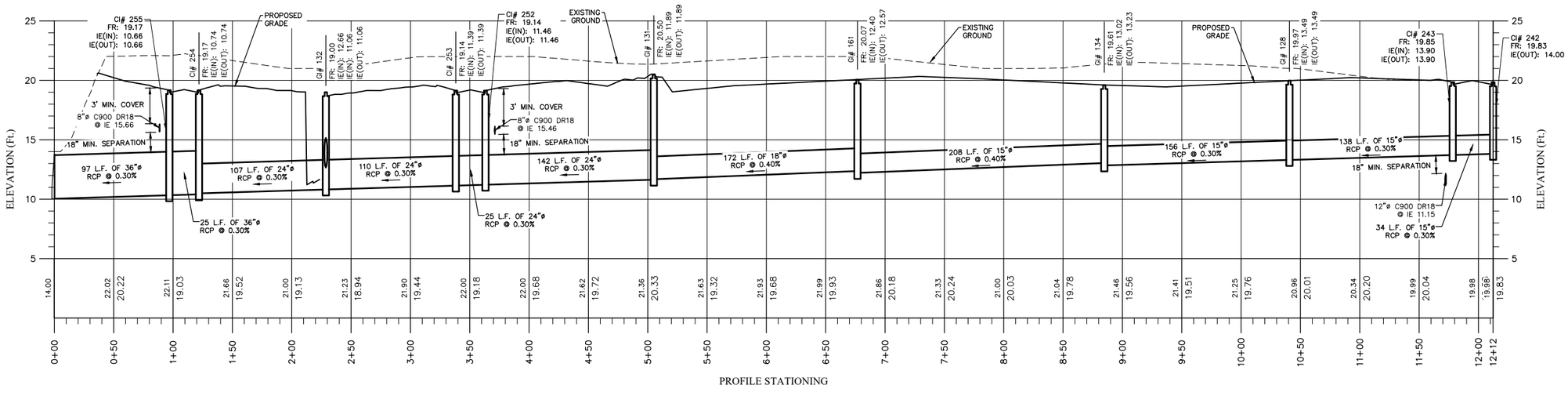
Monday, October 11, 2021 10:55:05 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Storm Drainage Profiles.dwg











PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

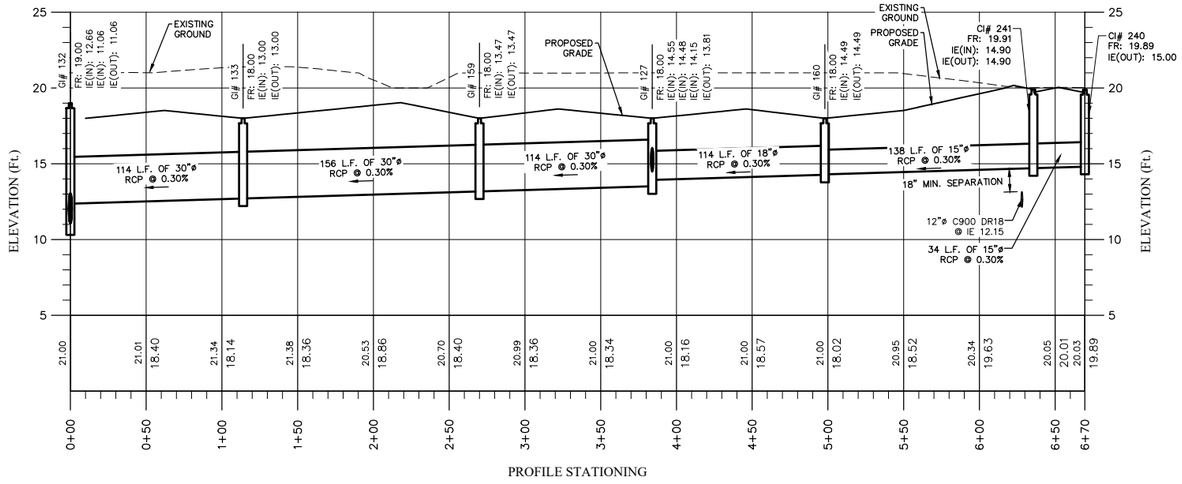
STORM DRAINAGE PROFILES
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

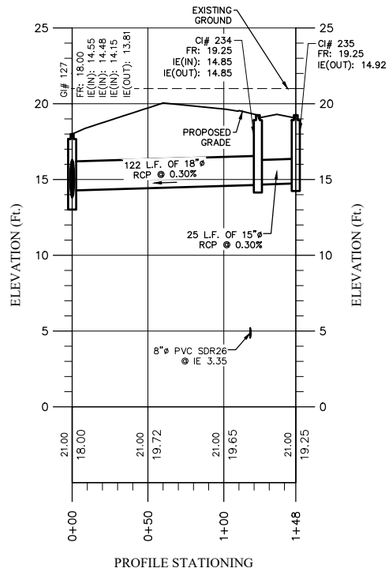
Project No. 21-1
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

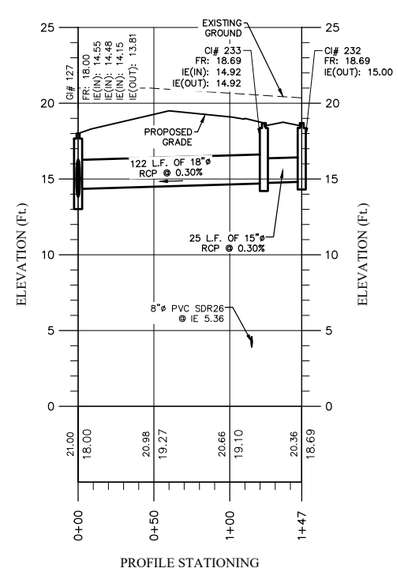
SHEET
C3.15

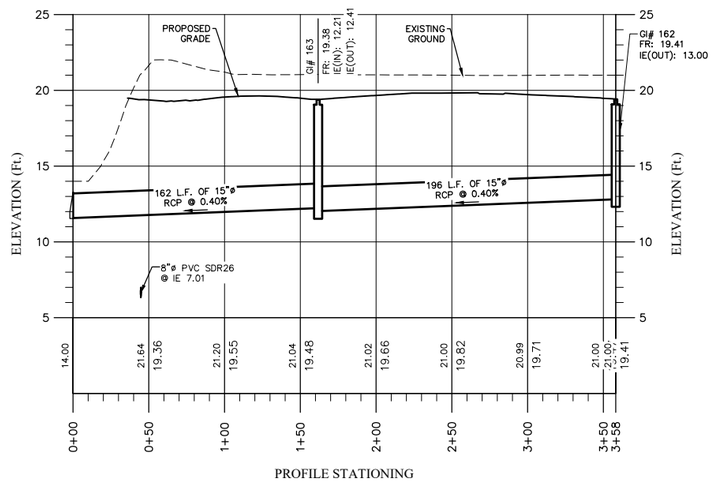
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

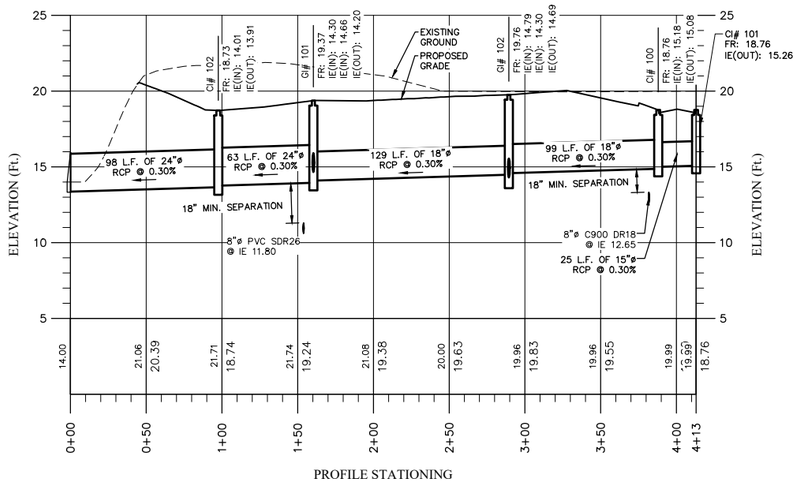
Monday, October 11, 2021 10:55:28 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Storm Drainage Profiles.dwg

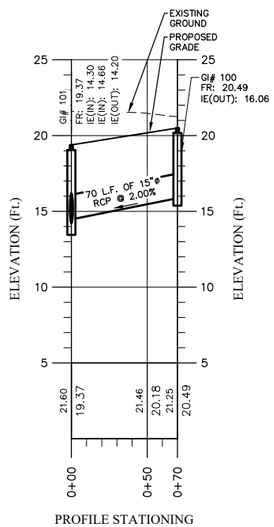


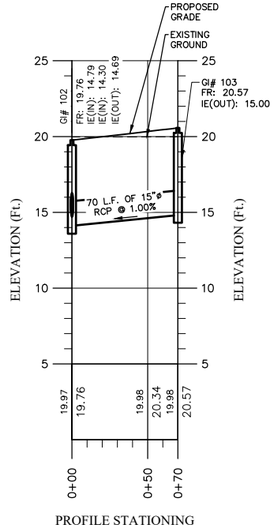












PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

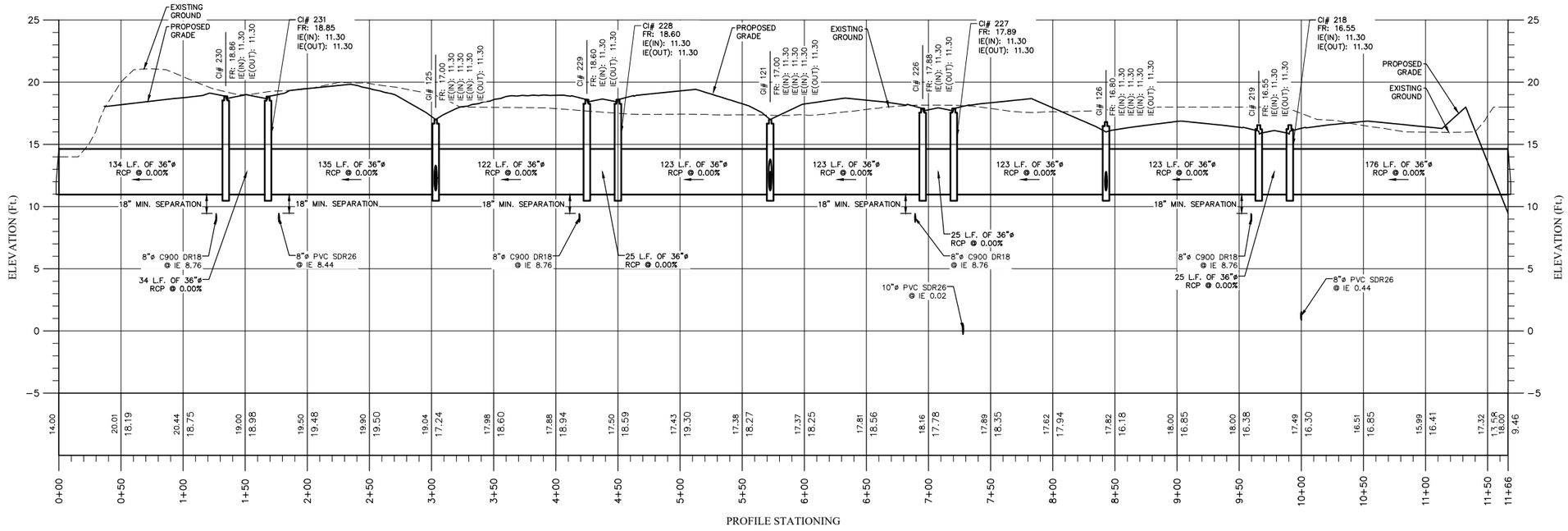
STORM DRAINAGE PROFILES
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

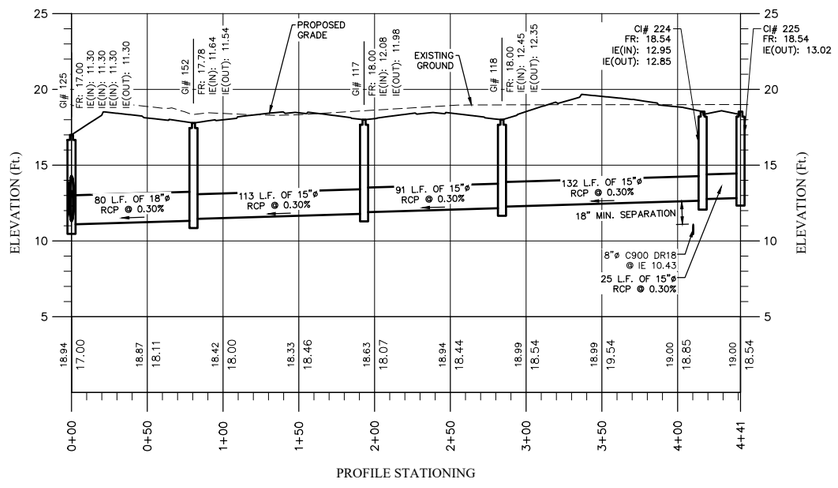
Project No. 21-
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

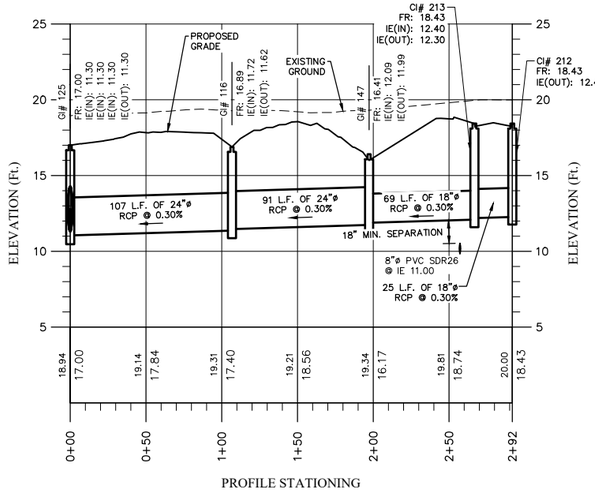
SHEET
C3.16

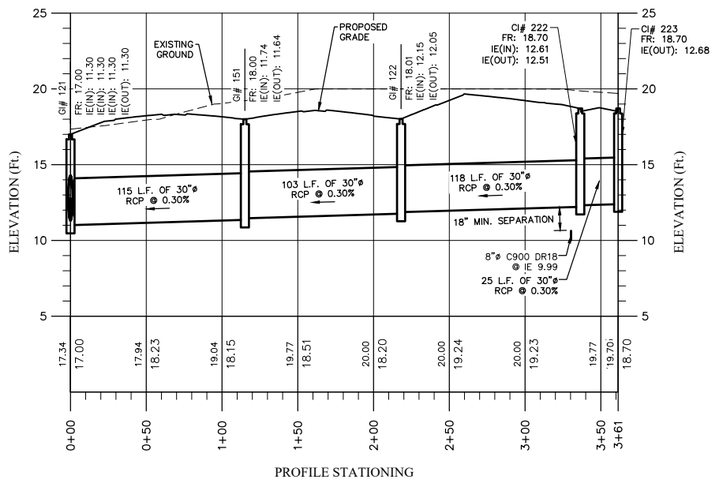
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:56:02 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Storm Drainage Profiles.dwg









PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

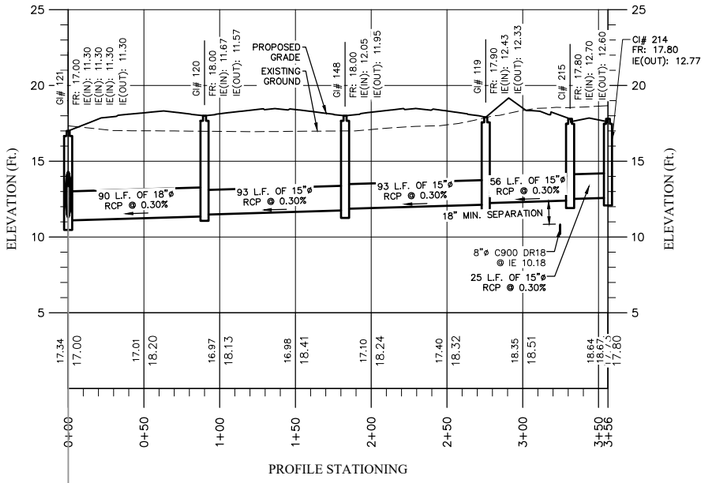
STORM DRAINAGE PROFILES
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

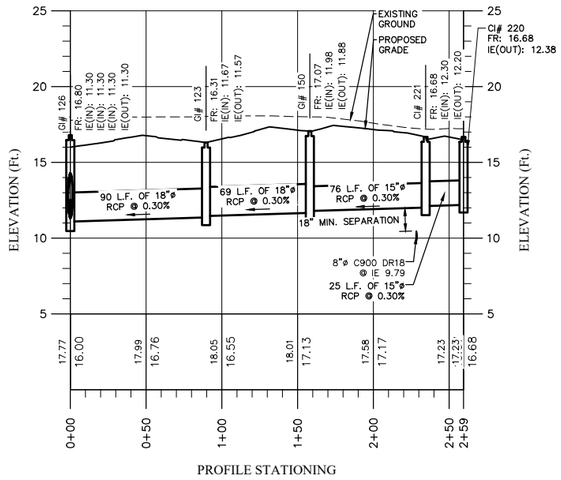
Project No. 21-1
Drawn By: MCS
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

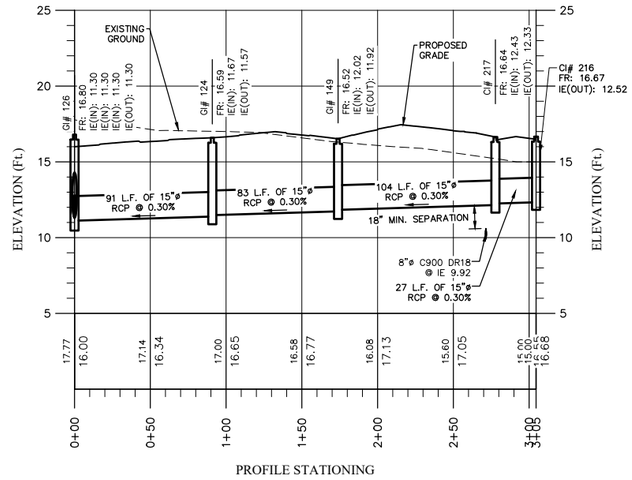
SHEET
C3.17

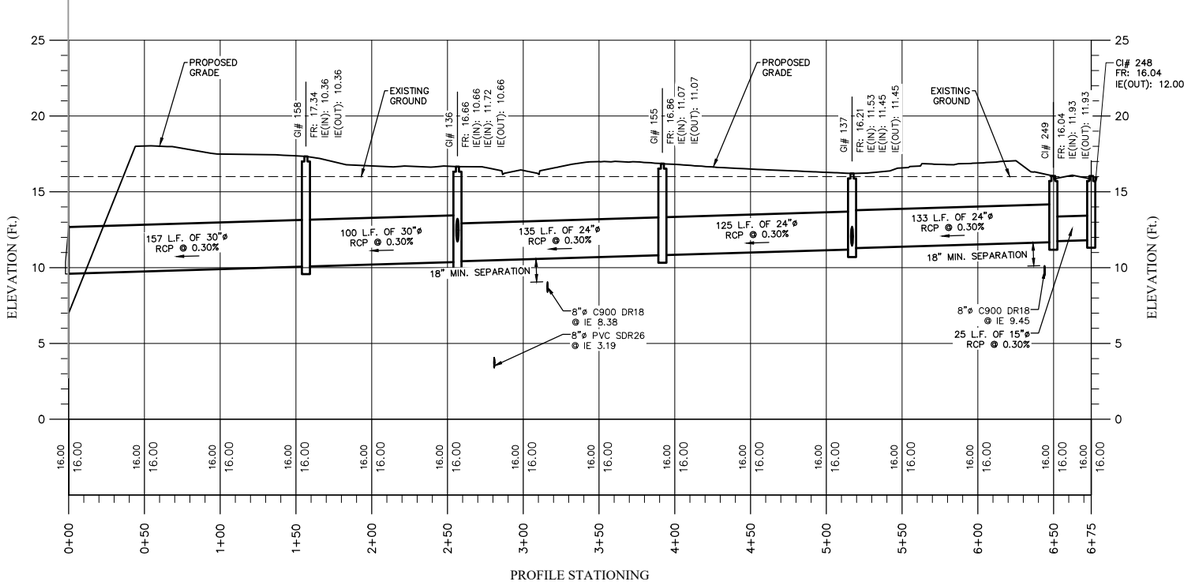
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:56:20 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - Storm Drainage Profiles.dwg
RICE HOPE

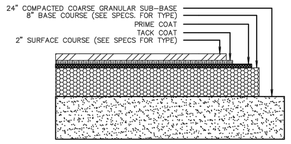






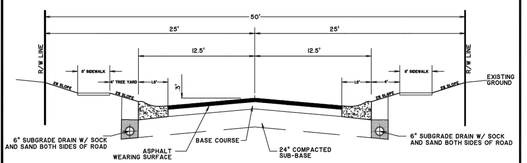

Cl# 158
FR: 17.34
IE(IN): 10.36
IE(OUT): 10.36
Cl# 136
FR: 16.66
IE(IN): 10.66
IE(IN): 11.72
IE(OUT): 10.66
Cl# 155
FR: 16.86
IE(IN): 11.07
IE(OUT): 11.07
Cl# 137
FR: 16.21
IE(IN): 11.53
IE(IN): 11.45
IE(OUT): 11.45
Cl# 249
FR: 16.04
IE(IN): 11.93
IE(OUT): 11.93
Cl# 248
FR: 16.04
IE(OUT): 12.00
PROPOSED GRADE
EXISTING GROUND
PROPOSED GRADE
EXISTING GROUND
157 L.F. OF 30"ø RCP @ 0.30%
100 L.F. OF 30"ø RCP @ 0.30%
135 L.F. OF 24"ø RCP @ 0.30%
125 L.F. OF 24"ø RCP @ 0.30%
133 L.F. OF 24"ø RCP @ 0.30%
18" MIN. SEPARATION
18" MIN. SEPARATION
8"ø C900 DR18 @ IE 8.38
8"ø PVC SDR26 @ IE 3.19
8"ø C900 DR18 @ IE 9.45
25 L.F. OF 15"ø RCP @ 0.30%
ELEVATION (Ft.)
16.00 16.00 16.00

Monday, October 11, 2021 10:57:20 AM



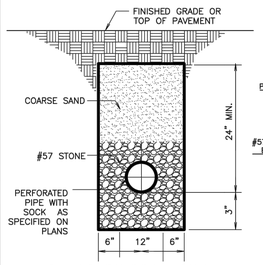
PAVEMENT SECTION
TYPICAL FOR NEIGHBORHOOD STREETS

NOT TO SCALE



TYPICAL SECTION
ROLL-OVER CURB
(TYPICAL FOR NEIGHBORHOOD STREETS)

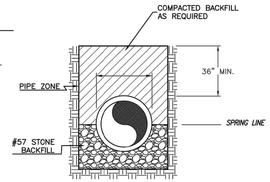
NOT TO SCALE



SUBGRADE DRAIN DETAIL

NOT TO SCALE

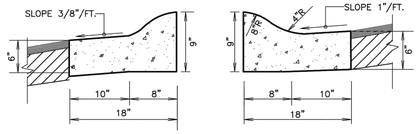
NOTES:
1. 6" PIPE SHALL BE ADS 6" DIA. PERFORATED TUBING OR APPROVED EQUIVALENT.
2. COARSE SAND BACKFILL SHALL BE USED.
3. MINIMUM GRADIENT FOR ALL SUBGRADE DRAIN SHALL BE 0.15%.



TYPICAL BEDDING DETAIL

NOT TO SCALE

NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.



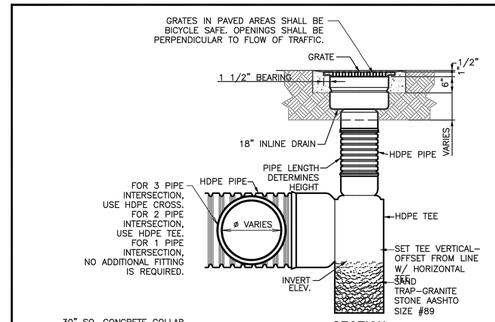
PITCH CURB

NORMAL CURB

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.
6. REFER TO CITY OF PORT WENTWORTH DETAIL: SD-10

18" ROLL-OVER CURB & GUTTER

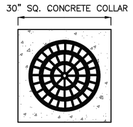
NOT TO SCALE



SECTION

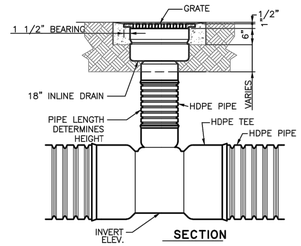
SPECIAL YARD INLET
END OF LINE SCENARIO

NOT TO SCALE



SPECIAL YARD INLET COVER

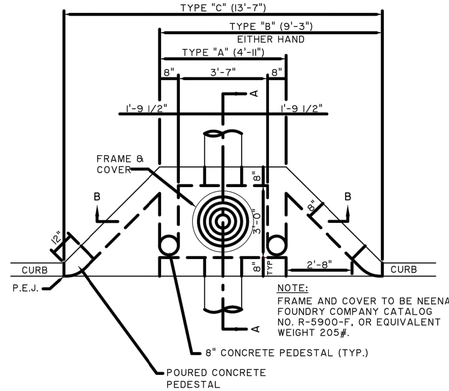
NOTE:
USE SOLID LID FOR SPECIAL MANHOLE



SECTION

SPECIAL YARD INLET

NOT TO SCALE



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F, OR EQUIVALENT WEIGHT 205#.

PLAN OF CURB INLET

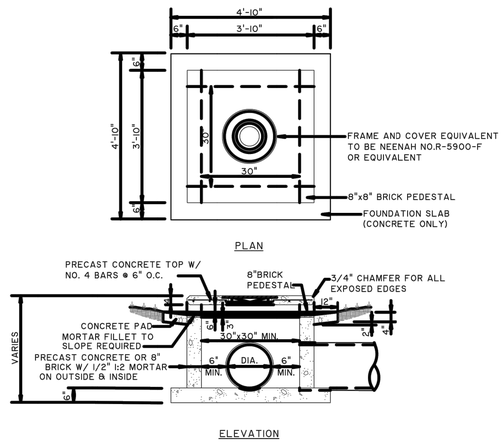
City of Port Wentworth

TECHNICAL DETAILS

SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



ROOF INLET DETAIL

ROOF INLET DETAIL

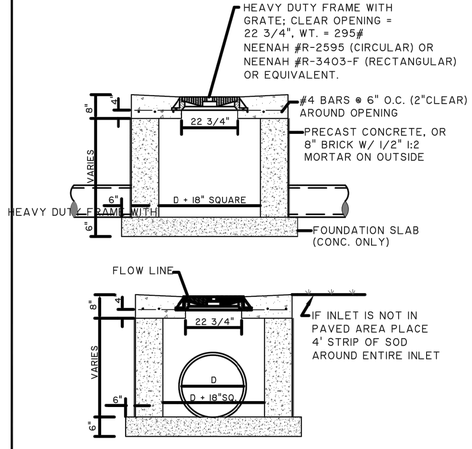
City of Port Wentworth

TECHNICAL DETAILS

SD-6

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



GRATE INLET

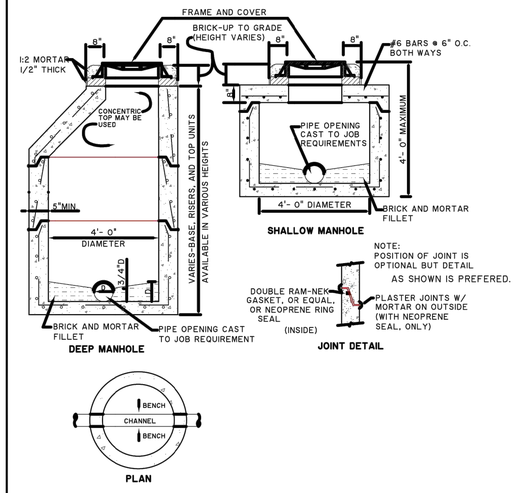
City of Port Wentworth

TECHNICAL DETAILS

SD-8

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



PRECAST STORM MANHOLE

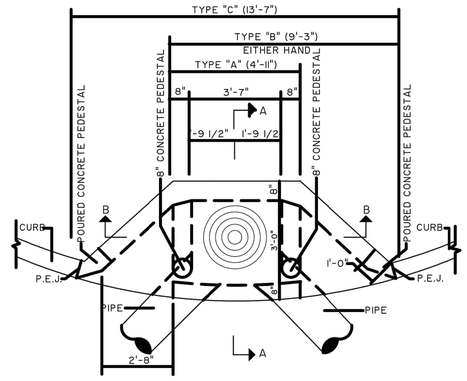
City of Port Wentworth

TECHNICAL DETAILS

SD-12

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#

PLAN OF CRUB INLET ON RADIUS

City of Port Wentworth

TECHNICAL DETAILS

SD-2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

PAVING, GRADING & DRAINAGE DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Prepared For
DR HORTON, INC.

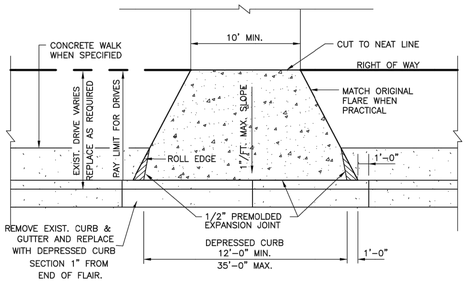
Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C3.19

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - PCD Details.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

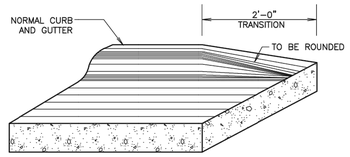
Monday, October 11, 2021 10:57:26 AM



1. SPACING OF CONTROL JOINTS SHALL NOT EXCEED 12' IN LENGTH OR BE LESS THAN 6' IN LENGTH.
2. CONCRETE SHALL BE 3000 PSI CONCRETE.
3. CURB SECTION AT DRIVEWAY SHALL BE SAW CUT PRIOR TO REMOVAL.
4. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT STREET PAVING.

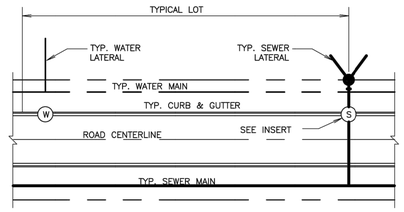
TYPICAL DRIVEWAY DETAIL

NOT TO SCALE



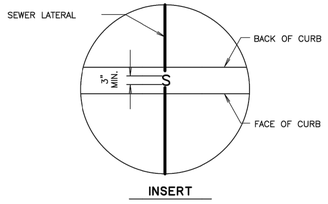
FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



PLAN

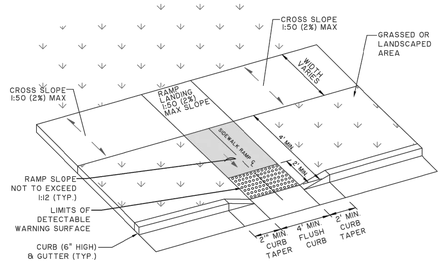
NOTE: STAMP IN FACE OF CONCRETE CURB & GUTTER "S" FOR SEWER LATERAL AND "W" FOR WATER LATERAL



INSERT

CURB MARKING DETAIL
WATER AND SEWER LATERAL LOCATIONS

NOT TO SCALE

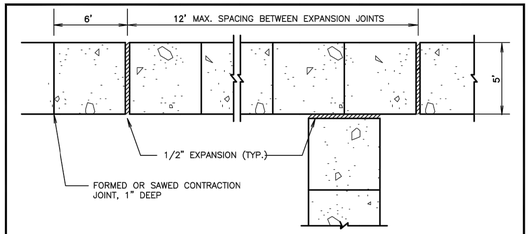


ISOMETRIC VIEW OF RAMP

NOTES:
1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.
4. LONGITUDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).

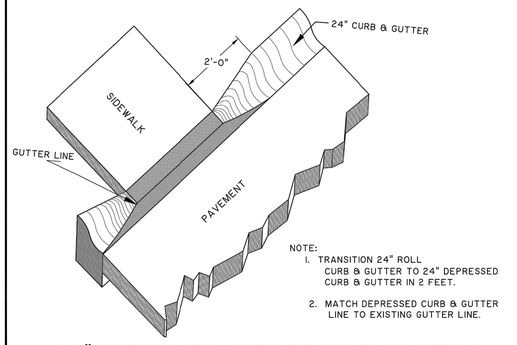
CURB RAMP "TYPE B"
W/ SIDEWALK OFFSET FROM CURB

NOT TO SCALE



WALKWAY DETAILS

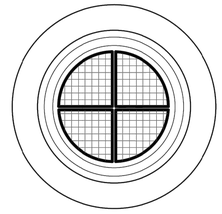
NOT TO SCALE



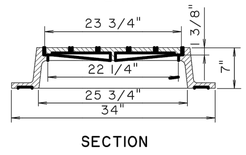
NOTE:
1. TRANSITION 24" ROLL CURB & GUTTER TO 24" DEPRESSED CURB & GUTTER IN 2 FEET.
2. MATCH DEPRESSED CURB & GUTTER LINE TO EXISTING GUTTER LINE.

24" DEPRESSED CURB TRANSITION DETAIL

NOT TO SCALE



PLAN

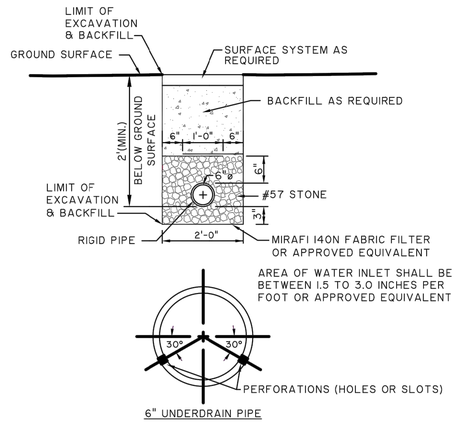


SECTION

NOTE:
MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R-1412-A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM".

STORM MANHOLE RING & COVER

____	*City of Port Wentworth* TECHNICAL DETAILS	SD-14
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	

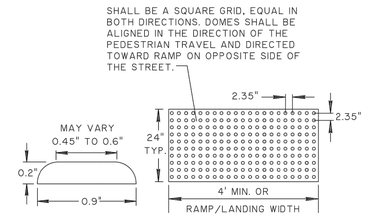


6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE

____	*City of Port Wentworth* TECHNICAL DETAILS	SD-10
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.	SCALE: N.T.S. DATED: FEBRUARY 2007	

SHALL BE A SQUARE GRID, EQUAL IN BOTH DIRECTIONS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF THE PEDESTRIAN TRAVEL AND DIRECTED TOWARD RAMP ON OPPOSITE SIDE OF THE STREET.



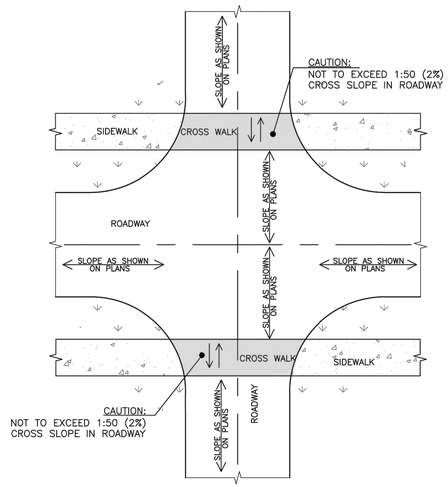
ELEVATION PLAN VIEW

NOTE:
1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE

NOTE:
ALL SIDEWALKS TO MEET ADA STANDARDS



ROAD GRADING AT PEDESTRIAN CROSSING ON ACCESSIBLE ROUTE

NOT TO SCALE

NO.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

PAVING, GRADING & DRAINAGE DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
C3.20

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - PCD Details.dwg

MATCHLINE -- SEE SHEET EC1.2

RICE HOPE DEVELOPMENT, INC.
N/F

LIMITS OF DISTURBANCE

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

CONSTRUCTION EXIT
LATITUDE: 32.21319°
LONGITUDE: -81.17858°

4' X 8' PROJECT INFORMATION SIGN

EXISTING UTILITY EASEMENT

OPEN SPACE

Sd3 Sd1-S Sk Co Du Ds1 Ds2 Sd1-NS Cx Cc Oj Pn

TYP., SEE DETAIL SHEET EC5.3

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

LEGEND

CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	
LIMITS OF DISTURBANCE	
DUST CONTROL ON DISTURBED AREAS	
DISTURBED AREA STABILIZATION (MULCHING)	
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
SOIL DELINEATION LINE	
SOIL DESCRIPTION:	
CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

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

GRAPHIC SCALE: 1"=50'-0"

RICE HOPE

JASON J. BRYANT, P.E.
GA CERTIFICATE #
CIVIL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38244 PROFESSIONAL ENGINEER JASON J. BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INITIAL EROSION CONTROL PLAN

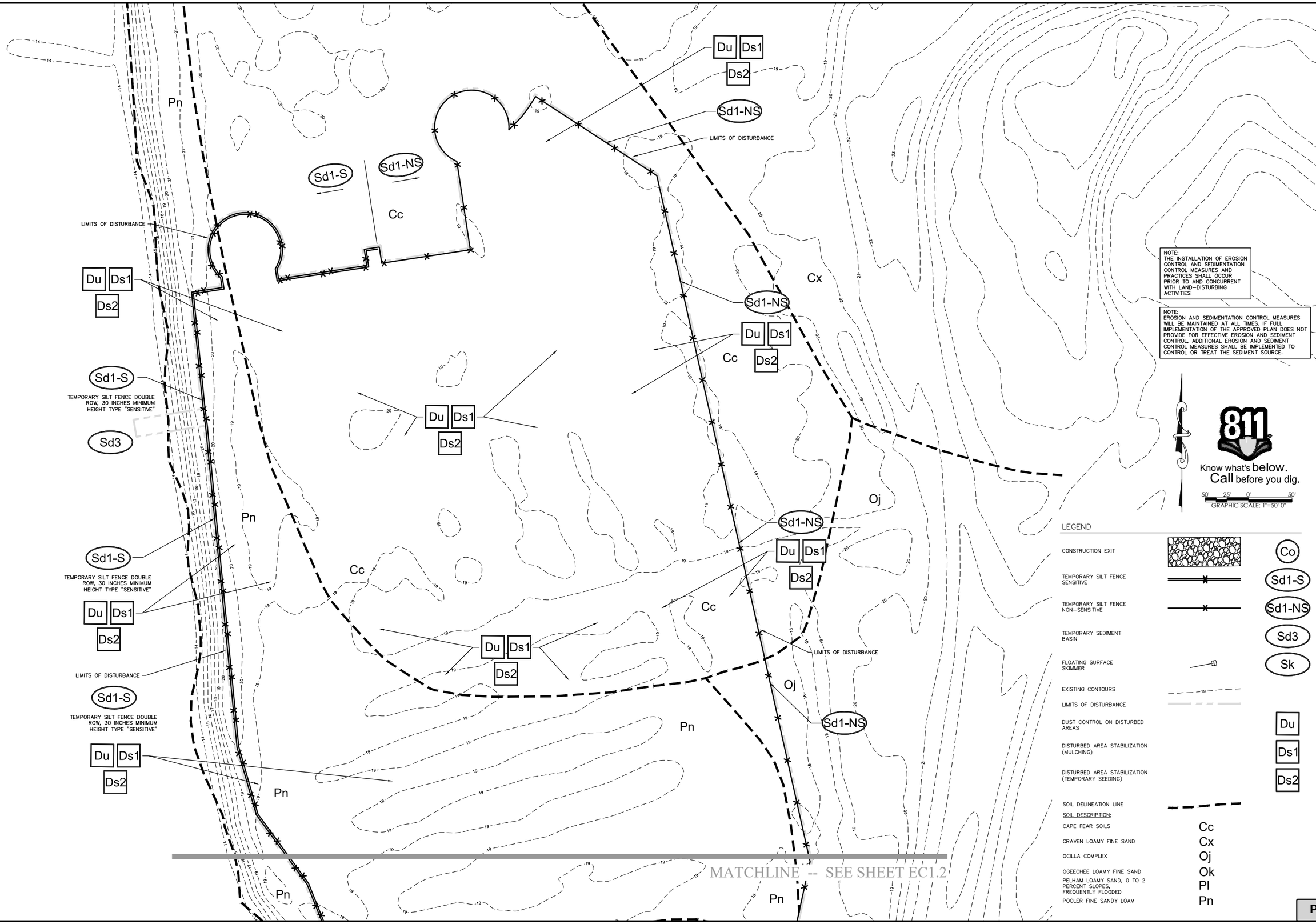
RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Designed for:

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:59:31 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg



NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

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

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

LEGEND

CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	
LIMITS OF DISTURBANCE	
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (MULCHING)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
SOIL DELINEATION LINE	

SOIL DESCRIPTION:

CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

JASON J. BRYANT, P.E.
GEORGIA CERTIFICATE NO.
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INITIAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.2

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:59:43 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

MATCHLINE -- SEE SHEET EC1.5

MATCHLINE -- SEE INSET "B" ON SHEET EC1.6

Sd1-S TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

Sd3

Sk TYP., SEE DETAIL SHEET EC5.3

Sd1-NS

Du Ds1 Ds2

Cc

Ok

Pl

LIMITS OF DISTURBANCE

ALLEY 1

ALLEY 2

ALLEY 3

LAKESIDE BOULEVARD

FLAT ROCK TRACE

4' X 6' PROJECT INFORMATION SIGN

CONSTRUCTION EXIT
LATITUDE: 32.21584°
LONGITUDE: -81.18145°

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

LEGEND

CONSTRUCTION EXIT	Co	DISTURBED AREA STABILIZATION (MULCHING)
TEMPORARY SILT FENCE SENSITIVE	Sd1-S	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS	SOIL DELINEATION LINE
TEMPORARY SEDIMENT BASIN	Sd3	SOIL DESCRIPTION:
FLOATING SURFACE SKIMMER	Sk	CAPE FEAR SOILS — Cc
EXISTING CONTOURS		CRAVEN LOAMY FINE SAND — Cx
LIMITS OF DISTURBANCE		OCILLA COMPLEX — Oj
DUST CONTROL ON DISTURBED AREAS	Du	OGEECHEE LOAMY FINE SAND — Ok
		PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED — Pl
		POOLER FINE SANDY LOAM — Pn

Ds1
Ds2

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

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

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38244 PROFESSIONAL JASON BRYANT

INITIAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.3

RICE HOPE

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 10:59:58 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:06:12 AM

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

MATCHLINE -- SEE SHEET EC1.5

MATCHLINE -- SEE INSET "A" ON SHEET EC1.6

MATCHLINE -- SEE SHEET EC1.3

Ok Cc Pl Pn Sd1-NS Sd1-S Sd3 Du Ds1 Ds2 Co Sk OHP PP

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

LIMITS OF DISTURBANCE

LEGEND

- CONSTRUCTION EXIT
- TEMPORARY SILT FENCE SENSITIVE
- TEMPORARY SILT FENCE NON-SENSITIVE
- TEMPORARY SEDIMENT BASIN
- FLOATING SURFACE SKIMMER
- EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- DUST CONTROL ON DISTURBED AREAS
- DISTURBED AREA STABILIZATION (MULCHING)
- DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- SOIL DELINEATION LINE

SOIL DESCRIPTION:

- Cc CAPE FEAR SOILS
- Cx CRAVEN LOAMY FINE SAND
- Oj OCILLA COMPLEX
- Ok OGEECHEE LOAMY FINE SAND
- Pl PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
- Pn POOLER FINE SANDY LOAM

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

JASON J. BRYANT, P.E.
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 38245
DESIGN PROFESSIONAL CERTIFICATION #73897

INITIAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.4

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:00:27 AM

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

LEGEND

- CONSTRUCTION EXIT
- TEMPORARY SILT FENCE SENSITIVE
- TEMPORARY SILT FENCE NON-SENSITIVE
- TEMPORARY SEDIMENT BASIN
- FLOATING SURFACE SKIMMER
- EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- DUST CONTROL ON DISTURBED AREAS
- Co — DISTURBED AREA STABILIZATION (MULCHING)
- Sd1-S — DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Sd1-NS
- Sd3
- Sk
- Du
- Ds1
- Ds2
- SOIL DELINEATION LINE
- SOIL DESCRIPTION:
- Cc — CAPE FEAR SOILS
- Cx — CRAVEN LOAMY FINE SAND
- Oj — OCILLA COMPLEX
- Ok — OGEECHEE LOAMY FINE SAND
- Pl — PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
- Pn — POOLER FINE SANDY LOAM

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

LIMITS OF DISTURBANCE

MATCHLINE -- SEE SHEET EC1.3

MATCHLINE -- SEE SHEET EC1.4

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38244 PROFESSIONAL JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INITIAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.5

RICE HOPE

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

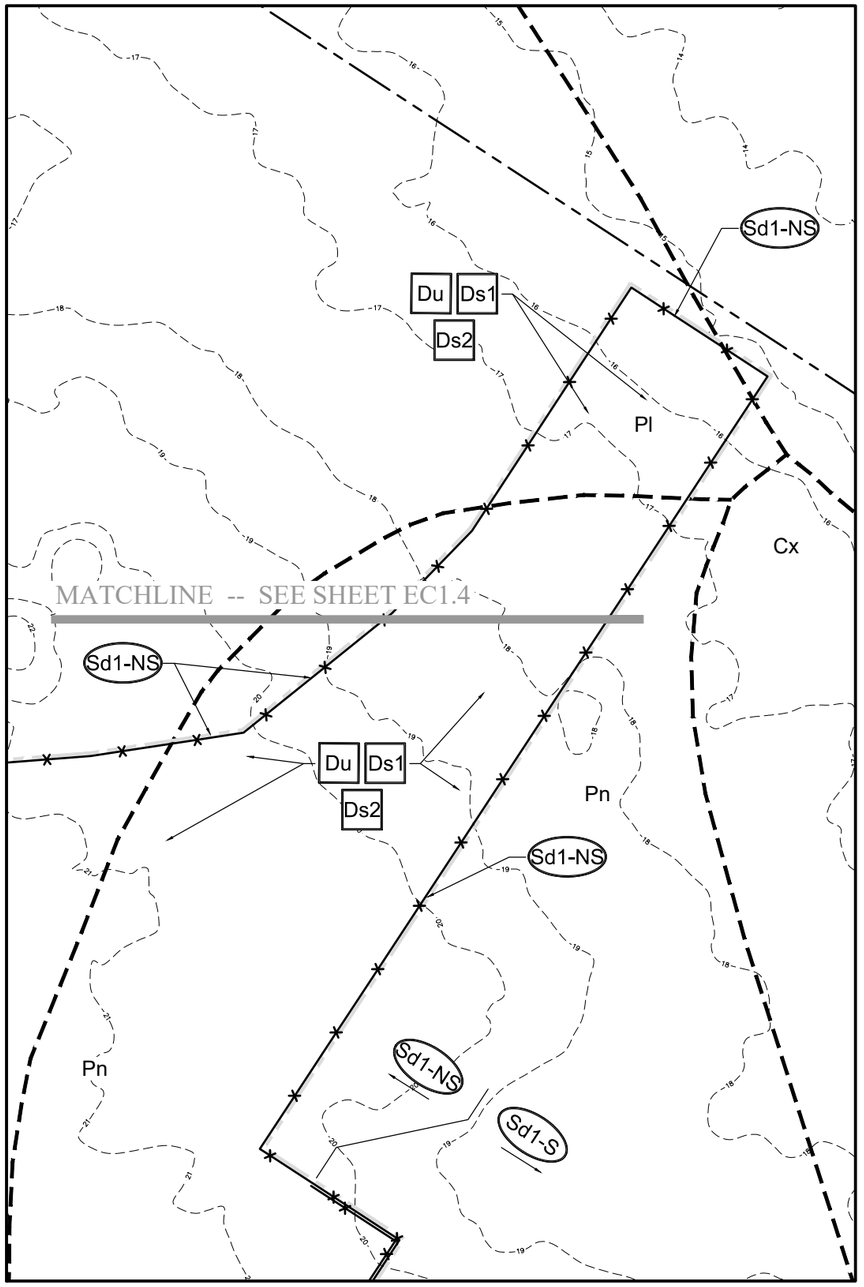
Monday, October 11, 2021 11:00:43 AM

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

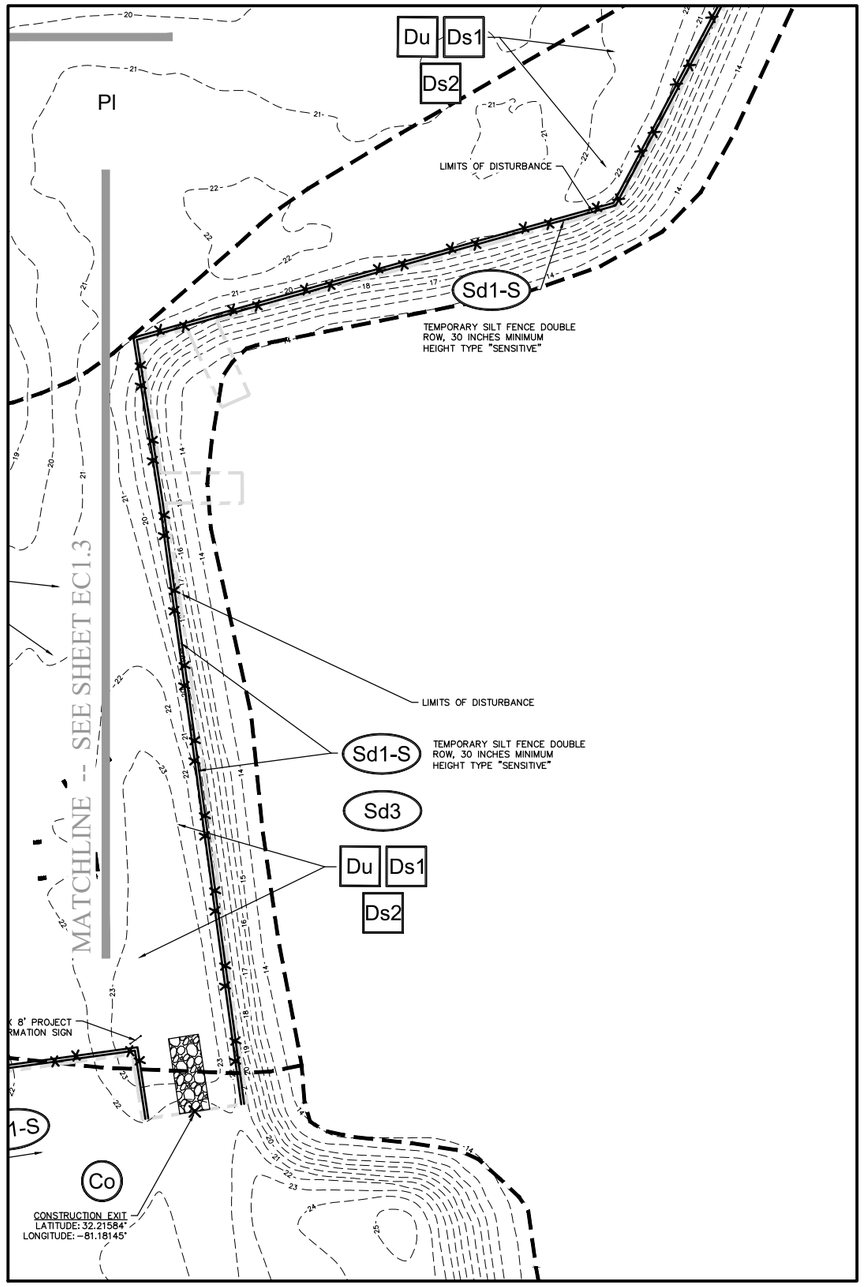
NOTE:
EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

LEGEND

CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
LIMITS OF DISTURBANCE	
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (MULCHING)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
SOIL DELINEATION LINE	
SOIL DESCRIPTION:	
CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn



INSET "A"
SCALE: 1" = 50'



INSET "B"
SCALE: 1" = 50'

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

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

RICE HOPE

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38240 PROFESSIONAL ENGINEER JASON J. BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INITIAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Proposed Co...

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC1.6

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

MATCHLINE -- SEE SHEET EC2.2

LIMITS OF DISTURBANCE

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 5
Q_{25} = 8.34
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6
W_2 = 5.6
D(in) = 1'

Sk TYP., SEE DETAIL SHEET EC5.3

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 9
Q_{25} = 17.58
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6
W_2 = 5.6
D(in) = 1'

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 4
Q_{25} = 6.87
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6.0
W_2 = 5.6
D(in) = 1'

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

Co CONSTRUCTION EXIT
LATITUDE: 32.213191°
LONGITUDE: -81.178581°
CONCRETE WASH DOWN AREA
4' X 8' PROJECT INFORMATION SIGN

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

EXISTING UTILITY EASEMENT

RICE HOPE DEVELOPMENT, INC.

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

LEGEND

CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
PROPOSED CONTOURS	19
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (MULCHING)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
SOIL DELINEATION LINE	

SOIL DESCRIPTION:

CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

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

GRAPHIC SCALE: 1"=50'-0" (50' 25' 0' 50')

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38248 PROFESSIONAL ENGINEER JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INTERMEDIATE EROSION CONTROL PLAN
RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

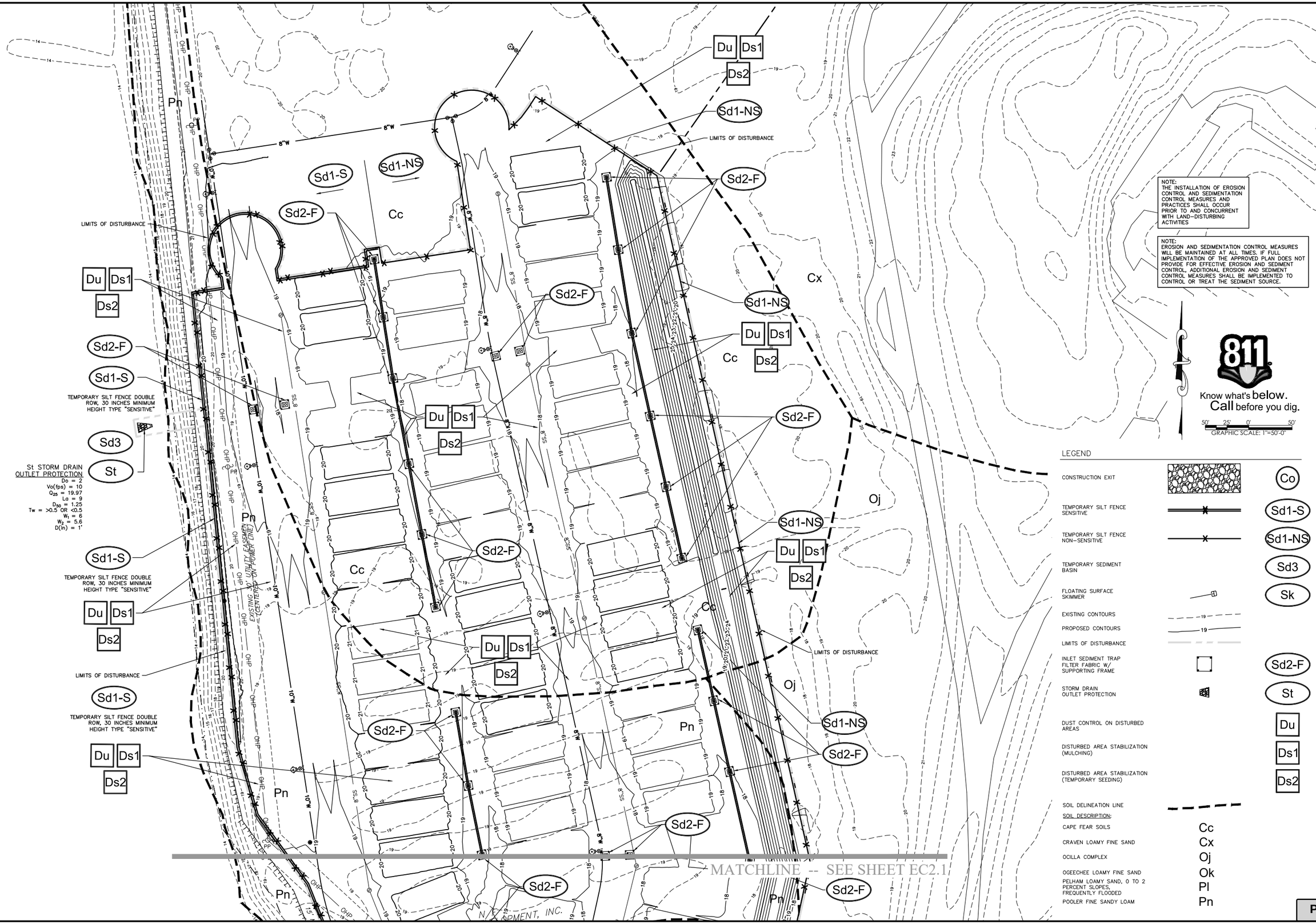
SHEET
EC2.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 11:00:58 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:01:13 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg



NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

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

GRAPHIC SCALE: 1"=50'-0"

LEGEND

CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	
PROPOSED CONTOURS	
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (MULCHING)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
SOIL DELINEATION LINE	
SOIL DESCRIPTION:	
CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

JASON J. BRYANT, P.E.
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 38240
DESIGN PROFESSIONAL CERTIFICATION #73897

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No.	21-
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=
Date:	5/2

SHEET
EC2.2

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 11:01:24 AM

MATCHLINE -- SEE SHEET EC2.5

MATCHLINE -- SEE INSET "B" ON SHEET EC2.6

D_{50} = XX
Tw = >0.5 OR <0.5
W_1 = XX
W_2 = XX
D(in) = XX

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

ST STORM DRAIN OUTLET PROTECTION
Do = XX
Vo(fps) = XX
Q_{25} = XX
L_c = XX
D_{50} = XX
Tw = >0.5 OR <0.5
W_1 = XX
W_2 = XX
D(in) = XX

TYP., SEE DETAIL SHEET EC5.3

LIMITS OF DISTURBANCE

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

CONCRETE WASH DOWN AREA
4' X 8' PROJECT INFORMATION SIGN

CONSTRUCTION EXIT
LATITUDE: 32.21584°
LONGITUDE: -81.18145°

LIMITS OF DISTURBANCE

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

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

GRAPHIC SCALE: 1"=50'-0"

LEGEND

CONSTRUCTION EXIT	Co	STORM DRAIN OUTLET PROTECTION	St
TEMPORARY SILT FENCE SENSITIVE	Sd1-S	DUST CONTROL ON DISTURBED AREAS	Du
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS	DISTURBED AREA STABILIZATION (MULCHING)	Ds1
TEMPORARY SEDIMENT BASIN	Sd3	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
FLOATING SURFACE SKIMMER	Sk	SOIL DELINEATION LINE	
EXISTING CONTOURS	19	SOIL DESCRIPTION:	
PROPOSED CONTOURS	19	CAPE FEAR SOILS	Cc
LIMITS OF DISTURBANCE		CRAVEN LOAMY FINE SAND	Cx
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F	OCILLA COMPLEX	Oj
		OGEECHEE LOAMY FINE SAND	Ok
		PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
		POOLER FINE SANDY LOAM	Pn

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

JASON J. BRYANT, P.E.
GEORGIA #36244
DESIGN PROFESSIONAL
CERTIFICATION #73897

INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No.	21-
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=
Date:	5/2

SHEET
EC2.3

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:01:39 AM

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

MATCHLINE -- SEE SHEET EC2.5

MATCHLINE -- SEE INSET "A" ON SHEET EC2.6

MATCHLINE -- SEE SHEET EC2.3

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

LIMITS OF DISTURBANCE

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 8
Q25 = 15.41
La = 9
D50 = .5
Tw = >0.5
W1 = 6
W2 = 5.6
D(in) = 1'

St STORM DRAIN OUTLET PROTECTION
Do = 1.25'
Vo(fps) = 3
Q25 = 2.95
La = 6.5'
D50 = .5
Tw = >0.5
W1 = 3.75
W2 = 3.85
D(in) = .625

LEGEND

CONSTRUCTION EXIT		Co	STORM DRAIN OUTLET PROTECTION
TEMPORARY SILT FENCE SENSITIVE		Sd1-S	DUST CONTROL ON DISTURBED AREAS
TEMPORARY SILT FENCE NON-SENSITIVE		Sd1-NS	DISTURBED AREA STABILIZATION (MULCHING)
TEMPORARY SEDIMENT BASIN		Sd3	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
FLOATING SURFACE SKIMMER		Sk	SOIL DELINEATION LINE
EXISTING CONTOURS	19		SOIL DESCRIPTION:
PROPOSED CONTOURS	19		CAPE FEAR SOILS
LIMITS OF DISTURBANCE			CRAVEN LOAMY FINE SAND
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME		Sd2-F	OCILLA COMPLEX
			OGEECHEE LOAMY FINE SAND
			PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
			POOLER FINE SANDY LOAM

St, Du, Ds1, Ds2

Cc, Cx, Oj, Ok, Pl, Pn

JASON J. BRYANT, P.E.
GA. CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38240 PROFESSIONAL JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

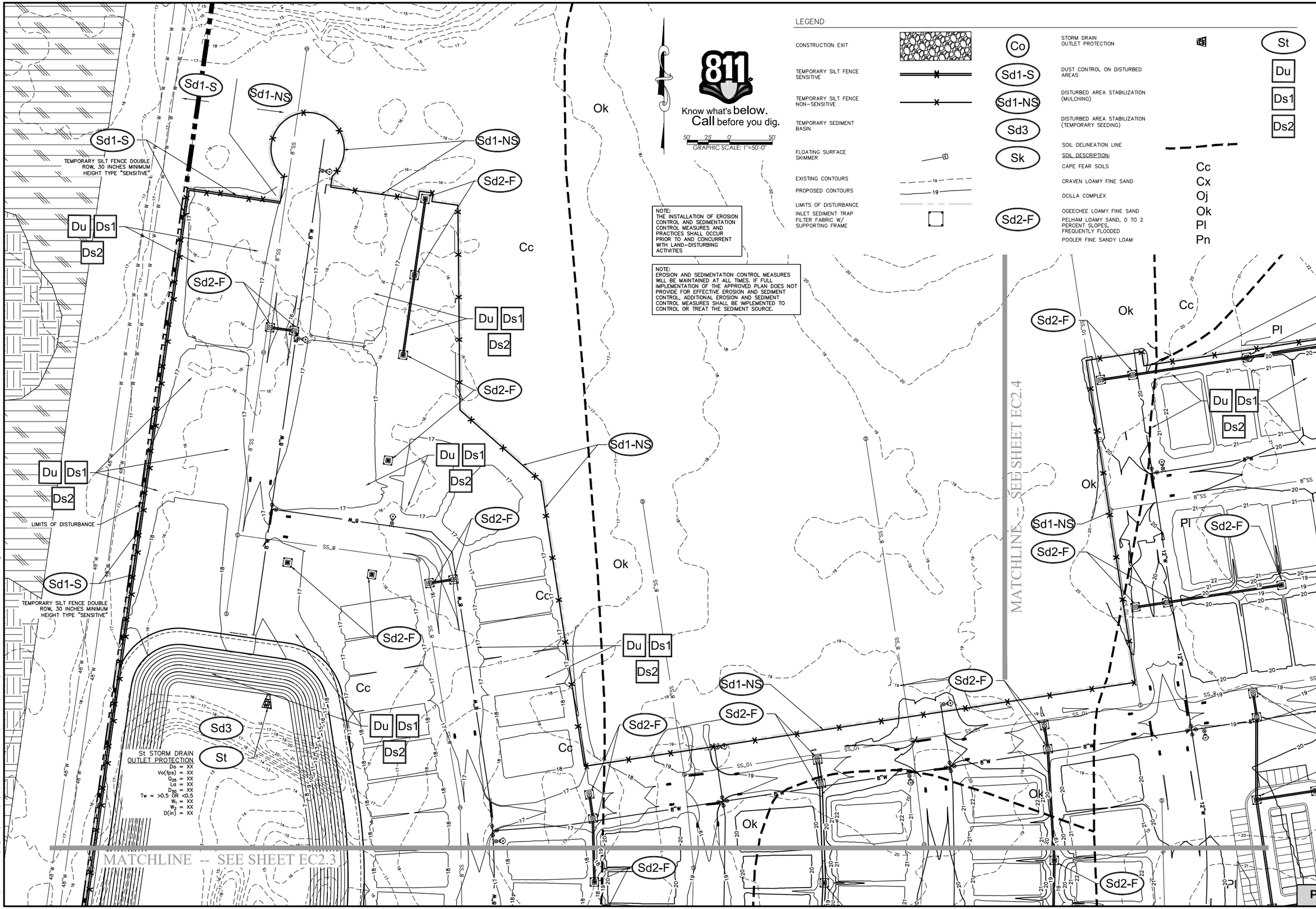
Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC2.4

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:01:54 AM



JASON J. BRYANT, P.E.
CIVIL ENGINEER II
DESIGN PROFESSIONAL
CERTIFICATION #73897
GEORGIA REGISTERED No. 38244 PROFESSIONAL ENGINEER JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC2.5

RICE HOPE

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:02:20 AM

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

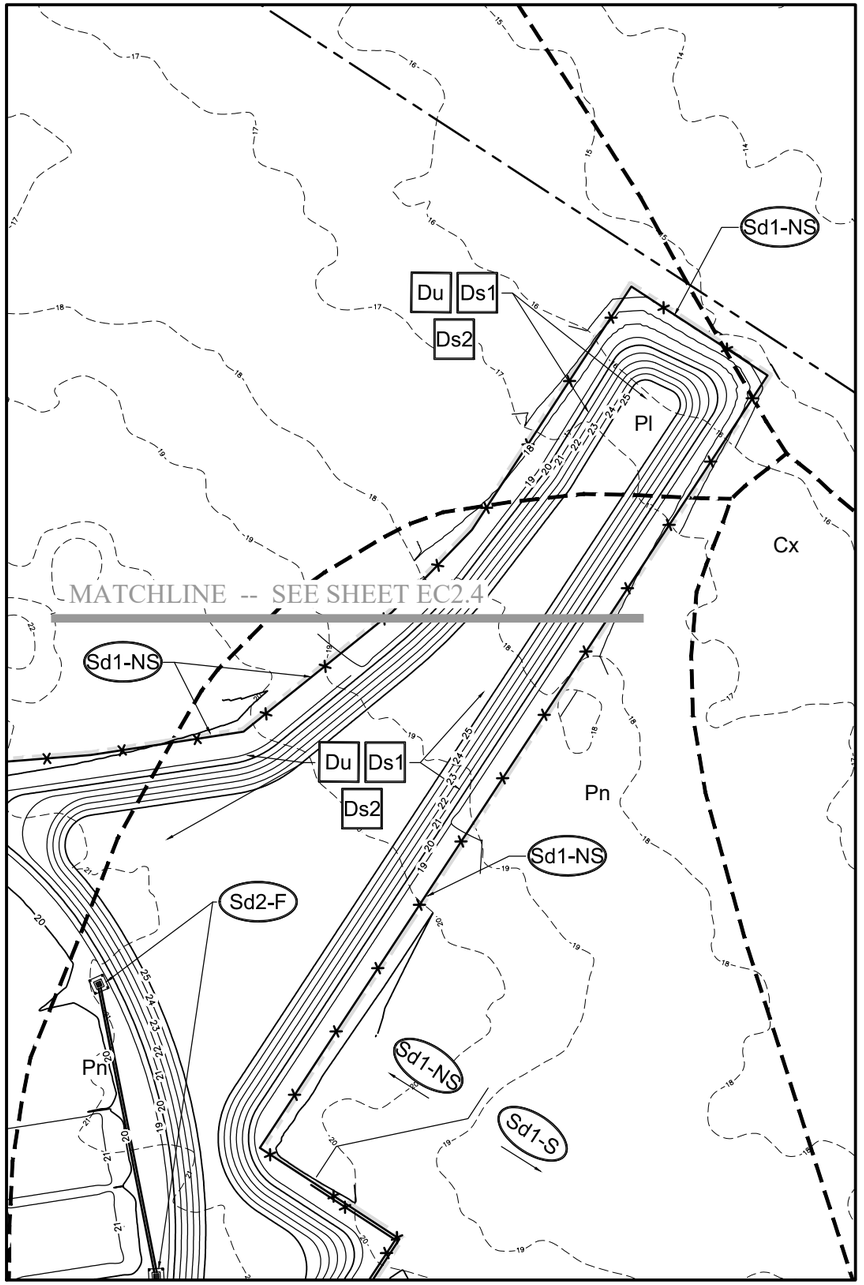
NOTE:
EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

LEGEND

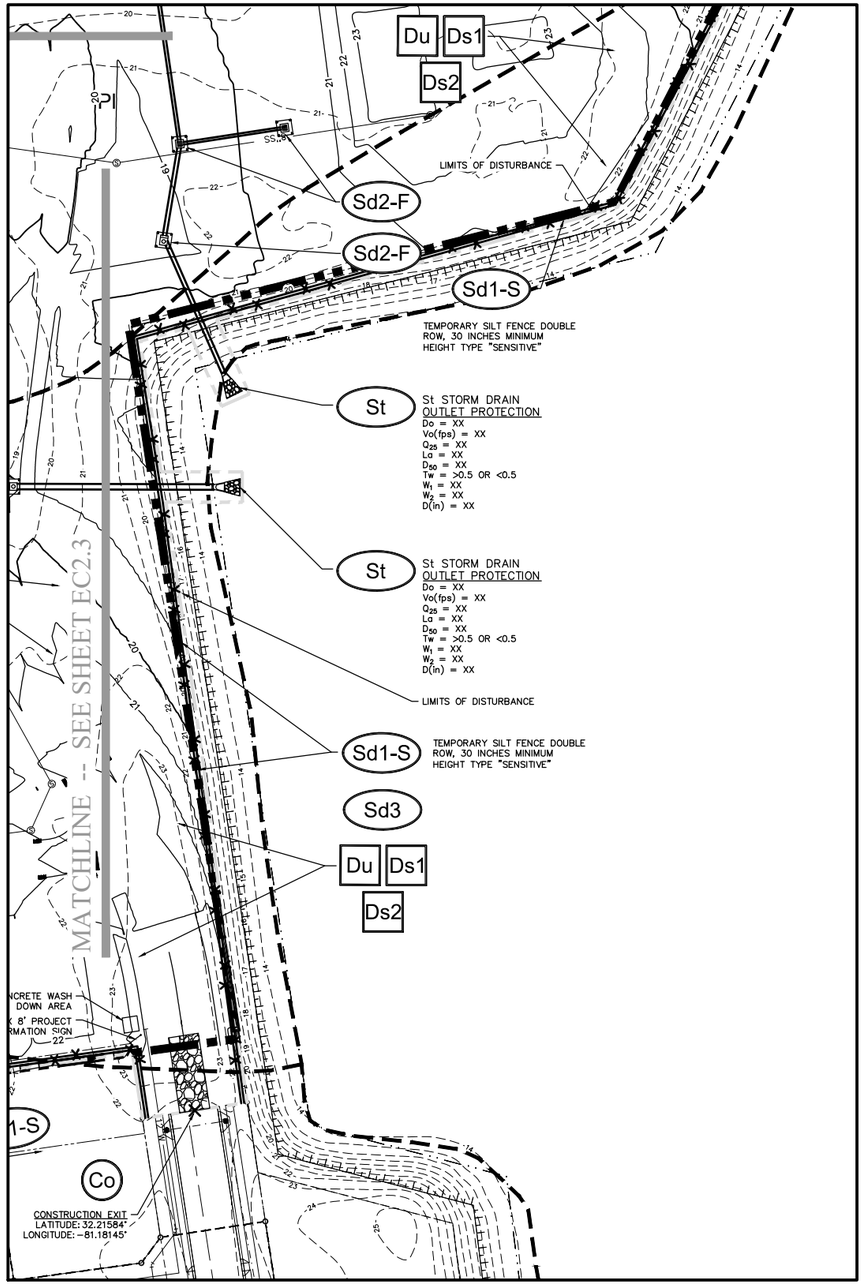
CONSTRUCTION EXIT	Co
TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
PROPOSED CONTOURS	19
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (MULCHING)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
SOIL DELINEATION LINE	

SOIL DESCRIPTION:

CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn



INSET "A"
SCALE: 1" = 50'



INSET "B"
SCALE: 1" = 50'

Know what's below. Call before you dig.

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

RICE HOPE

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

JASON J. BRYANT, P.E.
GWCC CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897
GEORGIA REGISTERED No. 38244 PROFESSIONAL ENGINEER JASON BRYANT

INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No.	21-
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=
Date:	5/2

SHEET
EC2.6

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

MATCHLINE -- SEE SHEET EC3.2

RICE HOPE DEVELOPMENT, INC.

LIMITS OF DISTURBANCE

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 5
Q_{25} = 8.34
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6
W_2 = 5.6
D(in) = 1'

Sk TYP., SEE DETAIL SHEET EC5.3

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 9
Q_{25} = 17.58
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6
W_2 = 5.6
D(in) = 1'

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 4
Q_{25} = 6.87
La = 9'
D_{50} = .5
Tw = >0.5
W_1 = 6.0
W_2 = 5.6
D(in) = 1'

LIMITS OF DISTURBANCE

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

4' X 8' PROJECT INFORMATION SIGN

EXISTING UTILITY EASEMENT

LIMITS OF DISTURBANCE

ALLEY 12

ALLEY 13

ALLEY 14

MOONLIGHT WAY

OPEN SPACE

Pn Oj Cc Cx Du Ds3 Sd1-S Sd1-NS Sd2-F Sd2-P Sd3 St Sk

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

NOTE:
ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 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 LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

LEGEND

TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
PROPOSED CONTOURS	19
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
STORM DRAIN OUTLET PROTECTION PIGS-IN-A-BLANKET METHOD AND GRAVEL BAGS METHOD	Sd2-P
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
SOIL DELINEATION LINE	

SOIL DESCRIPTION:

CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

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

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

JASON J. BRYANT, P.E.
GA CERTIFICATE NO.
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38248 PROFESSIONAL ENGINEER JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

FINAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

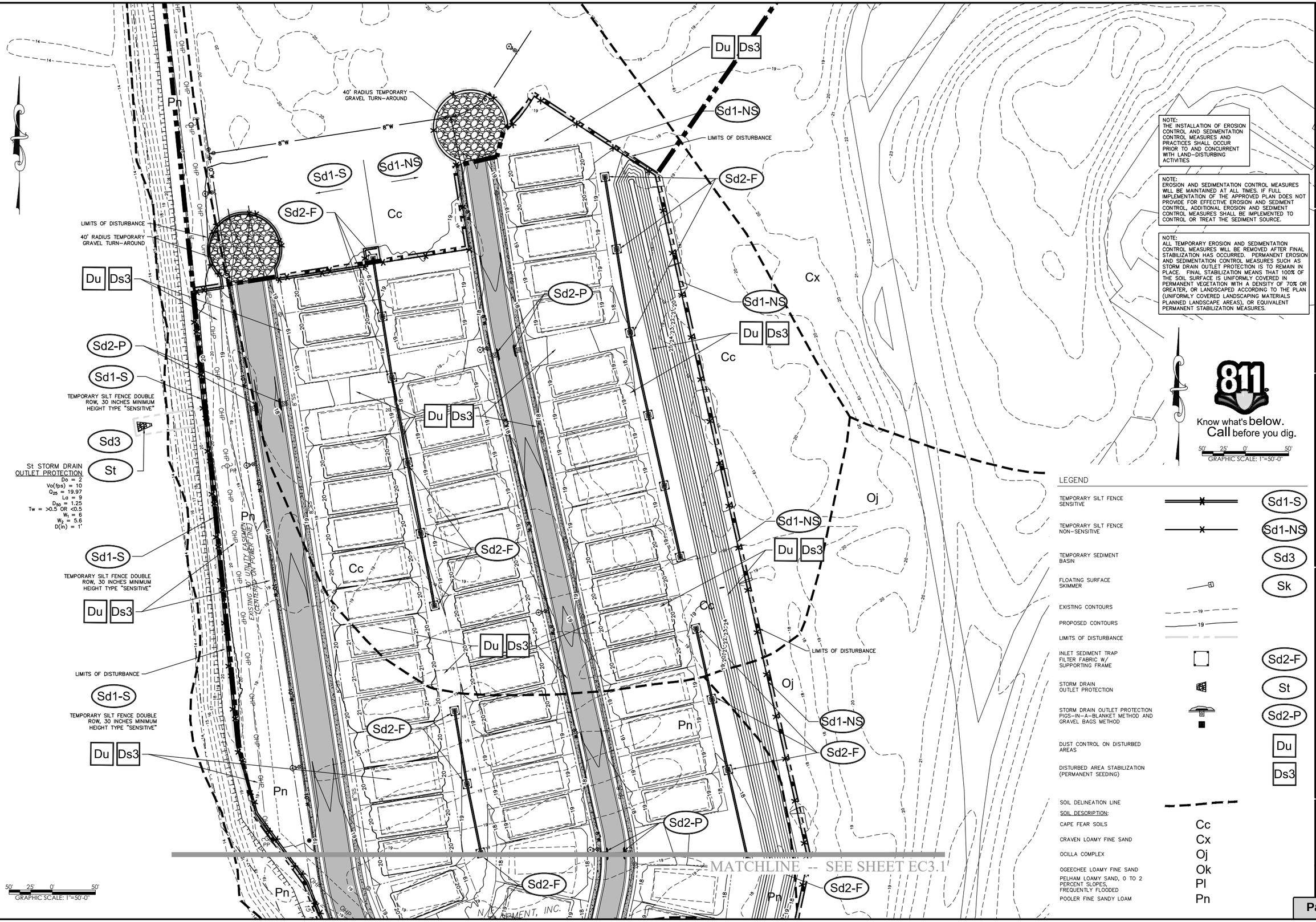
SHEET
EC3.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 11:02:38 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:02:54 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg



NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

NOTE:
ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 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 LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

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

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

LEGEND

TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
PROPOSED CONTOURS	19
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
STORM DRAIN OUTLET PROTECTION PIGS-IN-A-BLANKET METHOD AND GRAVEL BAGS METHOD	Sd2-P
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
SOIL DELINEATION LINE	

SOIL DESCRIPTION:

CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897
GEORGIA REGISTERED No. 38244 PROFESSIONAL ENGINEER JASON J. BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

FINAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC3.2

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

MATCHLINE -- SEE SHEET EC3.5

MATCHLINE -- SEE INSET "B" ON SHEET EC3.6

Sd1-S TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

Sd3

St STORM DRAIN OUTLET PROTECTION
Do = XX
Vo(fps) = XX
Q_{25} = XX
Lc = XX
D_{50} = XX
Tw = >0.5 OR <0.5
W_1 = XX
W_2 = XX
D(in) = XX

Sk TYP., SEE DETAIL SHEET EC5.3

LIMITS OF DISTURBANCE

4' X 8' PROJECT INFORMATION SIGN

Sd2-F Sd2-P Sd1-S Sd1-NS Du Ds3 Cc Ok Pl

10' PRIVATE UTILITY ESMT.

ALLEY 1 (18' R/W)

ALLEY 2 (18' R/W)

ALLEY 3 (18' R/W)

PLAT ROCK TRACE

LAKESIDE BOULEVARD

LEGEND

TEMPORARY SILT FENCE SENSITIVE	Sd1-S	STORM DRAIN OUTLET PROTECTION PIGS-IN-A-BLANKET METHOD AND GRAVEL BAGS METHOD	Sd2-P
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS	DUST CONTROL ON DISTURBED AREAS	Du
TEMPORARY SEDIMENT BASIN	Sd3	DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
FLOATING SURFACE SKIMMER	Sk	SOIL DELINEATION LINE	
EXISTING CONTOURS		SOIL DESCRIPTION:	
PROPOSED CONTOURS		CAPE FEAR SOILS	Cc
LIMITS OF DISTURBANCE		CRAVEN LOAMY FINE SAND	Cx
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F	OCILLA COMPLEX	Oj
		OGEECHEE LOAMY FINE SAND	Ok
STORM DRAIN OUTLET PROTECTION	St	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
		POOLER FINE SANDY LOAM	Pn

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

GRAPHIC SCALE: 1"=50'-0" (50' 25' 0' 50')

NOTE: THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

NOTE: ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 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 LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

JASON J. BRYANT, P.E.
GEORGIA REGISTERED
No. 38244
PROFESSIONAL ENGINEER
JASON J. BRYANT
DESIGN PROFESSIONAL
CERTIFICATION #73897

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

FINAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC3.3

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 11:03:05 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

Monday, October 11, 2021 11:03:19 AM

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

NOTE:
ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 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 LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

MATCHLINE -- SEE SHEET EC3.5

MATCHLINE -- SEE INSET "A" ON SHEET EC3.6

MATCHLINE -- SEE SHEET EC3.3

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

TEMPORARY SILT FENCE DOUBLE ROW, 30 INCHES MINIMUM HEIGHT TYPE "SENSITIVE"

LIMITS OF DISTURBANCE

St STORM DRAIN OUTLET PROTECTION
Do = 2'
Vo(fps) = 8
Q_{25} = 15.41
La = 9
D_{50} = .5
Tw = >0.5
W_1 = 6
W_2 = 5.6
D(in) = 1'

St STORM DRAIN OUTLET PROTECTION
Do = 1.25'
Vo(fps) = 3
Q_{25} = 2.95
La = 6.5'
D_{50} = .5
Tw = >0.5
W_1 = 3.75
W_2 = 3.85
D(in) = .625

LEGEND

TEMPORARY SILT FENCE SENSITIVE	Sd1-S	STORM DRAIN OUTLET PROTECTION PIGS-IN-A-BLANKET METHOD AND GRAVEL BAGS METHOD	Sd2-P
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS	DUST CONTROL ON DISTURBED AREAS	Du
TEMPORARY SEDIMENT BASIN	Sd3	DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
FLOATING SURFACE SKIMMER	Sk	SOIL DELINEATION LINE	
EXISTING CONTOURS	19	SOIL DESCRIPTION:	
PROPOSED CONTOURS	19	CAPE FEAR SOILS	Cc
LIMITS OF DISTURBANCE		CRAVEN LOAMY FINE SAND	Cx
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F	OCILLA COMPLEX	Oj
STORM DRAIN OUTLET PROTECTION	St	OGEECHEE LOAMY FINE SAND	Ok
		PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
		POOLER FINE SANDY LOAM	Pn

JASON J. BRYANT P.E.
GA. CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

FINAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No. 21-
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1"=
Date: 5/2

SHEET
EC3.4

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

NOTE:
ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 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 LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

Monday, October 11, 2021 11:04:00 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside - Erosion Control Plan.dwg

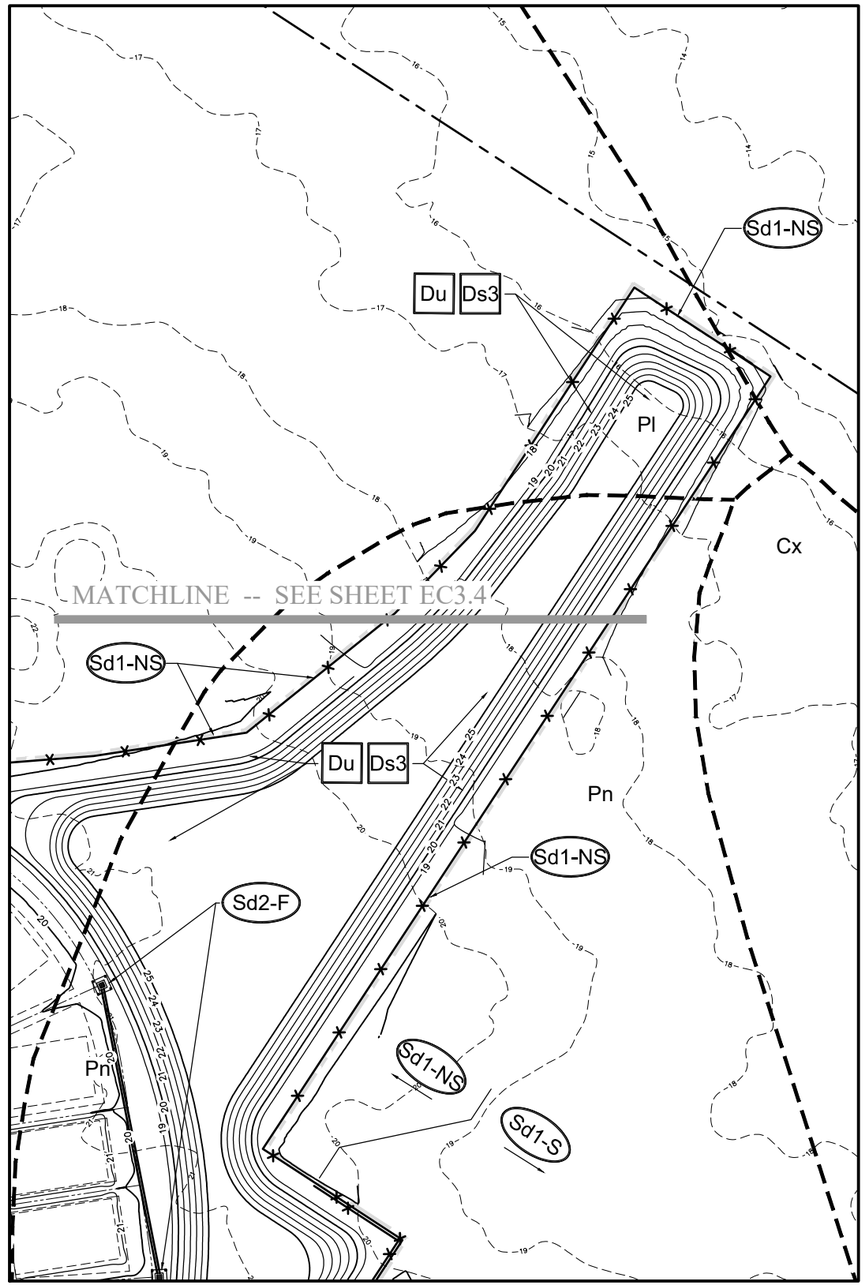
NOTE:
THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO AND CONCURRENT WITH LAND-DISTURBING ACTIVITIES

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

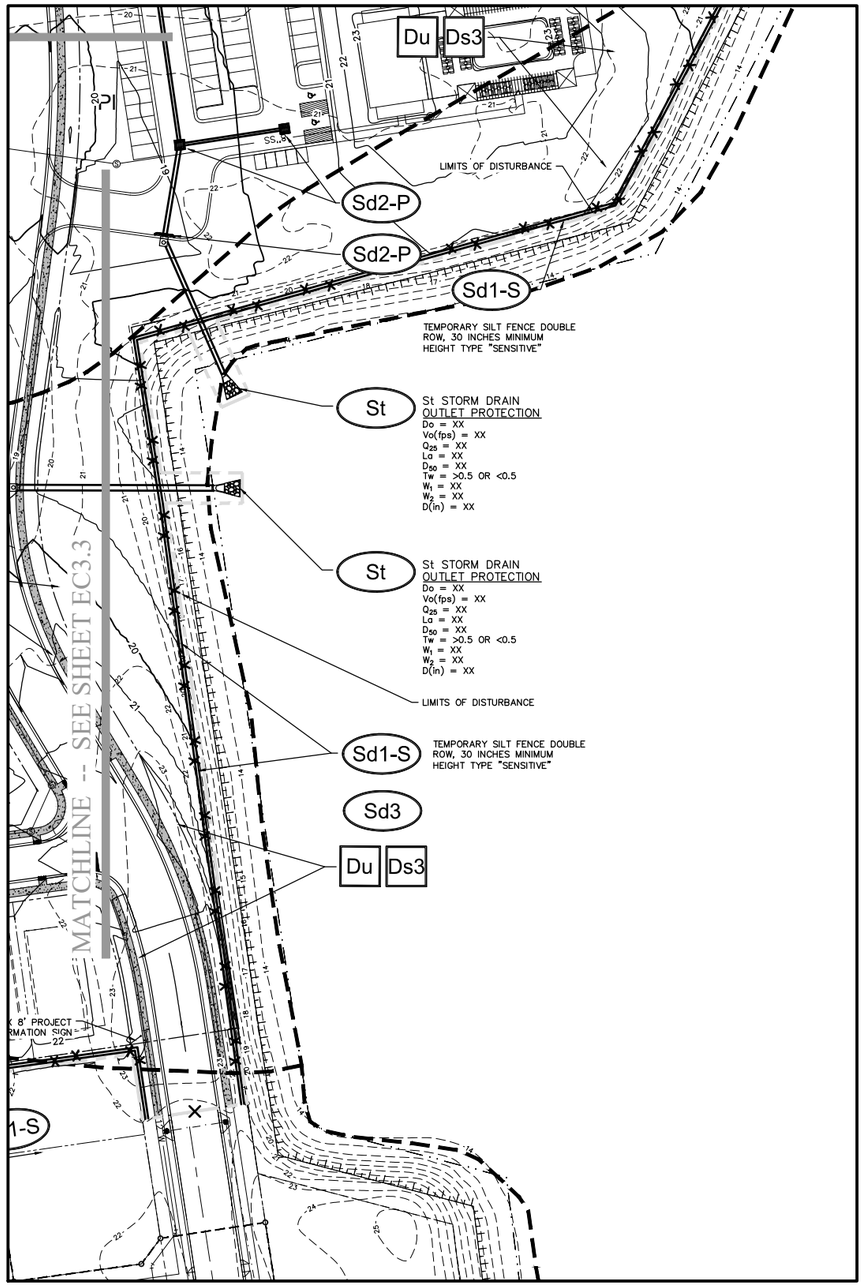
NOTE:
ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES SUCH AS STORM DRAIN OUTLET PROTECTION IS TO REMAIN IN PLACE. FINAL STABILIZATION MEANS THAT 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

LEGEND

TEMPORARY SILT FENCE SENSITIVE	Sd1-S
TEMPORARY SILT FENCE NON-SENSITIVE	Sd1-NS
TEMPORARY SEDIMENT BASIN	Sd3
FLOATING SURFACE SKIMMER	Sk
EXISTING CONTOURS	19
PROPOSED CONTOURS	19
LIMITS OF DISTURBANCE	
INLET SEDIMENT TRAP FILTER FABRIC W/ SUPPORTING FRAME	Sd2-F
STORM DRAIN OUTLET PROTECTION	St
STORM DRAIN OUTLET PROTECTION PIGS-IN-A-BLANKET METHOD AND GRAVEL BAGS METHOD	Sd2-P
DUST CONTROL ON DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (PERMANENT SEEDING)	Ds3
SOIL DELINEATION LINE	
SOIL DESCRIPTION:	
CAPE FEAR SOILS	Cc
CRAVEN LOAMY FINE SAND	Cx
OCILLA COMPLEX	Oj
OGEECHEE LOAMY FINE SAND	Ok
PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	Pl
POOLER FINE SANDY LOAM	Pn



INSET "A"
SCALE: 1" = 50'



INSET "B"
SCALE: 1" = 50'

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38240 PROFESSIONAL JASON BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578

FINAL EROSION CONTROL PLAN

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Project No.	21-
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=
Date:	5/2

SHEET
EC3.6

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside

RICE HOPE

Monday, October 11, 2021 11:04:29 AM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

SWCD: COASTAL

Project Name: LAKESIDE BLOCKS 20-23 Address: PORT WENTWORTH, GEORGIA 31407

City/County: PORT WENTWORTH / CHATHAM COUNTY Date on Plans: 7/16/2021

Provide name and email of the person filling out the checklist: Jason Bryant, jason@pittmanengineeringco.com

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.1–EC4.3	YES	1. The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land–disturbing activity was permitted.
EC1.1–EC5.3	YES	2. Level II certification number issued by the Commission, signature and seal of the certified design professional.
N/A	NO	3. Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*
EC4.1	YES	4. The name and phone number of the 24–hour local contact responsible for erosion, sedimentation and pollution controls. JARED O'SAKO – DR HORTON, INC. 30 SILVER LAKE ROAD BLUFFTON, SC 29909 843–473–5200 EMAIL: JROSAKO@DRHORTON.COM
EC4.1	YES	5. Provide the name, address, email and phone number of the primary permittee. JARED O'SAKO – DR HORTON, INC. 30 SILVER LAKE ROAD BLUFFTON, SC 29909 843–473–5200 EMAIL: JROSAKO@DRHORTON.COM
EC4.1	YES	6. Note total and disturbed acreage of the project or phase under construction. TOTAL ACREAGE: 65 AC DISTURBED ACREAGE: 64.8 AC
EC1.1–EC2.31	YES	7. Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER–EC5.3	YES	8. Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
EC4.1	YES	9. Description of the nature of construction activity. PROJECT INCLUDES CONSTRUCTING DRAINAGE, ROADWAYS AND GRADING TO SERVE THE PROPOSED COMMERCIAL DEVELOPMENT. THE EXISTING SITE IS A DEVELOPED SINGLE–FAMILY LOT.
COVER	YES	10. Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
EC4.1	YES	11. Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, etc. which may be affected. RECEIVING WATERS = SAVANNAH RIVER
EC4.1	YES	12. Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit. "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION." JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897
EC4.1	YES	13. Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit.* "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND–DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001." JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897
EC4.1	YES	14. Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit.* THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN (EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL), TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL (UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED).

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.1	YES	14. Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit.* DESIGN PROFESSIONAL'S 7-DAY VISIT CERTIFICATION: DATE OF INSPECTION: _____ I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION. _____ JASON J. BRYANT, P.E. DATE GSWCC LEVEL II DESIGN PROFESSIONAL – CERTIFICATION #73897 INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN: _____ _____ _____ _____ _____ THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.
EC4.1	YES	15. Clearly note the statement that "Non–exempt activities shall not be conducted within the 25 or 50–foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25–feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits." "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."
N/A	NO	16. Provide a description of any buffer encroachments and indicate whether a buffer variance is required. NO BUFFERS REQUIRED.
EC4.1	YES	17. Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."* "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."
EC4.1	YES	18. Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."* WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. Waste Materials All waste materials will be collected and stored in a securely lidded metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary and trash will be hauled as required by local regulations. No construction waste will be buried onsite. All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the Contractor will be responsible for seeing that these procedures are followed.
EC4.1	YES	19. Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities." "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."
EC4.1	YES	20. Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source." "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."
EC4.1	YES	21. Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding." "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
N/A	NO	22. Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biota Impaired Stream Segment must comply with Part III. C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*
N/A	NO	23. If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site–specific conditions or requirements included in the TMDL Implementation Plan.*

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC2.1–EC3.1 EC5.1	YES	24. BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.* CONCRETE WASHDOWN FOR TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND REAR OF THE VEHICLES PLACED NEXT TO CONSTRUCTION EXIT. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
EC4.1	YES	25. Provide BMPs for the remediation of all petroleum spills and leaks. Spill Cleanup and Control Practices • Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel. • Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste container. • Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills. • All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State, and Federal Regulations. • FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–8802. • FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1–800–424–8802. • FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.
EC1.1–EC3.1 EC4.1–EC4.3 EC5.1–EC5.3	YES	26. Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*

THE FOLLOWING PERMANENT MEASURES HAVE BEEN ESTABLISHED:

1. DRY DETENTION POND
2. RIP–RAP APRONS
3. DISTURBED AREA STABILIZATION WITH PERMANENT GRASSING

CONTROLS:

EROSION AND SEDIMENT CONTROLS:

- ALL PERIMETER SILT FENCES AND CONSTRUCTION EXITS SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- EXISTING VEGETATION SHALL BE LEFT IN PLACE UNTIL SUCH TIME THAT LAND DISTURBING ACTIVITIES ARE TO TAKE PLACE UPON THAT PORTION OF THE SITE. WHEN CONSTRUCTION ACTIVITIES HAVE CEASED IN AN AREA, THAT AREA SHALL BE STABILIZED WITHIN 14 DAYS. IF THE AREA IS NOT TO FINAL GRADE, THE AREA SHALL BE MULCHED. IF THE AREA IS TO FINAL GRADE AND WILL EVENTUALLY CONTAIN SITE IMPROVEMENTS SUCH AS STRUCTURES OR SIDEWALKS, IT SHALL BE TEMPORARY SEEDED. AREAS BROUGHT TO FINAL GRADE THAT WILL REMAIN PERVIOUS ARE TO BE PERMANENTLY SEEDED. ALLOWABLE EXCEPTIONS FROM THE NPDES GENERAL PERMIT NO. GAR 100001, ARE NOTED BELOW.
- "WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES DUE TO SNOW COVER OR OTHER ADVERSE WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE."
- "WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (e.g. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED."
- PLEASE REFER TO ATTACHED SHEETS FOR THE LAND DISTURBANCE CONSTRUCTION SCHEDULE (SHEET EC4.1) AND TEMPORARY AND PERMANENT GRASSING SCHEDULE (SHEET EC5.1). THE STORMWATER WILL BE DISCHARGED FROM THE BASIN TO THE EXISTING STORMWATER SYSTEM AND THROUGH THE DOWNSTREAM DITCH SYSTEM AND EVENTUALLY TO THE SAVANNAH RIVER.

NON–STORMWATER DISCHARGE:

- ALL NON–STORMWATER DISCHARGES WILL BE ROUTED THROUGH ON–SITE BMP'S AND THE STORMWATER MANAGEMENT SYSTEM WHERE POSSIBLE. THESE DISCHARGES INCLUDE FLUSHING OF WATER AND FIRE LINES, IRRIGATION WATER, GROUND WATER, DEWATERING OF PITS OR DEPRESSIONS WITHIN THE CONSTRUCTION SITE AND RINSE–OFF WATER OF NON–MATERIALS.

OTHER CONTROLS:

- NO WASTE WILL BE DISPOSED INTO STORMWATER INLETS OR WATERS OF THE STATE.

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

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

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

SANITARY WASTES:
A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY 10 WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTION TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALTY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASES, TO PREVENT WASTE FROM CONTRIBUTING TO STORM WATER DISCHARGE. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED IN THE EROSION CONTROL GRADING PLAN, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED. SANITARY SEWER WILL BE PROVIDED BY BRYAN COUNTY AT THE COMPLETION OF THIS PROJECT.

OFF–SITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEETS EC1.1–EC3.1 FOR CONSTRUCTION EXIT LOCATIONS AND SHEET EC5.1 FOR DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF DIRT, MUD, OR ROCK. DUMP TRUCKS HAULING MATERIAL TO OR FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Highway 17, Suite 303
Richmond Hill, GA 31324
(912)445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL NOTES

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21–255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	N/A
Date:	5/25/21

SHEET
EC4.1

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 – ESC Notes.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Monday, October 11, 2021 11:04:30 AM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

INVENTORY FOR POLLUTION PREVENTION PLAN:
THE FOLLOWING MATERIALS ARE EXPECTED ON-SITE DURING CONSTRUCTION: CONCRETE PRODUCTS, ASPHALT, PETROLEUM BASED FUEL AND LUBRICANTS FOR EQUIPMENT, TAR, METAL BUILDING MATERIALS, LUMBER, SHEET ROCK, FLOOR COVERINGS, ELECTRICAL WIRE AND FIXTURES, PAINT/STAINS/FINISHING TREATMENTS, PAINT, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CLEANING SOLVENTS, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, AND METAL PIPES.

SPILL PREVENTION:
PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISKS OF SPILLS AND SPILLS FROM DISCHARGING INTO STORMWATER RUNOFF.

GOOD HOUSEKEEPING:
1. QUANTITIES OF PRODUCTS STORED ON-SITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS VISIBLE.
4. PRODUCTS MIXING, DISPOSAL AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE, AND DISPOSAL.

MAINTENANCE & INSPECTION OF EROSION & SEDIMENT CONTROLS:

MAINTENANCE:

THE FOLLOWING BEST MANAGEMENT PRACTICE MAINTENANCE CRITERIA ARE TAKEN FROM THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," LATEST EDITION.

CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANING OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

RETROFIT STRUCTURES SHALL BE KEPT CLEAR OF TRASH AND DEBRIS. THIS WILL REQUIRE CONTINUOUS MONITORING AND MAINTENANCE, WHICH INCLUDES SEDIMENT REMOVAL WHEN ONE-THIRD OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST.

SEDIMENT SHALL BE REMOVED FROM SILT FENCES ONCE IT HAS ACCUMULATED ONE-THIRD THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS).

SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION.

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

WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, SMOOTHED AND COMPACTED.

APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

REPAIR ALL DAMAGES CAUSED TO TEMPORARY SEDIMENT BASINS BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE TOP OF THE RISER. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT, ADJACENT TO A STREAM OR FLOODPLAIN.

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

ROUGHENED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDING GROWTH.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCES. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO 6 MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH (DEPENDING ON THE MATERIALS USED), ANCHORED, AND HAVE A CONTINUOUS 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN 8 MONTHS. IF THE AREA WILL REMAIN UNDISTURBED FOR GREATER THAN 6 MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

PERMANENT VEGETATION SHALL BE APPLIED IMMEDIATELY TO ROUGH GRADED AREAS THAT WILL BE UNDISTURBED FOR LONGER THAN 6 MONTHS. THIS PRACTICE OF SODDING SHALL BE APPLIED IMMEDIATELY TO ALL AREAS AT FINAL GRADE. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT FOR THE UNPAVED AREAS AND AREAS NOT COVERED IN PERMANENT STRUCTURES AT LEAST 70% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED. PERMANENT VEGETATION SHALL CONSIST OF PLANTED TREES, SHRUBS, PERENNIAL VINES, A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE REGION, SUCH THAT WITHIN THE GROWING SEASON, A 70% COVERAGE BY PERENNIAL VEGETATION SHALL BE ACHIEVED. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION UNTIL THIS STANDARD IS SATISFIED AND PERMANENT CONTROL MEASURES AND FACILITIES ARE OPERATIONAL. INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED.

EC4.2	YES

27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.*

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

EC4.2	YES

28. Description of the practices that will be used to reduce the pollutants in storm water discharges.*

Product Specific Practices

Petroleum Based Products – Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

Paints/Finishes/Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

Fertilizer/Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building Materials – No building or construction materials will be buried or disposed of onsite. All such materials will be disposed of using proper waste disposal procedures.

EC4.2	YES

29. Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

CONSIDERATIONS FOR CONSTRUCTION SCHEDULING

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

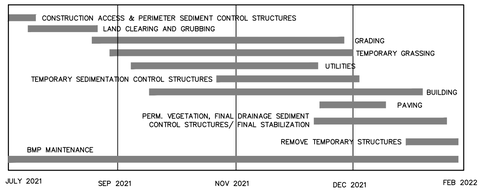
THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.	
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	
4. CONSTRUCTION ACCESS – CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY -- STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.
5. SEDIMENT TRAPS AND BARRIERS – BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6. RUNOFF CONTROL – DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7. RUNOFF CONVEYANCE SYSTEM– STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
8. LAND CLEARING AND GRADING–SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION–TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10. UTILITIES, PAVING, BUILDING	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
11. LANDSCAPING AND FINAL STABILIZATION – TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

PROPOSED CONSTRUCTION SCHEDULE:



EC4.2	YES

30. Provide complete requirements of inspections and record keeping by the primary permittee.*

INSPECTIONS

A. PERMITTEE REQUIREMENTS.

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT:
   (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND
   (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST):
   (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE;
   (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND
   (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

Plan Page # | Included Y/N | TO BE SHOWN ON ES&PC PLAN

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

JARED O'SAKO – DR HORTON, INC.
30 SILVER LAKE ROAD
BLUFFTON, SC 29909
843-473-5200
EMAIL: JROSAKO@DRHORTON.COM

ATTN.:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
JASON@PITTMANENGINEERINGCO.COM

EC4.2	YES

31. Provide complete requirements of sampling frequency and reporting of sampling results.*

STORM WATER SAMPLING:

SAMPLING FREQUENCY:

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
   (A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL; THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
   (B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
   (C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
   (D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED, PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
   (E). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

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

REPORTING:

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   C. THE DATE(S) ANALYSES WERE PERFORMED;
   D. THE TIME(S) ANALYSES WERE INITIATED;
   E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   I. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

GOVERNING AGENCY:
COASTAL DISTRICT – BRUNSWICK OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523-8251
(912) 264-7284

JARED O'SAKO – DR HORTON, INC.
30 SILVER LAKE ROAD
BLUFFTON, SC 29909
843-473-5200
EMAIL: JROSAKO@DRHORTON.COM

ATTN.:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
JASON@PITTMANENGINEERINGCO.COM

EC4.2	YES

32. Provide complete details for retention of records as per Part IV.F. of the permit.*

RETENTION OF RECORDS:

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE (OR THE RECORDS SHALL BE READILY AVAILABLE AT THE DESIGNATED ALTERNATE LOCATION) FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.
   a. A COPY OF NOTICES OF INTENT SUBMITTED TO EPD.
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT.
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 OF THIS PERMIT.
   d. A COPY OF ALL MONITORING INFORMATION, RESULTS AND REPORTS REQUIRED BY THIS PERMIT.
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.(a) OF THIS PERMIT.
   f. A COPY OF VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 OF THIS PERMIT.
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.(a).(1)(c) OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICE OF TERMINATION, REPORTS, PLANS, MONITORING INFORMATION (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION), EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF

Monday, October 11, 2021 11:04:35 AM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE DEVELOPMENT CONSTRUCTION PROJECTS

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.3	YES	33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.*

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1). A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER IS DISCHARGED, AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
(2). A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
(1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
(2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
(3). LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
(4). MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT.
DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. SAMPLING POINTS.
(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
(A). THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY
(B). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
(C). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).
(D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.
(E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
(F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
(G). PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
(H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

EC4.3	YES	34. Appendix B rationale for NTU values at all outfall sampling points where applicable.* FOR A SITE ACREAGE SIZE OF 65 AC. AND WATERS SUPPORTING WARM WATER FISHERIES DRAINAGE AREA LESS THAN 5 SQUARE MILES, THE NTU VALUE TO USE IN PART III.D.4. IS 75 NTU.

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

SITE SIZE (ACRES)	Surface Water Drainage Area (Square Miles) 0–4.99	5–9.99	10–24.99	25–49.99	50–99.99	100–249.99	250–499.99	500+
1.00–10	75	150	200	400	750	750	750	750
10.01–25	50	100	100	200	300	500	750	750
25.01–50	50	50	100	100	200	300	750	750
50.01–100	(50)	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC1.1, EC2.1 EC3.1	YES	35. Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *
EC1.1–EC3.1	YES	36. A description of appropriate controls and measures that will be implemented at the construction site including: (1) Initial Sediment Storage Requirements and Perimeter Control BMPs, (2) Intermediate Grading and Drainage BMPs, and (3) Final BMPs. For construction sites where there will be no mass grading and the Initial Perimeter Control BMPs, Intermediate Grading and Drainage BMPs, and Final BMPs are the same, the plan may combine all of the BMPs into a single phase.* A temporary sediment trap will accommodate the 149 cy of Initial sediment storage. Silt fence will provide perimeter control. Intermediate grading and drainage BMPs include construction exit, temporary sediment trap, concrete wash down, storm outlet protection, dust control, mulching, temporary seeding and silt fence. Final phase BMPs include construction exit, concrete wash down, storm outlet protection, dust control and permanent vegetation stabilization. Each phase of the plan includes the appropriate controls and measures, including the initial sediment storage requirements, intermediate grading and drainage BMPs and Final BMPs. Refer to Sheets EC1.1, EC2.1 and EC3.1.
EC1.1–EC3.1	YES	37. Graphic scale and North arrow.
EC1.1–EC3.1	YES	38. Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 – 2% Rolling 2 – 8% Steep 8% +	0.5 or 1 1 or 2 2,5 or 10

N/A	NO	39. Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	NO	40. Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A–2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.*
EC1.1–EC3.1 EC4.3	NO	41. Delineation of the applicable 25–foot or 50–foot undisturbed buffers adjacent to State waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact. THERE ARE NOT ANY STATE WATERS LOCATED ON OR WITHIN 200' OF THIS PROJECT SITE. BUFFERS ARE NOT REQUIRED SINCE THERE IS NOT ANY WRESTED VEGETATION.
N/A	NO	42. Delineation of on–site wetlands and all State waters located on and within 200 feet of the project site. THERE ARE NOT ANY ON–SITE WETLANDS OR STATE WATERS LOCATED ON OR WITHIN 200' OF THIS PROJECT SITE.
EC4.3	NO	43. Delineation and acreage of contributing drainage basins on the project site. SEE SEPARATE HYDROLOGY REPORT.
EC4.3	NO	44. Provide hydrology study and maps of drainage basins for both the pre– and post–developed conditions.* SEE SEPARATE HYDROLOGY REPORT.
EC4.3	YES	45. An estimate of the Runoff Coefficient or Peak Discharge Flow of the site prior to and after construction activities are completed. RUNOFF CURVE NUMBER (SCS METHOD USED): PRE–DEVELOPMENT: CN=82 POST–DEVELOPMENT: CN=88
EC1.1–EC3.1	YES	46. Storm–Drain Pipe and Weir Velocities with appropriate Outlet Protection to accommodate discharges without erosion. Identify/Delineate all Storm Water Discharge Points.
EC1.1–EC3.1 EC4.3	YES	47. Soil series for the project site and their delineation. SOILS LEGEND:

SYMBOL	NAME	RATING
Pn	POOLER FINE SNADY LOAM	B/D
Cc	CAPE FEAR	B/D

EC1.1–EC3.1	YES	48. The Limits of Disturbance for each phase of construction.
EC1.1–EC3.1 EC4.3, EC5.3	YES	49. Provide a minimum of 67 Cubic Yards of sediment storage per acre drained using a Temporary Sediment Basin, Retrofitted Detention Pond, and/or Excavated Inlet Sediment Traps for each common drainage location. Sediment Storage Volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a Sediment Basin is not attainable must be included in the plan for each common drainage location in which a Sediment Basin is not provided. A written justification as to why 67 Cubic Yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the Design Professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize Outlet Structures that withdraw water from the surface, unless infeasible. If Outlet Structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.

67 CY SEDIMENT STORAGE PER DISTURBED ACRE REQUIREMENT

- TOTAL PROJECT ACREAGE = 60 AC.
- TOTAL DISTURBED ACREAGE = 65 AC.
- TOTAL REQUIRED SEDIMENT STORAGE: 65 AC. X 67 c.y./Ac. = 824 c.y.
- THIS PROJECT WILL UTILIZE 1 PROPOSED SEDIMENT TRAP AND SILT FENCE FOR THE SEDIMENT STORAGE REQUIREMENT. THE PROPOSED LAND DISTURBING ACTIVITIES FOR THIS PROJECT ARE TO REGRADE TO PROVIDE POSITIVE DRAINAGE TO SPECIFIC AND LIMITED AREAS OF THE SITE.
- SEE SHEET EC5.3 FOR SEDIMENT TRAP CALCULATIONS.

EC1.1–EC3.1 EC5.1–EC5.3	YES	50. Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
EC5.1–EC5.3	YES	51. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
EC4.3, EC5.1, EC5.2	YES	52. Provide Vegetative Plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative Plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

LIME RATES AND ANALYSIS

* AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.

MULCHING (MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS). MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

* DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE. DRY HAY SHALL BE APPLIED AT THE RATE OF 2–1/2 TONS PER ACRE.
* WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED BELOW) AFTER HYDRAULIC SEEDING.
* ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 4:1 OR STEEPER.
* SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
* PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
* WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED.

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 1/2/ – 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	0–50 lbs./ac. 1/ – –
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10–10–10 10–10–10 10–10–10	1300lbs./ac. 3/ 1300lbs./ac. 3/ 1100 lbs./ac.	– – –
4. PINE SEEDLINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0–10–10 0–10–10	700lbs./ac. 700lbs./ac. 4/	– –
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500lbs./ac. 800lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 2/6/ 50–100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500lbs./ac. 1000lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3/ APPLY IN 3 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE PRUNED.
5/ APPLY TO GRASS SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

*IF USING THIS CHECKLIST FOR A PROJECT THAT IS LESS THAN 1 ACRE AND NOT PART OF A COMMON DEVELOPMENT BUT WITHIN 200 FT OF A PERENNIAL STREAM THE * CHECKLIST ITEMS WOULD BE N/A.

Effective January 1, 2021

DATE	BY	REVISIONS	REV.

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #13897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Highway 17, Suite 303
Richmond Hill, GA 31324
(912)445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL NOTES

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21–255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	N/A
Date:	5/25/21

SHEET
EC4.3

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - ESC Notes.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

APPENDIX 1
THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPS FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME.

The four items chosen must be appropriate for the site conditions.

Plan Page #	Included Y/N		
N/A	YES/NO	a.	During construction activities, double the width of the 25 foot undisturbed vegetated buffer along all State waters requiring a buffer and the 50 foot undisturbed vegetated buffer along all State waters classified as "trout streams" requiring a buffer. During construction activities, EPD will not grant variances to any such buffers that are increased in width.
EC4.1–EC4.4	YES	b.	Increase all temporary sediment basins and retrofitted storm water management basins to provide sediment storage of at least 3600 cubic feet (134 cubic yards) per acre drained.
N/A	NO	c.	Use baffles in all temporary sediment basins and retrofitted storm water management basins to at least double the conventional flow path length to the outlet structure.
EC4.1–EC4.4	YES	d.	A large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. The sign must be visible from a public roadway. The sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee–hosted website where the Plan can be viewed must be provided on the submitted NOI. The sign must remain on site and the Plan must be available on the provided website until a NOT has been submitted. A COPY OF THE PLANS CAN BE VIEWED AND DOWNLOADED FROM THE FOLLOWING URL: https://bit.ly/3mCFvlQ
N/A	NO	e.	Use flocculants or coagulants and/or mulch to stabilize areas left disturbed for more than seven (7) calendar days in accordance with Section III. D.1. of the NPDES Permit.
EC4.1–EC4.4	YES	f.	Conduct turbidity sampling after every rain event of 0.5 inch or greater within any 24 hour period, recognizing the exceptions specified in Section IV.D.6.d. of the NPDES Permits.
N/A	NO	g.	Comply with the applicable end–of–pipe turbidity effluent limit, without the "BMP defense" as provided for in O.C.G.A. 12–7–6 (a)(1).
N/A	NO	h.	Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State–mandated buffer areas from such calculations). All calculations must be included on the Plan.
N/A	NO	i.	Limit the amount of disturbed area at any one time to no greater than 25 acres or 50% of the total planned site, whichever is less. All calculations must be included on the Plan.
N/A	NO	j.	Use "Dirt II" techniques available on the EPD website to model and manage construction storm water runoff (including sheet flow). All calculations must be included on the Plan. (https: //epd.georgia.gov/erosion–and–sedimentation)
N/A	NO	k.	Add appropriate organic soil amendments (e.g., compost) and conduct pre– and post–construction soil sampling to a depth of six (6) inches to document improved levels of soil carbon after final stabilization of the construction site.
N/A	NO	l.	Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
N/A	NO	m.	Use appropriate erosion control slope stabilization instead of concrete in all construction storm water ditches and storm drainages designed for a 25 year, 24 hour rainfall event.
N/A	NO	n.	Use flocculants or coagulants under a passive dosing method (e.g., flocculant blocks) within construction storm water ditches and storm drainages that feed into temporary sediment basins and retrofitted management basins.
N/A	NO	o.	Install sod for a minimum 20 foot width (in lieu of seeding) after final grade has been achieved, along the site perimeter wherever storm water (including sheet flow) may be discharged.
EC4.1–EC4.4	YES	p.	Conduct soil tests to identify and to implement site–specific fertilizer needs.
N/A	NO	q.	Certified personnel for primary permittees shall conduct inspections at least twice every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Section IV.D.4.a.(3)(a) –(c); secondary permittees, Section IV.D.4.b.(3)(a) –(c); and tertiary permittees Section IV.D.4.c.(3)(a) –(c) *
N/A	NO	r.	Apply the appropriate compost blankets (minimum depth 1.5 inches) to protect soil surfaces until vegetation is established during the final stabilization phase of the construction activity.
N/A	NO	s.	Use alternative BMPs whose performance has been documented to be superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). (If using this item please refer to the Alternative BMP guidance document found at www.gaswcc.georgia.gov)
N/A	NO	t.	Limit the total planned site disturbance to less than 15% impervious surfaces (excluding any state mandated buffer areas from such calculations). All calculations must be included in the Plan.
N/A	NO	u.	Conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase of the project by the design professional who prepared the Plan in accordance with Section IV.A.5 of the permit. The Plan must include a statement that the primary permittee must retain the design professional who prepared the Plan to conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase.
N/A	NO	v.	Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.

* This requirement is different for infrastructure projects:
Certified personnel for primary permittees shall conduct inspections at least once every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Section IV.D.4.a.(3)(a) –(c) of the permit.

REV.	DATE	BY	REVISIONS

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #13897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Highway 17, Suite 303
Richmond Hill, GA 31324
(912)445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL NOTES

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21–255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	N/A
Date:	5/25/21

SHEET
EC4.4

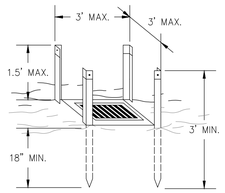
Monday, October 11, 2021 11:04:40 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 – ESC Notes.dwg
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Monday, October 11, 2021 11:05:09 AM

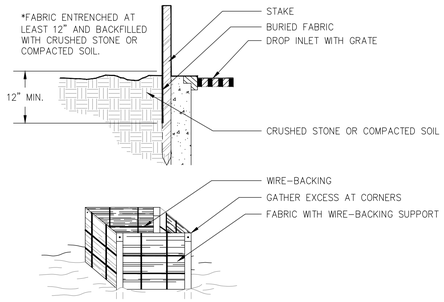
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



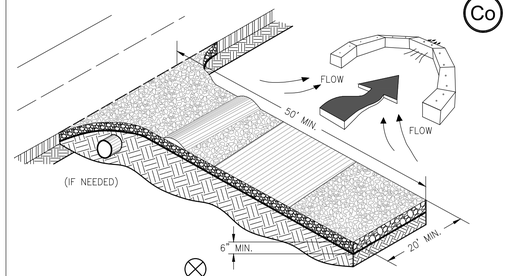
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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



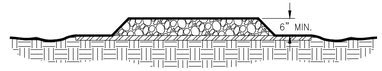
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

Co



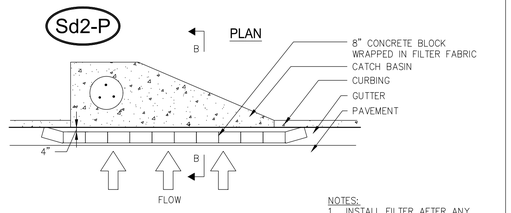
ENTRANCE ELEVATION

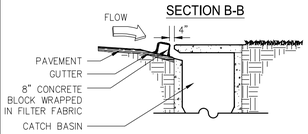


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD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

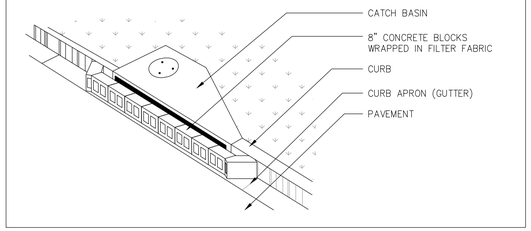
CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P





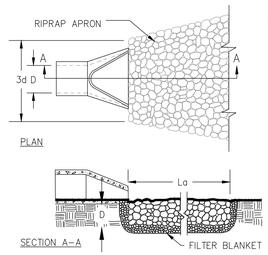
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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



RIPRAP OUTLET PROTECTION

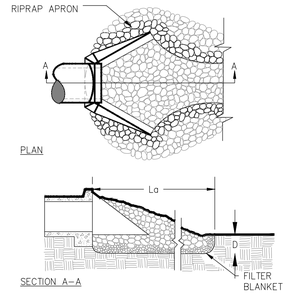
PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

St



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

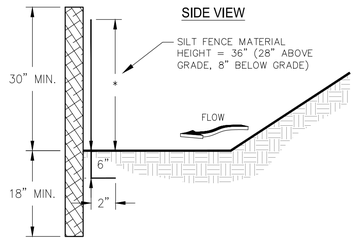
PIPE OUTLET TO WELL DEFINED CHANNEL



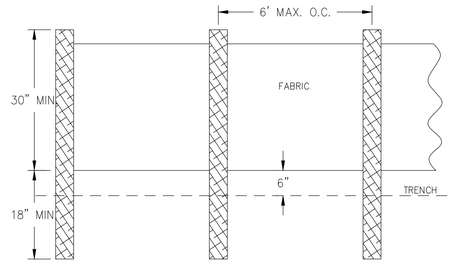
SILT FENCE - TYPE NON-SENSITIVE

Sd1-NS

SIDE VIEW



FRONT VIEW

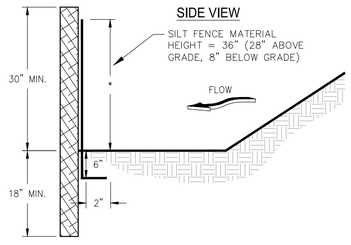


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

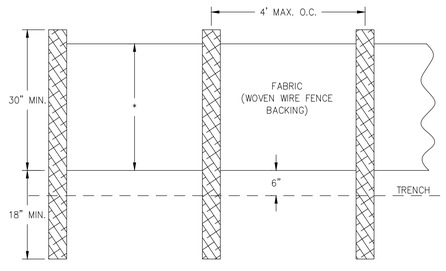
SILT FENCE - TYPE SENSITIVE

Sd1-NS

SIDE VIEW



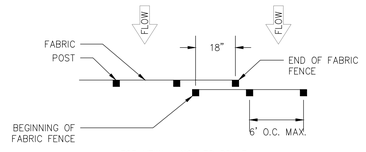
FRONT VIEW



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

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW - NOT TO SCALE

FRONT VIEWS - NOT TO SCALE

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

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED PROFESSIONAL ENGINEER
No. 38245
JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A

Prepared For
DR HORTON, INC.

Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
EC5.1

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - ESC Details.dwg

Monday, October 11, 2021 11:05:10 AM

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr (LABEL)	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LABEL)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gs (LABEL)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		(REPLACE THIS)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM		Spb (LABEL)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St (LABEL)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su (LABEL)	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(SHOW TREE COVERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GaSWCC (Amended – 2013)

DISTURBED AREA STABILIZATION (WITH MULCH ONLY) Ds1

DEFINITION
Applying plant residues or other suitable materials not produced on the site to the soil surface.

PURPOSE
To reduce runoff and erosion; conserve moisture, prevent surface compaction or crusting; to control undersirable vegetation; to modify soil temperature; to increase biological activity in the soil.

SPECIFICATIONS
A. For temporary protection of critical areas without seeding.

This standard applies to graded or cleared areas which may be subjected to erosion for 6 months or less, where seedings may not have a suitable growing season to produce an erosion retardant cover, but which can be stabilized with a mulch cover.

Site Preparation
1. Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
1. Dry straw of hay - spread at a rate of 2 1/2 tons per acre.
2. Wood waste, chips, sawdust or bark-spread 2 to 3 inches deep (about 6 to 0 tons per acre).
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufac-turerers recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil material for temporary protection.

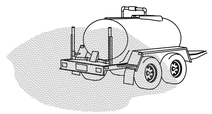
Applying and Anchoring Mulch
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk". The disk may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position.
   Straw hay mulch spread with special blower-type equipment may be anchored with emulsi-fied asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.
2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appear-ance. (Note: Use in areas of pedestrian traffic could cause problems of "tracking in" or dam-age to shoes, clothing, etc.)
   B. To conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.
   Mulching Materials
   Use one of the material given below and apply at thickness indicated.

Material	Depth
1. Grain straw or grass hay	6" to 10"
2. Pine Needles	4" to 6"
3. Wood waste (sawdust, bark, chips)	4" to 8"
4. Shredded residues (crop, leaves, etc.)	4" to 8"

5. Completely cover area with black polyethylene film and hold in place by placing soil on the outer edge.

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

DUST CONTROL ON DISTURBED AREAS Du



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances that may be harmful or 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 specifications 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, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

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

Topsoilling. This entails covering the surface with less erosive soil material . See specification Tp - Topsoilling.

Stone. Cover surface with crushed stone or coarse gravel. See specification Cr - Construction Road Stabilization.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS) Ds2

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CORPS 1/

Species	Broadcast Rates 2/-PLS3/ Per Acre	Broadcast Rates 2/-PLS3/ Per 1000 sq. ft.	Resource Planting Dates by Resource Area — Area	Planting Dates (Solid lines indicate optimum dates dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MILLET, PEARL (Pennesetum glaucum) alone	50 lbs.	1.1 lb.	M-L P C	J F M A M J J A S O N D	88,000 Seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
RYEGRASS, ANNUAL (Lolium Temulentum) alone	40 lbs.	0.9 lb.	M-L P C	J F M A M J J A S O N D	227,000 seed pound. Dense cover. Very competitive and is not to be used in mixtures.

1. Temporary cover crops are very competitive and will crowd perennials if seeded to heavily.
2. Reduce seeding rates by 50% when drilled.
3. PLS is an abbreviation for Pure Live Seed.
4. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   B. To conserve moisture and control weeds in
   P represents the Southern Piedmont MLRA
   C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast Flatwoods MLRAs

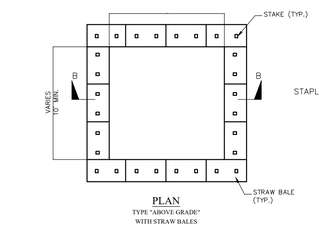
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) Ds3

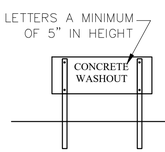
PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 2/-PLS3/ Per Acre	Broadcast Rates 2/-PLS3/ Per 1000 sq. ft.	Resource Planting Dates by Resource Area — Area	Planting Dates (Solid lines indicate optimum dates dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone	10 lbs.	0.2 lb.	P C	J F M A M J J A S O N D	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
with other perennials	6 lbs.	0.1 lb.			
BERMUDA, COMMON (Cynodon dactylon) Unhulled seed with temporary cover	10 lbs.	0.2 lbs.	P C	J F M A M J J A S O N D	Plant with winter annuals.
with other perennials	6 lbs.	0.1 lb.			Plant with Tall fescue.
BERMUDA SPRIGS (Cynodon dactylon) Coastal, Common, Midland, or Tift 44	40 cu. ft. or sod pulgs 3'x 3'	0.9 cu. ft.	M-L P C	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, or Tift 44					Same as above
Tift 78			C		Southern costal Plain only.
CENTIPEDE (Eremochloa ophiuroides)	Block sod only		P C	J F M A M J J A S O N D	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta.
LOVEGRASS, WEEPING (Eragrostis curvula) alone	4 lbs.	0.1 lb.	M-L P C	J F M A M J J A S O N D	1,500,000 Seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2 lbs.	0.05 lb.			

1. Reduce seeding rates by 50% when drilled.
2. PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specification..
3. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA; C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast

STRAW BALE BARRIER CONCRETE WASHOUT





CONCRETE WASHOUT SIGN DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
NOT TO SCALE

								DATE
								BY
								REVISIONS
								REV.

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897
REGISTERED GEORGIA PROFESSIONAL ENGINEER JASON JOSEPH BRYANT No. 38245

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21-255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
EC5.2

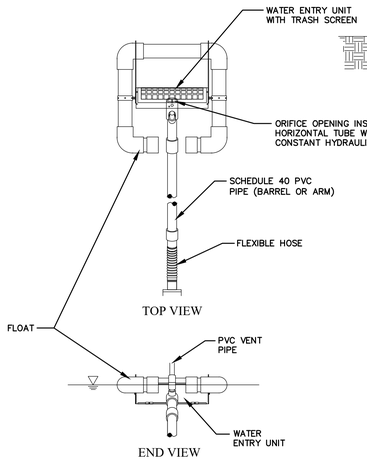
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 - ESC Details.dwg

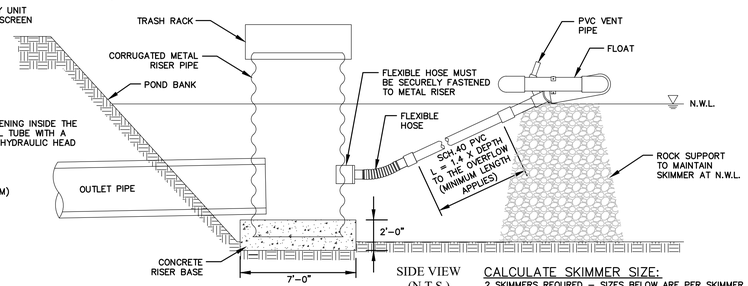
Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

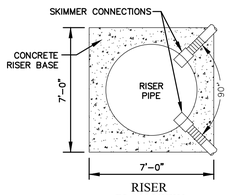
Monday, October 11, 2021 11:05:15 AM

GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
4. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
5. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.







CALCULATE SKIMMER SIZE:

2 SKIMMERS REQUIRED – SIZES BELOW ARE PER SKIMMER
BASIN VOLUME: 370,589 CF
DAYS TO DRAIN: 3 DAYS
SKIMMER SIZE: 8.0 INCHES
ORIFICE RADIUS: 3.2 INCHES
ORIFICE DIAMETER: 6.5 INCHES

VOLUME ABOVE N.W.L.:

AREA OF BASINS AT ELEVATION 14.0: 377,367 SF
AREA OF BASINS AT ELEVATION 15.0: 403,811 SF
VOLUME OF STORAGE = (377,367 SF + 403,811 SF)/2 x (1.0' FT.)
= 370,589 CF (2 SKIMMERS WILL BE REQUIRED)

CALCULATE SKIMMER SIZE:

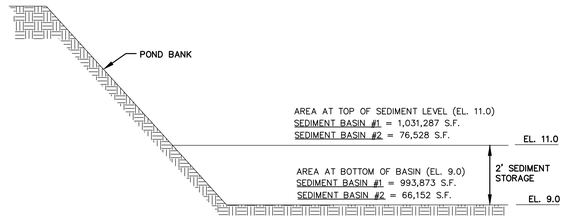
2 SKIMMERS REQUIRED – SIZES BELOW ARE PER SKIMMER
BASIN VOLUME: 370,589 CF
DAYS TO DRAIN: 3 DAYS
SKIMMER SIZE: 8.0 INCHES
ORIFICE RADIUS: 3.2 INCHES
ORIFICE DIAMETER: 6.5 INCHES

VOLUME ABOVE N.W.L.:

AREA OF BASINS AT ELEVATION 14.0: 377,367 SF
AREA OF BASINS AT ELEVATION 15.0: 403,811 SF
VOLUME OF STORAGE = (377,367 SF + 403,811 SF)/2 x (1.0' FT.)
= 370,589 CF (2 SKIMMERS WILL BE REQUIRED)

Sk FAIRCLOTH SKIMMER DISCHARGE SYSTEM

SCALE: N.T.S.



SIDE VIEW
(N.T.S.)

- TOTAL PROJECT ACREAGE = 65
- TOTAL DISTURBED ACREAGE = 64.8
- TOTAL REQUIRED SEDIMENT STORAGE: 64.8 X 134 c.y./Ac. = 8,683.2 c.y.
  (134 CY/AC. WILL BE PROVIDED TO MEET REQUIREMENT FOR 50+ AC DISTURBANCE)
- THIS PROJECT WILL UTILIZE EXISTING DETENTION PONDS FOR THE SEDIMENT STORAGE REQUIREMENT. THE PROPOSED LAND DISTURBING ACTIVITIES FOR THIS PROJECT ARE TO GRADE TO PROVIDE POSITIVE DRAINAGE TO SPECIFIC AREAS OF THIS TRACT OF LAND.

SEDIMENT BASIN #1 (LARGER DETENTION POND):
AREA AT BOTTOM OF BASIN (EL. 9.0) = 993,873.4 S.F.
AREA AT TOP OF SEDIMENT LEVEL (EL. 11.0) = 1,031,287.4 S.F.
AVERAGE AREA: (993,873 + 1,031,287 S.F.)/2 = 1,012,580 S.F.
VOLUME OF SEDIMENT STORAGE: 1,012,580 S.F. X 2 FT. = 2,025,160 C.F./27 = 75,005 C.Y.
SEDIMENT BASIN #1 STORAGE = 75,005 C.Y.

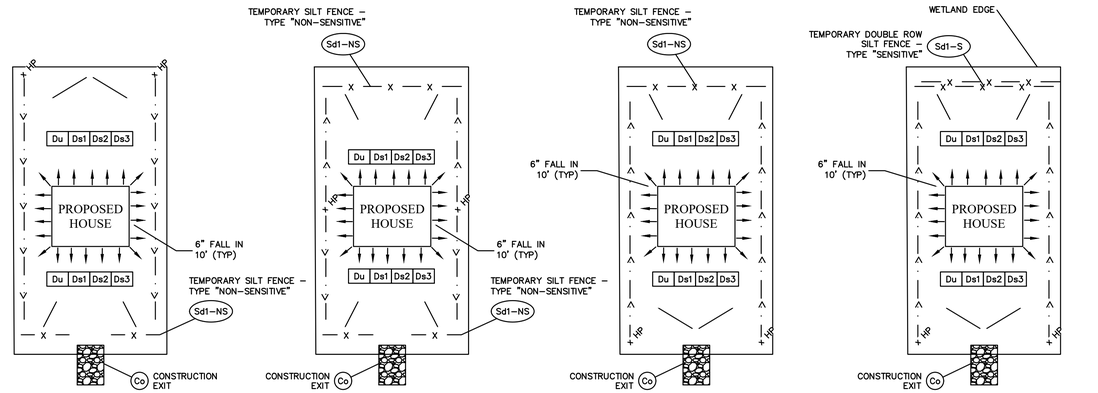
SEDIMENT BASIN #2 (DETENTION TO THE EAST):
AREA AT BOTTOM OF BASIN (EL. 9.0) = 66,152.5 S.F.
AREA AT TOP OF SEDIMENT LEVEL (EL. 11.0) = 76,528.7 S.F.
AVERAGE AREA: (66,152 + 76,528 S.F.)/2 = 71,340 S.F.
VOLUME OF SEDIMENT STORAGE: 71,340 S.F. X 2 FT. = 142,680 C.F./27 = 5,284 C.Y.
SEDIMENT BASIN #2 STORAGE = 5,284 C.Y.

SEDIMENT BASIN #1 STORAGE = 75,005 C.Y.
SEDIMENT BASIN #2 STORAGE = 5,284 C.Y.
TOTAL SEDIMENT BASIN STORAGE = 80,289 C.Y.

80,289 C.Y. EXCEEDS THE REQUIRED 8,683 CY OF SEDIMENT STORAGE

Sd3 TEMPORARY SEDIMENT BASIN

SCALE: N.T.S.



SITUATIONAL LOT EROSION CONTROL DETAILS

SCALE: N.T.S.

REV.	REVISIONS	BY	DATE

JASON BRYANT
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #75897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL DETAILS

RICE HOPE
LAKESIDE PHASES 20-23 & 29A
Prepared For
DR HORTON, INC.

Project No.	21–255
Drawn By:	MCS
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	5/25/21

SHEET
EC5.3

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 20-23\Construction Plans\21-255 Lakeside 20-23 – ESC Details.dwg

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Site Plan (2569 : Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific) DEC 2021)

Project Timeline

Lakeside Phase 20, 21, 22, 23 & 29A – Specific Site Plan

Project Number 210419

Applicant: Ray Pittman (Pittman Engineering)

Review: Thomas & Hutton

- 10/11/2021—application received- complete
- 10/19/2021 – Sent site plan package to Thomas & Hutton for review
- 11/17/2021 – Sent email to Jennifer Roach with Thomas & Hutton for review update.
- 11/17/2021 – received email from Jennifer Roach stating they would have a review letter by the end of the week.
- 11/22/2021 – received 1st review letter from Thomas & Hutton. Letter also sent to Ray Pittman.
- 11/26/2021 – Public hearing notice ad posted in the Savannah Morning News
- 11/27/2021 – Public hearing notice letters mailed

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - Timeline (2569 : Site Plan Review Application Lakeside

ESTD 1946
THOMAS & HUTTON

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

November 22, 2021

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

Re: Lakeside at Rice Hope Ph 20-23, 29A
Port Wentworth, Georgia
Site Plan Review
J–25412.0024

Dear Brian:

We have received the site plan for the referenced project submittal. The following information was included in the submittal package:

- Pre-Development Sub-Basin Delineation and Node Map
- Adjacent Property Owners Exhibit
- Site Plan Review Application
- Inlet Basin Exhibit
- CSS Worksheet
- Drainage Report
- Exhibit 2 Equivalent Residential Unit (ERU) Calculations
- Landfill Statement
- Pipe Sizing
- Post Drainage Basins Exhibit
- Wastewater Extension Calculations
- Construction Plans
- Wastewater Collection System Check List
- Appendix A Water/Wastewater Availability
- Water Distribution Calculations
- Water Distribution System Check List

This site plan review was completed based on our interpretation of the latest City of Port Wentworth zoning ordinance and development regulations. Thomas & Hutton's review was performed in an effort to assess if the application package for the proposed improvements is in general conformance with City of Port Wentworth regulations. Our review shall not be interpreted as a detailed technical analysis of the design or for verification of technical sufficiency for elements of design. Under no circumstances shall our review and comments related to the site plans relieve the Applicant's Design Professional of their professional obligations and professional standards of care. As such, the design submitted by the Applicant's Design Professional shall be the sole responsibility of the Applicant's Design Professional. Thomas & Hutton shall not accept any responsibility for any liability due to design and construction, in whole or in part, for any aspect of the design and construction of design documents.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan

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

General Comments

1. The site is zoned as Master Plan Overlay (MPO).

2. The site lies within an Effective FEMA Zone X, area of minimal flood hazard, as documented on FEMA FIRM Panel 13051C0035G, effective August 16, 2018.

3. Please provide EPD land disturbance approval.

4. Please provide EPD water/wastewater permits, if applicable.

5. Please provide any other pertinent permit approvals.

6. According to Section 4.1.1 in the Master Plan Overlay requirements of Section 5.2, Appendix B of the Port Wentworth Code of Ordinances, property within Phase II of the district must be surveyed for wetlands prior to land disturbing activities and a permit must be obtained from the USACE for the entire parcel before subdivision. Please provide a wetland delineation and permit. All jurisdictional wetlands must also have a minimum of a 25' buffer.

Stormwater Comments

In accordance with the City of Port Wentworth Drainage and Flood Control Ordinance (PWSMO) Section 7–79, this project proposes site development that will involve the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on the site previously. As such, all stormwater provisions apply to this site.

1. Provide the following items to complete the Stormwater Management Design Plan per Section 7-80(d) of the Port Wentworth Code of Ordinances and Section 3.7.9 and 3.7.12 of the Port Wentworth Comprehensive Development Manual:

   a. Certification by Plan Preparer
   b. Certification by Owner

2. Provide a stormwater management inspection and maintenance agreement and plan as prescribed in Section 7–80(e) of the Port Wentworth Code of Ordinances.

3. Acknowledge that a performance bond will be required prior to construction, as listed in Section 7–80(h) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.

4. Provide the Rice Hope Plantation Drainage Study as referenced in the Drainage Report.

5. Please provide calculations to demonstrate that the 10-year, 24-hour pre-development peak discharge rate is maintained post-development pursuant to Section 3.7.9(1.) of the Port Wentworth CDM.

6. Please provide the peak water levels for the 10-year, 24-hour storm pursuant to Section 3.7.10(3) of the Port Wentworth CDM.

7. Provide a node-link map of the post-development ICPR model. Include an overall map with the proposed outfall locations.

8. There appears to be 2 separate outfalls. Please compare pre- and post- peak flow discharge rates based on outfall/flooding source.

9. It appears that several of the ICPR model inputs for pipes, channels, and weirs are not included in site development plans. Please provide an exhibit with all the existing and proposed stormwater conveyance elements drawn and labeled that are required for this phase of construction.

10. Provide evidence that the proposed design is providing 24 hours of extended detention for the runoff volume generated by the 1-year, 24-hour storm event pursuant to Section 7-829(c) of the Port Wentworth Code of Ordinances.

11. Per Section 3.7.10 of the CDM, provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.

12. It appears that the pipe run from the "LAGOON" structure ID to "G 131" structure ID is missing in the secondary drainage calculations for pipe sizing.

13. Provide a detail for vegetated filter strips with an effective level spreader pursuant to Section 7.8.6 of the Georgia CSS. Please also callout the vegetated filter strips on the site development plans to ensure contractor constructs the LID BMP.

14. Provide a detail for the simple downspout disconnections per Section 7.8.8 of the Georgia CSS. Please also callout the simple downspout disconnections on the site development plans to ensure contractor constructs the LID BMP.

15. Calculations demonstrate only 26% of the runoff reduction volume is achieved. Provide clarification on the proposed methods of reducing the remaining 74% of runoff reduction volume per Section 4.4.1 of the Georgia CSS.

Water, Fire System, and Sanitary Sewer Design Comments

1. Show the number of single and double services on the site development plans and the lateral diameters pursuant to Section 3.1 of the Port Wentworth CDM.

2. It appears that several 8"x6" tees are proposed connected to a 10" water main or a 12". Please revise or clarify.

3. Ensure that the minimum right-of-way requirements are in satisfied using the minimum right-of-way equation provided in Section 2.4.1 of the Port Wentworth CDM. The right of way dimensions labeled on the plat do not appear to match the delineated right-of-way widths from the provided scale on the sheets.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan

4. It is unclear how the proposed water line and sewer line is ending or connecting to existing utilities on the north side of plan sheets C2.5, C2.4, and C2.2. Please label all connections to existing utilities and label all proposed structures on the plans including plugs and bends.

5. Provide air/vacuum release valves on the 12" water mains, if applicable, pursuant to Section 3.4.1of the Port Wentworth CDM.

6. Ensure all water valves 8" or larger are placed in a manhole per the Water Distribution System Check List. Please provide labels on the plans indicating these valves will be in a manhole.

7. It appears that no water meters are proposed. Please provide the location and size of proposed meters on the plans per the Water Distribution Check List or explain how the development will be metered.

8. Please label existing fire hydrants or clarify the symbol for existing fire hydrants on the plans per the Water Distribution System Check List.

9. Please call out the pipe separation distances of all utility crossings on the profiles per the Water Distribution Check List. There is currently only the minimum separation distance labeled.

10. If construction of water and sewer facilities is to be dedicated to the City of Port Wentworth for operation and maintenance, provide a water and sewer agreement between the developer and the City.

11. Ensure the water and sewer laterals are 5' from the proposed lot lines and that the water line and sanitary sewer lines are at least 7.5' from the right-of-way line per Port Wentworth detail U-2.

12. Ensure all water lines have a minimum of 3' of cover pursuant to Port Wentworth detail U-1.

13. Include details W-2, S-4, S-2, W-34, W-35, W-10, U-3, U-2, SD-11, SD-8, SD-5, SD-3, SD-4, S-9, and SD-5, unless not applicable.

14. Ensure that manholes are placed a maximum of 350' apart per the Wastewater Collection System Check List. It appears that some manholes are placed further apart than this based on the provided profiles.

15. Ensure there is a maximum height of 2' between the invert of pipes and the invert of discharge manholes per the Wastewater Collection System Check List.

16. Ensure that fire hydrants are no more than 500' apart pursuant to Section 3.4.1 of the Port Wentworth CDM.

Plan Sheets Comments

1. Provide one benchmark on each of the plan sheets pursuant to Section 3.1 of the Port Wentworth CDM.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan

2. Provide right-of-way widths of all existing roadways pursuant to Section 3.1 of the Port Wentworth CDM.

3. Include surveyed right-of-way monuments and markers on the plans pursuant to Section 3.1 of the Port Wentworth CDM.

4. Ensure all right-of-way, minor streets, tree yards, and sidewalk widths meet the minimum requirements as outlined in the Master Plan Overlay requirements in Section 5.2, Appendix B of the Port Wentworth Code of Ordinances, and specify the dimension of these widths on the site plans. The scale indicated on the plans does not appear to coincide with the dimensions on the plans. Please clarify. Please also note that the scale may be no greater than 1"=10' and no less than 1"=50' pursuant to Section 3.1 of the Port Wentworth CDM.

5. Provide a tree survey and ensure tree protection requirements are met as outlined in Section 4.2 in the Master Plan Overlay requirements of Section 5.2, Appendix B of the Port Wentworth Code of Ordinances,

6. Note that all street names within a subdivision shall be approved by the Manger and Council, pursuant to Section 15.3-2.1(k) in Appendix B of the Port Wentworth Code of Ordinances.

7. Pursuant to Section 15.3-2.1 in Appendix B of the Port Wentworth Code of Ordinances, dimension the centerline radius of all curvilinear streets to ensure the minimum radius of 75' is satisfied.

8. Provide permanent dead-end streets with a turnaround roadway diameter of at least 80' and a right-of-way diameter of at least 100' pursuant to Section 15.3-2.1 in Appendix B of the Port Wentworth Code of Ordinances.

9. Ensure street name markers are installed at all street intersections per City specifications pursuant to Section 15.3-2.1 in Appendix B of the Port Wentworth Code of Ordinances.

10. Ensure all the design and Construction Specifications for Streets are satisfied in Section 15.3-2.2 1 in Appendix B of the Port Wentworth Code of Ordinances. It appears that several of these criteria, including minimum right-of-way and pavement width, are not satisfied.

11. Please note that monuments shall be set at each street corner and at all points of curvature in each street, and all interior lot corners of subdivisions with concrete monuments, iron pins, or iron pipes pursuant to Section 15.3-6 of Appendix B in the Port Wentworth Code of Ordinances.

12. Please provide at least two benchmarks at opposite corners of the property being subdivided pursuant to Section 15.3-8 of Appendix B in the Port Wentworth Code of Ordinances.

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan

13. It appears that there is an existing overhead power line where lots, swales, roads and other utilities are proposed. Please clarify if this power line is to remain and provide an encroachment permit for disturbance and proposed development within the easement.

Site Lighting Comments

1. Please provide a Site Lighting Plan for the development. Additional comments may arise upon submission of the requested calculations and materials.

Paving, Signage, and Parking Comments

1. Applicant shall ensure construction of sidewalks, ADA parking, and accessible routes are in conformance with federal ADA standards, latest edition.

2. Any proposed signage will require a separate permit as outlined in Section 19.1–3 of Port Wentworth Code of Ordinances.

3. A building permit will be required as outlined in Section 7.3, Appendix B of Port Wentworth Code of Ordinances.

Thank you for your attention to this project. If there are any questions or comments, please feel free to call us at (912) 234–5300.

Sincerely,

THOMAS & HUTTON

Darby Burk

Darby Burk

Attachment: LAKESIDE AT RICE HOPE PH 30-23, 29A SPECIFIC SITE PLAN DEC 2021 - 1st Comment Letter T&H 11.22.21 (2569 : Site Plan