Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer and Lynwood R & Anita S Griner and Johnny R Griner, for PIN #'s 70976 01055, 70976 01041Y, 70976 01038, 70976 01039 & 70976 01040 (1100, 1112 & 1122 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District for the purpose of a cottage development community called LEO Cottages at Port Wentworth. (1st Reading)

Issue/Item: Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer and Lynwood R & Anita S Griner and Johnny R Griner, for PIN #'s 70976 01055, 70976 01041Y, 70976 01038, 70976 01039 & 70976 01040 (1100, 1112 & 1122 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District for the purpose of a cottage development community called LEO Cottages at Port Wentworth. (1st Reading)

Background: The subject properties are currently being used as a residential homes and a open field. There are several buildings or structures on the subject properties.

Facts and Findings: The total amount of property to be rezoned is 27.0 acres. The applicant is requesting to rezone the property from R-A (Residential Agriculture) to R-M (Residential Multifamily) to develop a cottage development community called LEO Cottages at Port Wentworth. The nature of the proposed development is a "build to rent" or "cottage" community which will consist of 250 dwelling units in single-family or two-family buildings that are owned & operated by the developer as rental units. The access for the development will be off of Meinhard Road and Highway 30 (with GDOT approval). The project will also include associated drainage and water and sewer utilities. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 10, 2023 at 3:30 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Application (PDF)
- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Owner sign (PDF)

- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2-2nd Application (PDF)
- ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2023-Timeline (DOCX)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC Phone # (912) 644-5756

Mailing Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Property Owner: Pfeiffer Family Living Trust; William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer Phone #

Use back if more than one owner

Owner Address: 1100 Meinhard Road, Port Wentworth, GA 31407

PIN #('s): 70976 01055; 70976 01041Y # of Acres 23.44 (aggregate)

Zoning Classification: Present R-A Requested R-M

Use of Property: Present Residential / Agricultural Requested Multifamily Residential

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

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

See attachment

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $356.00 + $50.00 per acre + $50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this 4th day of May, 2023.

Notary Public

HARRIS G MARTIN NOTARY PUBLIC CHATHAM COUNTY, GA Comm. Exp. 09/27/25

Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on May 4, 20 23, to rezone real property described as follows:

See attachment

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

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

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

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

---

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

Sworn to and subscribed before me this
_____ day of_____, 20___.

_____
Signature of Official

_____
Notary Public

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

Signature of Owner, trustee

Personally appeared before me

Charlotte G. Pfeifer

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

Notary Public

5-5-2023

Date

MEGAN B BULLOCK NOTARY PUBLIC SCREVEN COUNTY, GA Comm. Exp. 01/20/26

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

William K Pfeiffer Jr trustee

Signature of Owner

Personally appeared before me

William Koelker Pfeiffer Jr, Trustee

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

Notary Public

5-5-2023

Date

GRADY K REDD NOTARY Comm. Ex 08/30 PUB EN COUNTY

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on May 4, 2023, to rezone real property described as follows:

See attachment

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

N/A

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

Sworn to and subscribed before me this 4th day of May, 2023

Signature of Applicant

Notary Public

HARRIS G MARTIN NOTARY PUBLIC Comm. Exp. 09/27/25 CHATHAM COUNTY, GA

ATTACHMENT

to Rezoning (Map Amendment) Application
of John D. Northup III
for Advenir Oakley Development, LLC

INTRODUCTION

The subject parcels are within the Phase 3 Master Plan Design District. Accordingly, pursuant to Section 2.3 of the Master Plan Overlay section within Section 5.1 of the Port Wentworth Zoning Ordinance (the "Ordinance"), the subject parcels must submit a master plan for review and approval by the City. The site plan attached hereto as **Exhibit A** (the "Master Plan") shall constitute the master plan for purposes of compliance with such section of the Ordinance.

The Master Plan contemplates a development that contains approximately 215 dwelling units and an amenity complex, contained within approximately 23.5 acres. The two currently existing parcels will be recombined after the developer acquires them (contingent on a successful rezoning), so that either a single parcel will result, or a small number of parcels. The nature of the proposed development is a "build to rent" or "cottage" community, which will consist of dwelling units in single-family or two-family buildings that are owned and operated by the developer as rental units. Accordingly, a separate lot is not required for each building or dwelling unit, since ownership of all buildings and dwelling units will be retained by the developer. In this way, the development will function like a multi-family development, though with units not being clustered in a single large building, but rather in single- or two-family homes spread across a small number of lots. The developer calls this concept a "horizontal multi-family" use.

Given this proposed use, the master plan contains only a single zoning classification – R-M, or Multifamily Residential. That zoning classification allows for a maximum density of 18 dwelling units per gross acre. The proposed development on the subject parcels should yield a density of slightly more than 9 dwelling units per acre – far less density than the R-M zoning classification allows.

In connection with input by the City of Port Wentworth (the "City"), the master plan may be amended if necessary to incorporate the development standards that are particular to an R-M classification, but which address the unique "one lot" structure proposed for this development. The developer intends to adhere to all applicable setbacks, buffers and parking requirements, though those may need to be reinterpreted to apply to this situation, in which dwelling unit buildings are not situated on their own individual lots.

The proposed development will be a very walkable, pedestrian-friendly area that will not be gated. There are possibilities to connect the proposed development to potential commercial properties that may be developed in the future to the north of the proposed development, on the other side of Little Hurst Branch.

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

The subject parcels are currently zoned R-A, or Residential-Agriculture. Directly across Meinhard Road is the Lake Shore development, which consists of largely single family residential homes, with a few townhomes in the southeast corner of the development. Lake Shore is zoned P-RIP, or Planned Residential-Institutional. The maximum density allowed by an RIP zoning classification is 12 dwelling units per acre. That is comparable, and even a little greater than, the +/- 9 dwelling units per acre that will be contained in the proposed development. So the density of the proposed development will be slightly less than the Lake Shore development across Meinhard Road.

The properties surrounding the subject parcels on the north side of Meinhard Road are largely single family residences on large lots. However, several of the large lots to the northeast of the subject lots (across Little Hurst Branch and bordering on Benton Boulevard) are anticipated to be developed as commercial properties. The medium density, walkable and accessible development being proposed in Advenir Oakley's master plan could serve as a bridge between the more dense, largely single family Lake Shore area and the pending commercial properties to the northeast.

I. SUBJECT PROPERTY

[See tax parcel map attached as **Exhibit B** showing the parcels described below numbered **in red**]

No.	PIN	Address	Owner
1	70976 01055	1100 Meinhard Road	William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer, Trustees, or their Successors in Trust, Under the Pfeiffer Family Living Trust Dated October 30, 2007, and Any Amendments Thereto
2	70976 01041Y	1100 Meinhard Road	William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer, Trustees, or their Successors in Trust, Under the Pfeiffer Family Living Trust Dated October 30, 2007, and Any Amendments Thereto

Legal Descriptions (metes and bounds):

PARCEL 1 (PIN 70976 01055):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set, said point being the POINT OF BEGINNING and having a coordinate of N798360.15 E947606.99; thence S 29°11'59" E a distance of 774.48' to an iron rebar set; thence S 36°38'13" E a distance of 525.40' to a concrete monument; thence S 29°55'57" W a distance of 146.04' to a concrete monument; thence N 46°17'46" W a distance of 112.59' to a concrete monument; thence S 36°53'21" W a distance of 318.07' to a concrete monument leaning; thence N 60°02'13" W a distance of 996.32' to a ½" iron rebar found; thence N 26°54'39" E a distance of 874.45' to a concrete monument; thence N 44°28'18" E a distance of 173.02' to an iron rebar, which is the POINT OF BEGINNING, said parcel containing 18.42 acres, more or less.

PARCEL 2 (PIN 70976 01041Y):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found, said point being the POINT OF BEGINNING and having a coordinate of N798360.15 E947696.99; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found; thence N 60°02'39" W a distance of 234.93' to a concrete monument found; thence N 25°11'35" E a distance of 219.19' to a concrete monument found; thence N 25°14'36" E a distance of 492.39' to a concrete monument found; thence N 46°01'09" E a distance of 137.88' to a concrete monument found; thence N 43°04'03" E a distance of 97.27' to an iron rebar set; thence S 41°22'18" E a distance of 197.35' to a concrete monument, which is the POINT OF BEGINNING, said parcel containing 5.00 acres, more or less.

II. PROPERTIES WITHIN 250' OF SUBJECT PARCELS

[See tax parcel map attached as **Exhibit B** showing the parcels described below highlighted in yellow and numbered **in blue**]

Map Ref #	PIN	Property Address	Last	First	Mailing Address
1	70976 01023	732 Highway 30	Rahn	Guy K	732 GA Hwy 30, Port Wentworth, GA 31407
2	70976 01018	711 Highway 30	Newman	Tina Woods	333 Westminster Dr, Guyton, GA 31312
3	70976 01037	743 Highway 30	Willis & Spencer	Linsey M & Timothy L.	743 GA Hwy 30, Port Wentworth, GA 31407
4	70976 01036	745 Highway 30	Nelson	Carla	P.O. Box 117, Pembroke, GA 31321
5	70976 01035	747 Highway 30	Simon	William M. & Connie E.	490 Goshen Rd, Rincon, GA 31326
6	70976 01034	749 Highway 30	Brisbin	David	749 GA Hwy 30, Port Wentworth, GA 31407
7	70976 01039	1122 Meinhard Rd	Griner	Johnny R.	1122 Meinhard Rd, Port Wentworth, GA 31407
8	70976 01038	1112 Meinhard Rd	Griner	Lynwood R. & Anita S.	1112 Meinhard Rd, Port Wentworth, GA 31407
9	70978B 07069	8 Fox Glen Ct	Floyd	Matthew	8 Fox Glen Ct, Port Wentworth, GA 31407
10	70978B 07070	6 Fox Glen Ct	Bullard	Ahsanti Y	6 Fox Glen Ct, Port Wentworth, GA 31407
11	70978B 07071	4 Fox Glen Ct	Nelson	Erin Yevette	4 Fox Glen Ct, Port Wentworth, GA 31407
12	70978B 07072	2 Fox Glen Ct	Kicklighter	Roshon	2 Fox Glen Ct, Port Wentworth, GA 31407
13	70978B 11001	101 Fox Glen Ct	Farmer	Brandon K	101 Fox Glen Ct, Port Wentworth, GA 31407
14	70978B 11002	103 Fox Glen Ct	Mayse	Aubry C & Denise G	103 Fox Glen Ct, Port Wentworth, GA 31407
15	70978B 11004	105 Fox Glen Ct	Strobert	Teresa	105 Fox Glen Ct, Port Wentworth, GA 31407
16	70978B 11005	107 Fox Glen Ct	Wade	Michael J	107 Fox Glen Ct, Port Wentworth, GA 31407
17	70978B 11006	109 Fox Glen Ct	Gibbons	Shonteria D & William	109 Fox Glen Ct, Port Wentworth, GA 31407
18	70978B 11007	111 Fox Glen Ct	Jones	Michael Edward	111 Fox Glen Ct, Port Wentworth, GA 31407
19	70978B 11008	113 Fox Glen Ct	Lockwood	Nadine Y	113 Fox Glen Ct, Port Wentworth, GA 31407
20	70978B 11009	115 Fox Glen Ct	Weaver	Aaron M & Heather A	115 Fox Glen Ct, Port Wentworth, GA 31407
21	70978B 11010	117 Fox Glen Ct	Pynn	Nathan	117 Fox Glen Ct, Port Wentworth, GA 31407
22	70978B 11011	119 Fox Glen Ct	American Homes 4 Rent Properties Eight, LLC		23975 Park Sorrento Suite 300, Calabasas, CA 91302
23	70978B 11012	121 Fox Glen Ct	Bush	Ebony U	121 Fox Glen Ct, Port Wentworth, GA 31407
24	70978B 11013	123 Fox Glen Ct	Harvey	Joellen C	123 Fox Glen Ct, Port Wentworth, GA 31407

25	70978B 11014	125 Fox Glen Ct	Willert	Renee K	125 Fox Glen Ct, Port Wentworth, GA 31407
26	70978B 11015	127 Fox Glen Ct	Elleby	Tonia	127 Fox Glen Ct, Port Wentworth, GA 31407
27	70978B 11016	129 Fox Glen Ct	Cook	Johnnie Jr.	129 Fox Glen Ct, Port Wentworth, GA 31407
28	70978B 11017	131 Fox Glen Ct	Douglas	Cassandra E	131 Fox Glen Ct, Port Wentworth, GA 31407
29	70978B 11018	133 Fox Glen Ct	Helms & Annan	Catherine Theresa & Lauren Elaine	133 Fox Glen Ct, Port Wentworth, GA 31407
30	70978B 11019	135 Fox Glen Ct	Hall	Deanna	135 Fox Glen Ct, Port Wentworth, GA 31407
31	70978B 11020	137 Fox Glen Ct	Bell	Sha Nell M & Jermonta	137 Fox Glen Ct, Port Wentworth, GA 31407
32	70978B 11021	139 Fox Glen Ct	American Homes 4 Rent Properties Eight, LLC		30601 Agoura Rd, Suite 200, Agoura Hills, CA 91301
33	70978B 11022	141 Fox Glen Ct	Clark	Lori C	141 Fox Glen Ct, Port Wentworth, GA 31407
34	70978B 11023	143 Fox Glen Ct	Riasco Llorent & Riasco Lanas	Lionel A. & Lionel A.	143 Fox Glen Ct, Port Wentworth, GA 31407
35	70978B 11024	145 Fox Glen Ct	Anderson	David J II	145 Fox Glen Ct, Port Wentworth, GA 31407
36	70978B 11025	147 Fox Glen Ct	Moore	Tyler J	147 Fox Glen Ct, Port Wentworth, GA 31407
37	70978B 11026	149 Fox Glen Ct	Lebyed	Mohammed	149 Fox Glen Ct, Port Wentworth, GA 31407
38	70978B 11027	151 Fox Glen Ct	Harvey	Ryan A & Casey M	151 Fox Glen Ct, Port Wentworth, GA 31407
39	70978B 11028	153 Fox Glen Ct	AH4R Properties, LLC		23975 Park Sorrento Suite 300, Calabasas, CA 91302
40	70978B 11029	155 Fox Glen Ct	Curri	Detrious T	155 Fox Glen Ct, Port Wentworth, GA 31407
41	70978B 11030	157 Fox Glen Ct	Anderson	Sheena	157 Fox Glen Ct, Port Wentworth, GA 31407
42	70978B 11031	159 Fox Glen Ct	Correa	Marcelo Clos & Feranda	23018 Fairway Brg, San Antonio, TX 78258
43	70978 02001A	920 Meinhard Rd	Sample	Michael A. & Dawn	920 Meinhard Road, Port Wentworth, GA 31407
44	70978 02009	916 Monteith Rd	Lingle	Angela B & James J. Jr.	916 Monteith Road, Port Wentworth, GA 31407
45	70978 02008	912 Meinhard Rd	Beatty	Charles Waring Jr.	912 Meinhard Road, Port Wentworth, GA 31407

III. PLAT

[See ALTA plat attached as **Exhibit C**]
15 hard copies in 11”x17” and 1 hard copy in 8.5”x11” submitted with paper filing

IV. SITE PLAN

[See draft Site Plan attached as **Exhibit A**]
15 hard copies in 11”x17” and 1 hard copy in 8.5”x11” submitted with paper filing

EXHIBIT A

MASTER PLAN / SITE PLAN

[Attached]



LEO Cottages at Port Wentworth

April 2023 | 1:100

Advenir Oakley Capital, LLC

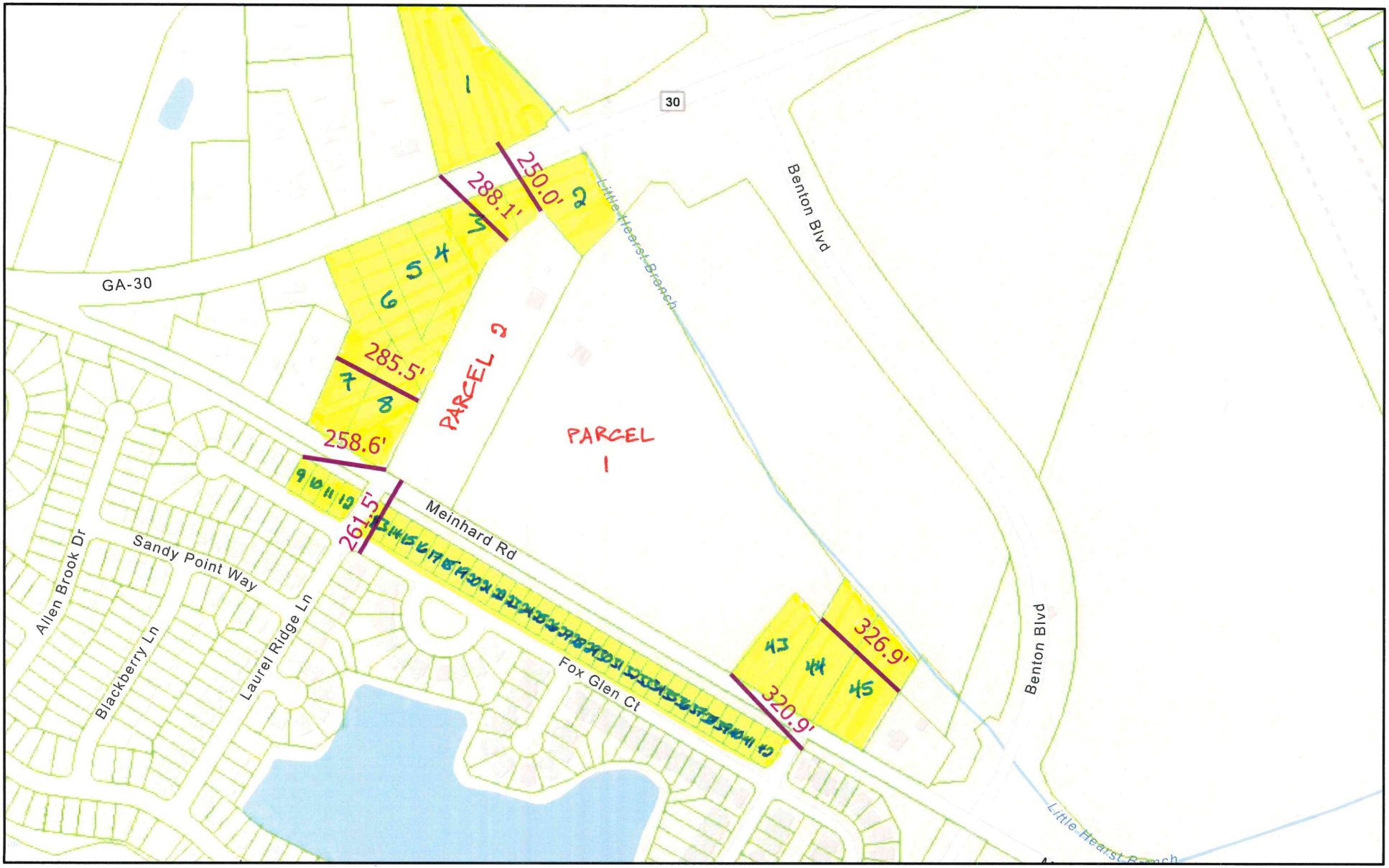
NEQUETTE
ARCHITECTURE & DESIGN

EXHIBIT B

TAX PARCEL MAP

[Attached]

Meinhard Road



4/27/2023, 1:41:43 PM

1:6,000

0 237.5 475 950 ft

0 70 140 280 m

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

SAGIS

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EXHIBIT C

PLAT OF SUBJECT PARCELS

[Attached]

LEGAL DESCRIPTION
PARCEL: 70976 01055

COMMENCING AT THE SOUTHERN RIGHT OF WAY LINE OF GA HIGHWAY NO. 30 AND LITTLE HURST BRANCH HAVING A COORDINATE OF N798556.73 E947494.19 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83; THENCE S 29°50'53" E A DISTANCE OF 226.64' TO A IRON REBAR SET; SAID POINT BEING THE POINT OF BEGINNING HAVE A COORDINATE OF N798360.15 E947606.99; THENCE S 29°11'59" E A DISTANCE OF 774.48' TO AN IRON REBAR SET; THENCE S 36°38'13" E A DISTANCE OF 25.40' TO A CONCRETE MONUMENT; THENCE S 29°55'57" W A DISTANCE OF 146.04' TO A CONCRETE MONUMENT; THENCE N 46°17'46" W A DISTANCE OF 112.59' TO A CONCRETE MONUMENT; THENCE S 36°53'21" W A DISTANCE OF 318.07'TO A CONCRETE MONUMENT LEANING; THENCE N 60°02'13" W A DISTANCE OF 996.32' TO AN 1/2" IRON REBAR FOUND; THENCE N 26°54'39" E A DISTANCE OF 874.45'TO A CONCRETE MONUMENT; THENCE N 44°28'18" E A DISTANCE OF 173.02' TO AN IRON REBAR, WHICH IS THE POINT OF BEGINNING, CONTAINING 18.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
PARCEL: 70976 01041Y

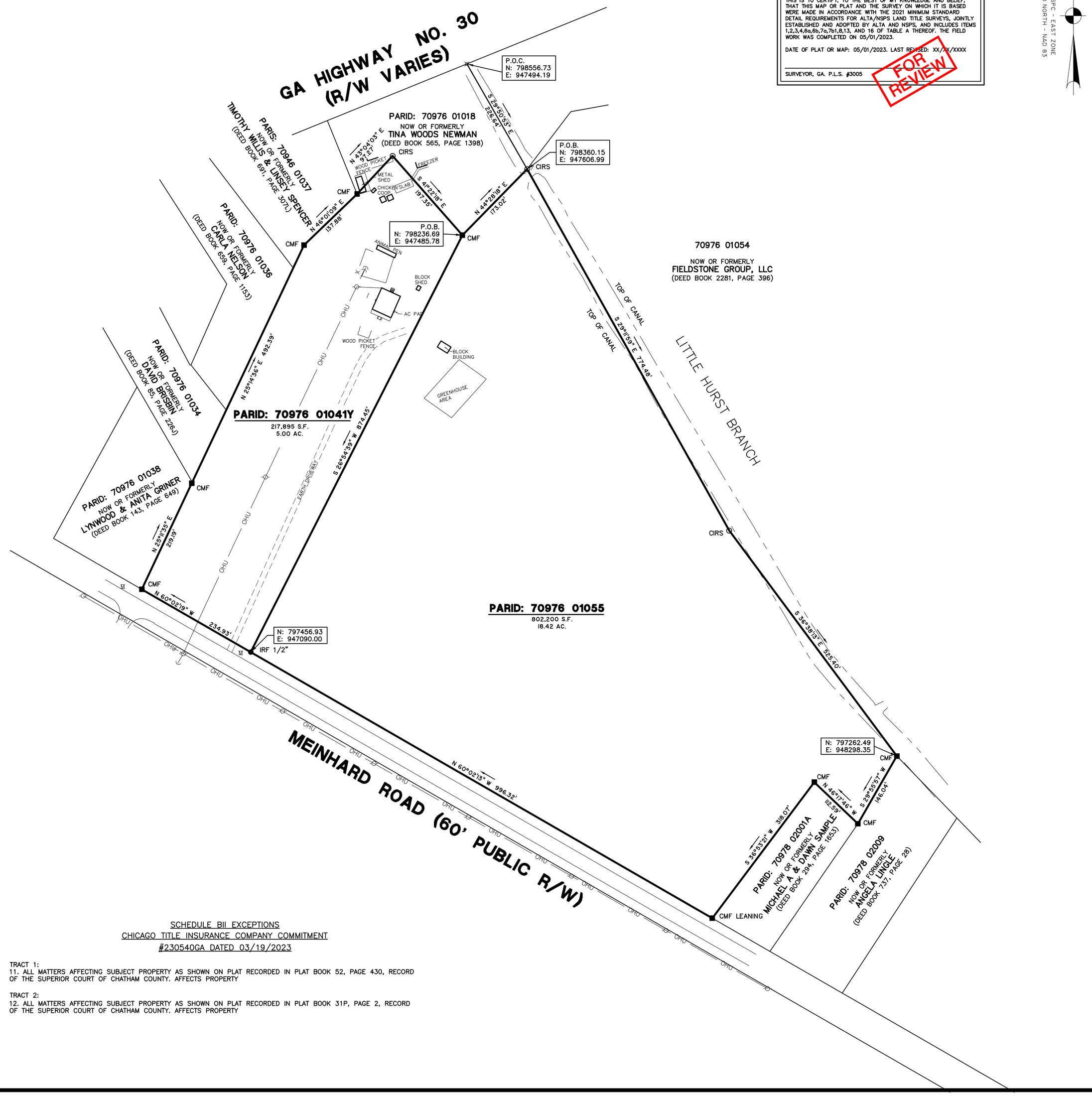
COMMENCING AT THE SOUTHERN RIGHT OF WAY LINE OF GA HIGHWAY NO. 30 AND LITTLE HURST BRANCH HAVING A COORDINATE OF N798556.73 E947494.19 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83; THENCE S 29°50'53" E A DISTANCE OF 226.64'TO AN IRON REBAR SET; THENCE S 44°28'18" W A DISTANCE OF 173.02' TO A CONCRETE MONUMENT FOUND, SAID POINT BEING THE POINT OF BEGINNING HAVE A COORDINATE OF N798360.15 E947606.99; THENCE S 26°54'39" W A DISTANCE OF 874.45' TO AN 1/2" IRON REBAR FOUND; THENCE N 60°02'29" W A DISTANCE OF 234.98' TO A CONCRETE MONUMENT FOUND; THENCE N 25°11'35" E A DISTANCE OF 21 9.19' TO A CONCRETE MONUMENT FOUND; THENCE N 25°14'36" E A DISTANCE OF 492.39' TO A CONCRETE MONUMENT FOUND; THENCE N 46°01'09" E A DISTANCE OF 137.88' TO A CONCRETE MONUMENT FOUND; THENCE N 43°04'03" E A DISTANCE OF 97.27' TO AN IRON REBAR SET; THENCE S 41°22'18" E A DISTANCE OF 197.35' TO A CONCRETE MONUMENT, WHICH IS THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS

REFERENCES:

1. PLAT BOOK 52 PAGE 430
2. PLAT BOOK 31-P PAGE 2
3. PLAT BOOK 27-P PAGE 41

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 90 CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE VERTICAL DATUM IS BASED ON NAVD88 AND WAS ESTABLISHED UTILIZING RTK GPS WITH A VRS NETWORK(eGPS SOLUTIONS)
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER PFEIFFER WILLIAM K JR & CHARLOTTE G TRUSTEES (DEED BOOK 347B PAGE 209).
7. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 5/1/23 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
8. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 30G, EFFECTIVE DATE AUGUST 16, 2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
9. FRESHWATER WETLANDS MAY BE 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. FRESHWATER WETLANDS AND SALT MARSHES AND BEACH SHORELINES WERE NOT SURVEYED AS PART OF THIS PROJECT.
10. NO ZONING REPORT PROVIDED TO SURVEYOR
11. THERE WAS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK(.



SCHEDULE BII EXCEPTIONS
CHICAGO TITLE INSURANCE COMPANY COMMITMENT
#230540GA DATED 03/19/2023

TRACT 1:
11. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 52, PAGE 430, RECORD OF THE SUPERIOR COURT OF CHATHAM COUNTY. AFFECTS PROPERTY

TRACT 2:
12. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31P, PAGE 2, RECORD OF THE SUPERIOR COURT OF CHATHAM COUNTY. AFFECTS PROPERTY

CERTIFICATION
TO: ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY
LENDER: TBD

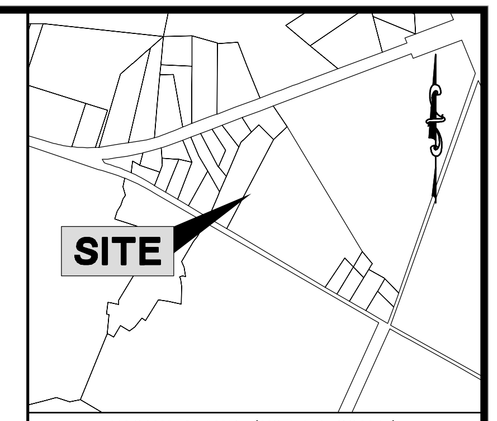
THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,6b,7c,7b1,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/01/2023.

DATE OF PLAT OR MAP: 05/01/2023. LAST REVISED: XX/XX/XXXX

SURVEYOR, GA. P.L.S. #3005

FOR REVIEW

GA SPC - EAST ZONE
GRID NORTH - NAD 83



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.

TITLE PACKAGE:
ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 230540GA
ISSUED: MARCH 19, 2023 AT 12:00 AM

LEGEND:

■	CMF CONCRETE MONUMENT FOUND
●	IRF 1/2" IRON REBAR FOUND
☼	LAMP POST
⊙	UTILITY POLE
←—	GUY WIRE
—○	SIGN
—X—	MAILBOX
—X—	FENCE
—OHU—	OVERHEAD UTILITIES

SURVEYORS RECORDING CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON
FOR REVIEW

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

A BOUNDARY RETRACEMENT SURVEY OF

PARCELS 70976 01055 AND 70976 01041Y KNOW AS 1100 MEINHARD ROAD

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

PREPARED FOR:
ADVENIR OAKLEY CAPITAL, LLC
CHICAGO TITLE INSURANCE COMPANY

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	5-01-2023
FILE	23134	DRAWN BY	DW/GG
DRAWING	23134-BOUNDARY	CREW CHIEF	MA

SHEET 1 OF 1

BOUHAN
FALLIGANT
ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, Georgia 31401

John D. Northup III
912-644-5756
jdnorthup@bouhan.com
Licensed: GA, SC

May 12, 2023

VIA FEDERAL EXPRESS

City of Port Wentworth Development Services
Attn: Stephanie Cook, Administrative Assistant
7306 GA Hwy 21, Suite 301
Port Wentworth, GA 31407
912-999-2084

Re: Application for Zoning Map Amendment (the "Rezoning Application")
Meinhard Road parcels (PINs 70976 01055 & 70976 01041Y)
Port Wentworth, GA

Dear Stephanie:

In connection with the above-referenced Rezoning Application, please find enclosed two (2) fully executed and notarized Authorization Owner for William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer.

Very truly yours,

BOUHAN FALLIGANT LLP

John D. Northup III

JDN/der

Enclosures

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

William K Pfeiffer Jr, trustee

Signature of Owner

Personally appeared before me

William Koelker Pfeiffer Jr, Trustee

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

Notary Public

5-5-2023

Date

GRADY K. REDD NOTARY Comm. E 08/30 PUB

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

Signature of Owner, trustee

Personally appeared before me

Charlotte G. Pfeifer

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

Notary Public

5-5-2023

Date

MEGAN B BULLOCK NOTARY PUBLIC SCREVEN COUNTY, GA Comm. Exp. 01/20/26

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC Phone # (912) 644-5756

Mailing Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Property Owner: Lynwood R. Griner & Anita S. Griner; Johnny R. Griner Phone #

Use back if more than one owner

Owner Address:

PIN #('s): 1112 Meinhard Rd, Pt Wentworth, GA 31407; 1122 Meinhard Rd, Pt Wentworth, GA 31407 # of Acres 3.67 (aggregate)

Zoning Classification: Present R-A Requested R-M

Use of Property: Present Residential / Agricultural Requested Multifamily Residential

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

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

See attachment

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $356.00 + $50.00 per acre + $50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this
7 day of July, 2023.

Notary Public

HEATHER H LUNDY NOTARY PUBLIC Comm. Exp. 01/18/27 CHATHAM COUNTY, GA

Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

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

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

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

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

---

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

Sworn to and subscribed before me this _____ day of_____, 20___.

_____

Signature of Official

_____

Notary Public

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue

Savannah, GA 31401

Telephone Number: (912) 644-5756

Signature of Owner

Personally appeared before me

Lynwood Griner to Sundi Williamson.

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

Sundi Williamson

Notary Public

7-12-23

Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

Anita Griner

Signature of Owner

Personally appeared before me
Anita Griner to Sundi Williamson

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

Sundi Williamson

Notary Public

7-12-23

Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

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

N/A

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

Sworn to and subscribed before me this 7 day of July, 2023.

Notary Public

HEATHER H LUNDY NOTARY PUBLIC Comm. Exp. 01/18/27 CHATHAM COUNTY, GA

Signature of Applicant

ATTACHMENT

to Rezoning (Map Amendment) Application
of John D. Northup III
for Advenir Oakley Development, LLC

SUBJECT PARCELS

The three subject parcels (the "Griner Properties") are the following:

1) PIN 70976 01038 (1112 Meinhard Rd, Port Wentworth, GA 31407) – 1.14 ac.
2) PIN 70976 01039 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.50 ac.
3) PIN 70976 01040 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.03 ac.

The Griner Properties are located between Meinhard Road and Georgia Highway 30. They are contiguous, with each parcel having frontage along Meinhard Road (218', 120' and 140', respectively). Importantly, Parcel #2 (70976 01039) also has 79' of frontage along Highway 30.

The applicant for this rezoning application is Advenir Oakley Development, LLC ("Advenir Oakley"). Advenir Oakley is currently already seeking to rezone the two parcels totaling 23.42 acres, immediately to the east of the Griner Properties along Meinhard Road (the "Pfeiffer Properties"). That rezoning application, which seeks to rezone the Pfeiffer Properties from R-A to R-M, was filed with Port Wentworth on May 4, 2023.

Shortly after filing the rezoning application for the Pfeiffer Properties, Advenir Oakley discovered that the Griner Properties were available for sale, and put those properties under contract. As a result, Advenir Oakley currently has both the Griner Properties and the Pfeiffer Properties under contract. This rezoning application is thus linked with the existing rezoning application for the Pfeiffer Properties. Ideally, the City of Port Wentworth would hear both applications concurrently, because they are related.

As discussed below, Advenir Oakley plans to develop a "cottage"-style residential community containing approximately 250 dwelling units (the "Project"). If both rezoning applications are successful, the applicant will close on both the Pfeiffer Properties and the Griner Properties, totaling just over 27 acres. Importantly, the inclusion of the Griner Properties in this assemblage would give the Project direct access to Highway 30 (pursuant to approval from the Georgia Department of Transportation). That access, in addition to the already-planned access along Meinhard Road, should help mitigate any effect on traffic along Meinhard Road that the Project might have.

INTRODUCTION

The Griner Properties are within the Phase 3 Master Plan Design District. Accordingly, pursuant to Section 2.3 of the Master Plan Overlay section within Section 5.1 of the Port Wentworth Zoning Ordinance (the "Ordinance"), the Griner Properties must submit a master plan for review and approval by the City. The site plan attached hereto as **Exhibit A** (the "Master Plan") shall constitute the master plan for purposes of compliance with such section of the Ordinance.

Please note that this Master Plan includes BOTH the Griner Properties and the Pfeiffer Properties, since both will be included in the assemblage for the Project to be developed by Advenir

Oakley. Accordingly, the following paragraphs in this section, which were included in the rezoning application for the Pfeiffer Properties, are restated below, with such paragraphs updated only to reference the slightly increased scale of the Project due to the addition of the acreage from the Griner Properties.

The Master Plan contemplates a development that contains approximately 250 dwelling units and an amenity complex, contained within approximately 27 acres. The five currently existing parcels (two from the Pfeiffer Properties, and three from the Griner Properties) will be recombined after the developer acquires them (contingent on a successful rezoning), to create a single parcel that will be owned by Advenir Oakley. The nature of the proposed development is a "build to rent" or "cottage" community, which will consist of dwelling units in single-family or two-family buildings that are owned and operated by the developer as rental units. Accordingly, a separate lot is not required for each building or dwelling unit, since ownership of all buildings and dwelling units will be retained by the developer. In this way, the development will function like a multi-family development, though with units not being clustered in a single large building, but rather in single- or two-family homes spread across a small number of lots. The developer calls this concept a "horizontal multi-family" use.

Given this proposed use, the master plan contains only a single zoning classification – R-M, or Multifamily Residential. That zoning classification allows for a maximum density of 18 dwelling units per gross acre. The proposed development on the subject parcels should yield a density of slightly more than 9 dwelling units per acre – far less density than the R-M zoning classification allows.

In connection with input by the City of Port Wentworth (the "City"), the master plan may be amended if necessary to incorporate the development standards that are particular to an R-M classification, but which address the unique "single lot" structure proposed for the Project. The developer intends to adhere to all applicable setbacks, buffers and parking requirements, though those may need to be reinterpreted to apply to this situation, in which dwelling unit buildings are not situated on their own individual lots.

The proposed development will be a very walkable, pedestrian-friendly area that will not be gated. There are possibilities to connect the proposed development to potential commercial properties that may be developed in the future to the north of the proposed development, on the other side of Little Hurst Branch.

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

The subject parcels are currently zoned R-A, or Residential-Agriculture. Directly across Meinhard Road is the Lake Shore development, which consists of largely single family residential homes, with a few townhomes in the southeast corner of the development. Lake Shore is zoned P-RIP, or Planned Residential-Institutional. The maximum density allowed by an RIP zoning classification is 12 dwelling units per acre. That is comparable, and even a little greater than, the 9.23 dwelling units per acre that will be contained in the proposed development. So the density of the proposed development will be slightly less than the Lake Shore development across Meinhard Road.

The properties surrounding the Griner Properties on the north side of Meinhard Road are largely single family residences on large lots. However, several of the large lots to the northeast of the Pfeiffer Properties (across Little Hurst Branch and bordering on Benton Boulevard) are anticipated to be developed as commercial properties. The medium density, walkable and accessible development being proposed in Advenir Oakley's master plan could serve as a bridge between the more dense, largely single family Lake Shore area and the pending commercial properties to the northeast.

I. SUBJECT PROPERTY

[See tax parcel map attached as **Exhibit B** showing the parcels described below numbered in red]

No.	PIN	Address	Owner
1	70976 01038	1112 Meinhard Road	Lynwood R. Griner and Anita S. Griner
2	70976 01039	1122 Meinhard Road	Johnny R. Griner
3	70976 01040	1122 Meinhard Road	Johnny R. Griner

Legal Descriptions (metes and bounds):

PARCEL 1 (PIN 70976 01038):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02'19" W a distance of 234.93' to a concrete monument found, said point being the POINT OF BEGINNING; thence N 55°16'34" W a distance of 217.73' to a concrete monument set; thence N 30°03'23" E a distance of 359.44' to a concrete monument set; thence S 25°06'42" E a distance of 319.09' to a concrete monument found; thence S 30°02'54" W a distance of 219.14' to a concrete monument found, which is the POINT OF BEGINNING, said parcel containing 1.14 acres, more or less.

PARCEL 2 (PIN 70976 01039):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02'19" W a distance of 234.93' to a concrete monument found; thence N 55°16'34" W a distance of 217.73' to a concrete monument set, said point being the POINT OF BEGINNING; thence N 30°03'23" E a distance of 359.44' to a concrete monument set; thence N 25°06'42" W a distance of 124.82' to a concrete monument found; thence N 18°23'46" W a distance of 188.00' to a concrete monument found; thence S 72°42'59" W a distance of 79.21' to a concrete monument found; thence S 18°23'46" W a distance of 220.92'; thence S 28°00'50" W a distance

of 341.40' to a 5/8" rebar set.; thence S 55°31'53" E a distance of 119.7' to a concrete monument set, which is the POINT OF BEGINNING, said parcel containing 1.50 acres, more or less.

PARCEL 3 (PIN 70976 01040):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02'19" W a distance of 234.93' to a concrete monument found; thence N 55°16'34" W a distance of 217.73' to a concrete monument set; thence N 55°31'53" W a distance of 119.7' to a 5/8" rebar set, said point being the POINT OF BEGINNING; thence N 55°31'53" W a distance of 110.45' to a concrete monument found; thence N 53°55'40" W a distance of 29.55' to a concrete monument found; thence N 30°05'33" E a distance of 329.79' to a concrete monument found; thence S 69°51'03" E a distance of 127.14'; thence S 28°00'50" W a distance of 341.40' to a 5/8" rebar set, which is the POINT OF BEGINNING, said parcel containing 1.03 acres, more or less.

II. PROPERTIES WITHIN 250' OF SUBJECT PARCELS

[See tax parcel map attached as **Exhibit B** showing the parcels described below highlighted in yellow and numbered in blue]

Map Ref #	PIN	Property Address	Last	First	Mailing Address
1	70976 01032	1124 Meinhard Rd	Williams Brothers Trucking Inc		PO Box 188, Hazelhurst, GA 31539
2	70976 01031	1126 Meinhard Rd	Newman	Tina Woods	333 Westminister Dr, Guyton, GA 31312
3	70976 01030	755 Highway 30	Ard	Robert	1101 Turf Road, Statesboro, GA 30458
4	70976 01033	753 Highway 30	Dickerson	Julius & Linda	753 GA Highway 30, Port Wentworth, GA 31407
5	70976 01042	744 Highway 30	Kerby	Patricia	744 Highway 30, Port Wentworth, GA 31407
6	70976 01043	742 Highway 30	Tyson	John G., Sr.	742 Highway 30, Port Wentworth, GA 31407
7	70976 01027	734 Highway 30	Tubito & Roche	Vincenzo & Maureen	734 Highway 30, Port Wentworth, GA 31407
8	70976 01034	749 Highway 30	Brisbin	David	749 GA Hwy 30, Port Wentworth, GA 31407
9	70976 01035	747 Highway 30	Simon	William M. & Connie E.	490 Goshen Rd, Rincon, GA 31326
10	70976 01036	745 Highway 30	Nelson	Carla	P.O. Box 117, Pembroke, GA 31321
11	70976 01041Y	1100 Meinhard Rd	Pfeiffer	William K. & Charlotte G., as Trustees under the Pfeiffer Family Living Trust dated October 30, 2007	1100 Meinhard Rd, Port Wentworth, GA 31407
12	70978B 11005	107 Fox Glen Ct	Wade	Michael J	107 Fox Glen Ct, Port Wentworth, GA 31407
13	70978B 11004	105 Fox Glen Ct	Strobert	Teresa	105 Fox Glen Ct, Port Wentworth, GA 31407
14	70978B 11002	103 Fox Glen Ct	Mayse	Aubry C & Denise G	103 Fox Glen Ct, Port Wentworth, GA 31407
15	70978B 11001	101 Fox Glen Ct	Farmer	Brandon K	101 Fox Glen Ct, Port Wentworth, GA 31407
16	70978B 07072	2 Fox Glen Ct	Kicklighter	Roshon	2 Fox Glen Ct, Port Wentworth, GA 31407
17	70978B 07071	4 Fox Glen Ct	Nelson	Erin Yevette	4 Fox Glen Ct, Port Wentworth, GA 31407

18	70978B 07070	6 Fox Glen Ct	Bullard	Ahsanti Y	6 Fox Glen Ct, Port Wentworth, GA 31407
19	70978B 07069	8 Fox Glen Ct	Floyd	Matthew	8 Fox Glen Ct, Port Wentworth, GA 31407
20	70978B 07068	10 Fox Glen Ct	Swain	Detrich S. & Curtrina Y.	10 Fox Glen Ct, Port Wentworth, GA 31407
21	70978B 07067	12 Fox Glen Ct	Pearson	Donald	12 Fox Glen Ct, Port Wentworth, GA 31407
22	70978B 07066	14 Fox Glen Ct	Ellison & Wilds	Shaun Michael & Mikelle B.	14 Fox Glen Ct, Port Wentworth, GA 31407
23	70978B 07065	16 Fox Glen Ct	Lewis	Shawn Brandt	16 Fox Glen Ct, Port Wentworth, GA 31407
24	70978B 07064	18 Fox Glen Ct	Bertz	Robert Edward III	18 Fox Glen Ct, Port Wentworth, GA 31407
25	70978B 07063	20 Fox Glen Ct	Quesada-Melendez & Marrero-Martinez	Ernest D. & Karla	20 Fox Glen Ct, Port Wentworth, GA 31407
26	70978B 07062	22 Fox Glen Ct	Hernandez	Emanuel	22 Fox Glen Ct, Port Wentworth, GA 31407

III. PLAT

[See ALTA plat attached as **Exhibit C**]
15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

IV. SITE PLAN

[See draft Site Plan attached as **Exhibit A**]
15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

EXHIBIT A

MASTER PLAN / SITE PLAN

[Attached]



NEQUETTE
ARCHITECTURE & DESIGN

LEO at Port Wentworth, GA

June 2023 | 1:100

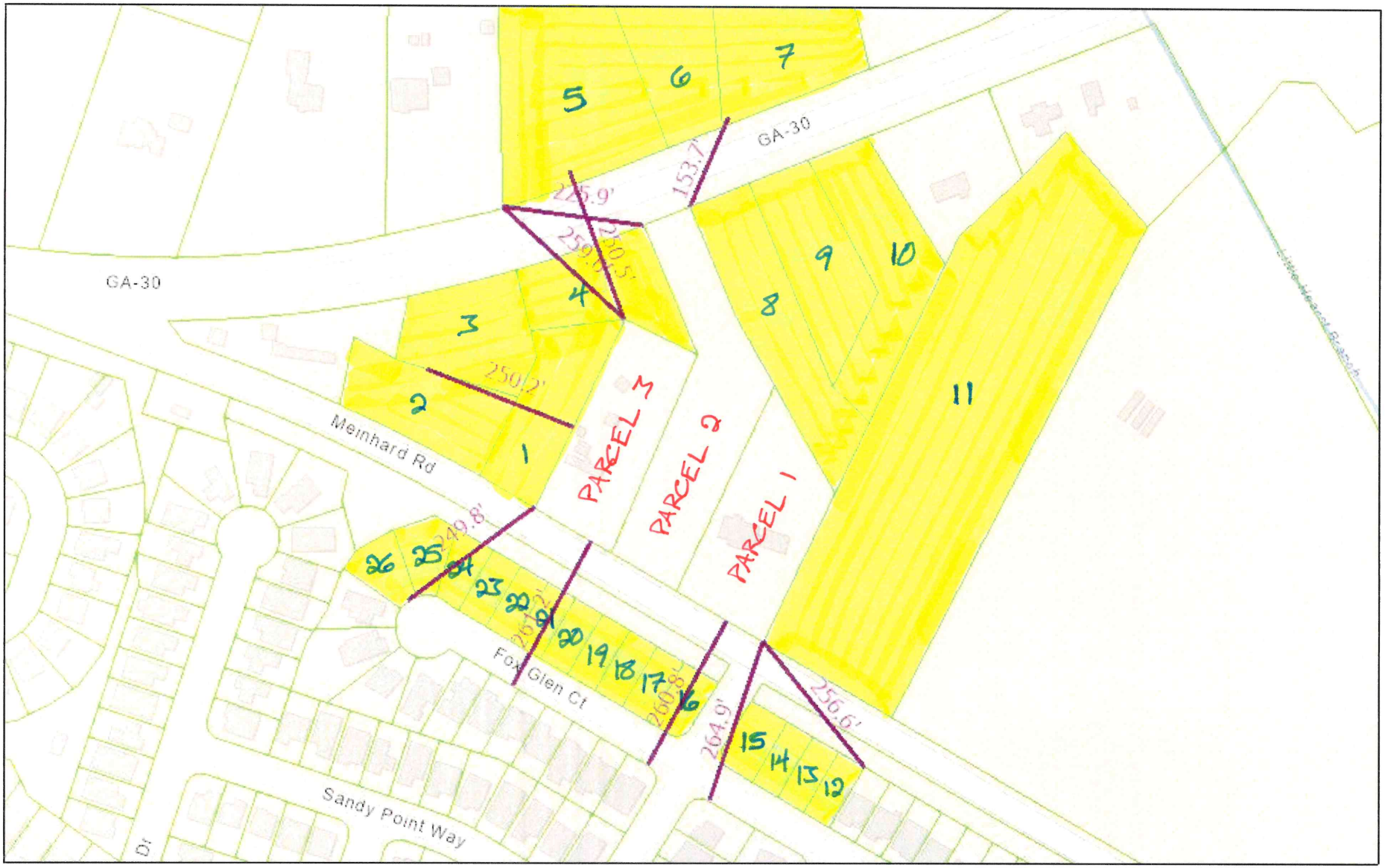
Advenir Oakley Capital, LLC

EXHIBIT B

TAX PARCEL MAP

[Attached]

Meinhard Road - Parcels w/in 250'



7/7/2023, 9:41:11 AM

1:3,075

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

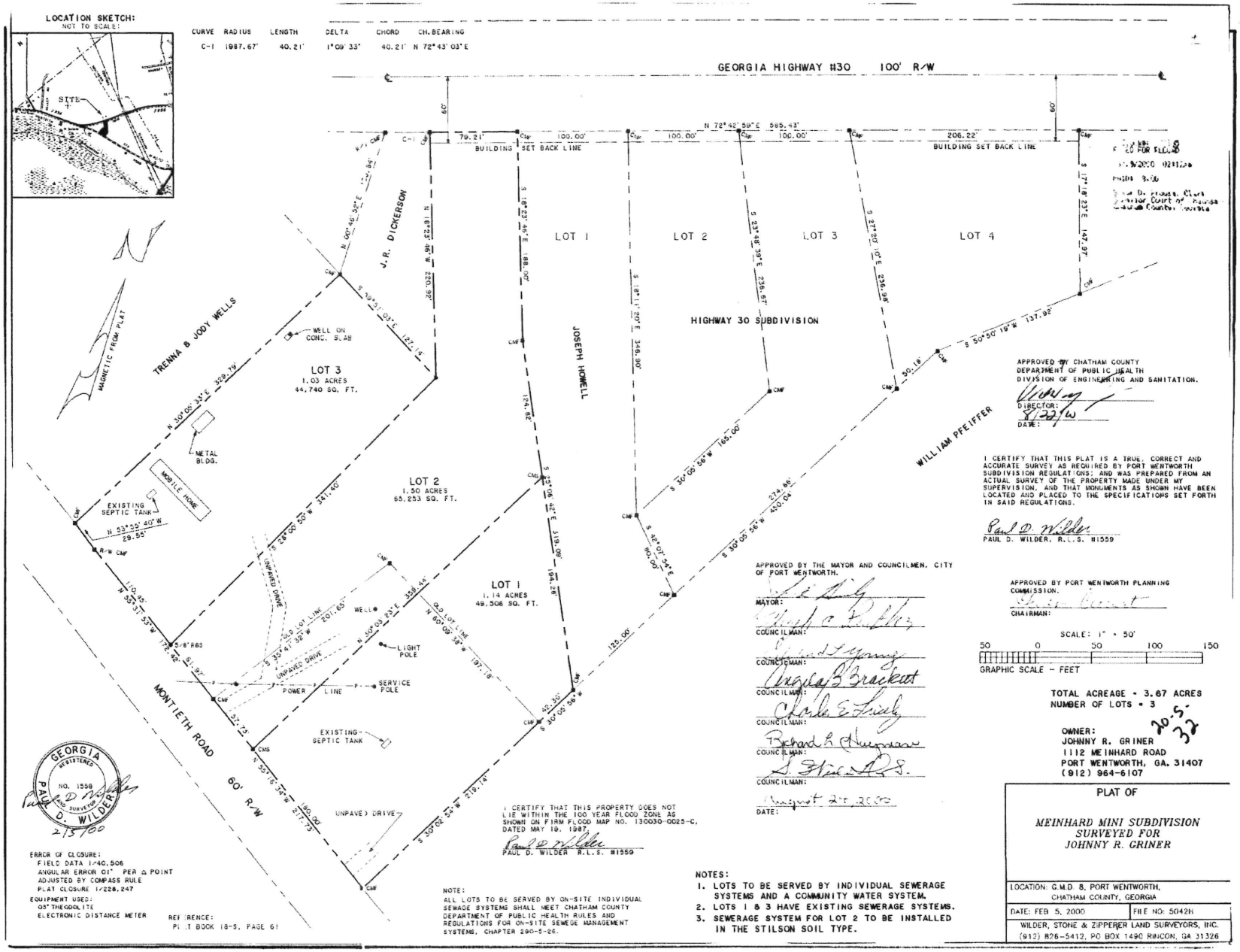
Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | SAGIS |

EXHIBIT C

PLAT OF SUBJECT PARCELS

[Attached]



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=20S&key2=32B&county=25&countyname=CHATHAM&userid=794908&appid=28

Project Timeline

Project Number: 230148

Project Name: ZMA Meinhard Rd 7-0976-01-055/041Y RA TO RM 2023

Additional Properties: 7-0976-01-038/039/040

Applicant: John Northup III, on behalf of Advenir Oakley Development LLC

Owner: Pheiffer Family Living Trust: William K Pfeiffer Jr & Charlotte G Pheiffer

Additional Property Owners: Lynwood & Anita Griner & Johnny Griner

Planning Commission Date:07/10/2023

1st Reading Council Date:07/27/2023

2nd Reading Council Date:08/24/2023

- 05/05/2023 – Application received-Incomplete (SC)
- 05/08/2023 – Email sent to John Northup for Original Signatures on Authorization of Property Owners Form (SC)
- 05.15.2023 - Public Hearing Notice Letters mailed out to APO's.
- 05.15.2023 - Public Hearing notice sent to newspaper to be ran for Friday May 19, 2023
- 05/16/2023 - Original signatures for Authorization of Property Owners received and application fees as well. Application complete.
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 07.10.2023 – The Planning Commission voted unanimously to approve the application.
- 07.27.2023 – Received 2nd Application to include Griner Properties on Meinhard
- 07.27.2023 – Received PDF
- 07.28.2023 – Received check for 2nd application.
- 08.01.2023 – Revised Signs ordered
- 08.10.2023 – signs reposted.

CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 10, 2023

Council Meeting Room | **Regular Meeting** | **3:30 PM**

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Register led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Absent	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Chairman Stewart notified the Commission that item 6.A was requested to be tabled by the applicant to the August 2023 meetings and that according to the City Attorney items 8.B-E could be heard under a single public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Nishant Randerwala, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jun 12, 2023 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

RESULT:	**DELAYED [UNANIMOUS]** **Next: 8/14/2023 3:30 PM**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Nishant Randerwala, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

B. Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordnance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth.

The applicant, John D Northup, was present and gave a overview of the project. Scott Weathers was present on behalf of the ownership and also gave a presentation of the project.

Public Hearing
- Avril Roy-Smith - Roseberry Cir - Spoke in favor of the application.

After the public hearing was closed, Commissioner Moore asked about fire separation. Mr. Weathers responded they would meet all fire codes. Commissioner Randerwala made a motion to approve. Commissioner Moore seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nishant Randerwala, Planning Commissioner
SECONDER:	Lance Moore, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Louis Yuan on behalf of Rxnow LLC, for PIN # 70906 04044 (7896 Ga Highway 21) for a General Development Site Plan to allow a Commercial Development (Wentworth Plaza) in a M-P-O (Master Plan Overlay) Zoning District (PUD Zoning District, Planned Unit Development, under Newly Adopted Zoning Ordnance)

Sharita Lal, was present on behalf of the applicant. Ms. Lal requested the application be delayed until the August 2023 meetings due to the concept plan changing. Commissioner Register made a motion to delay. Commissioner Senati seconded the motion. The vote was unanimous.

RESULT:	**DELAYED [UNANIMOUS] Next: 8/14/2023 3:30 PM**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Omar Senati-Martinez, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

B. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

The applicant, Scott Monson, was present and gave a overview of the project. Mr. Monson explained that the intention would be to dedicate the water and sanitary sewer utilities. The streets and stormwater drainage would remain private and maintained by the Ownership.

Public Hearing
- Avril Roy-Smith - Roseberry Cir - spoke in favor of the application.

After the public hearing was closed, Commissioner Senati suggested that a Development Agreement between the development and the City be in place prior to approval. Commissioner Register made a motion to approve the application with the condition that a Development Agreement between the City and the Developer be in place prior to City Council approving the application. Commissioner Middleton seconded the motion. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

C. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision

This application was reviewed and voted on under item 8.B.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

D. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

This application was reviewed and voted on under item 8.B.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

E. Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance)

This application was reviewed and voted on under item 8.B.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Omar Senati-Martinez, Planning Commissioner
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT:	Brown, Gray

Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of August, 2023.

Secretary

Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 25) for the purpose of a Single-Family Subdivision

Issue/Item: Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 25) for the purpose of a Single-Family Subdivision

Background: This parcel is currently undeveloped land in the Rice Hope Subdivision.

Facts and Findings: This is the Preliminary Plat Submittal for Rice Hope Lakeside Phase 25 which includes fourty-one (41) single family lots on approximately 8.13 acres. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The roads, stormwater, water and sanitary sewer utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2023 at 3:30 P.M. **/ UPDATE: THE PLANNING COMMISSION VOTE UNANIMOUSLY TO APPROVE THE APPLICATION WITH THE REQUIREMENT THAT ALL ROADS BE STRIPED.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054,063-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054,063-APO list (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054,063-Timeline (DOCX)
- Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054,063-Revised Plat 7.24.23 (PDF)

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 45 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 Phases 25	
Location: Lakeside Blvd., Port Wentworth, GA 31407	
Number of Lots: 41	Number of Acres: 8.13
PIN #('s): 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)

N/A

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? N/A

Date Submitted: N/A PWPC File No: N/A

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

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 City, State Zip: Richmond Hill, GA 31324

Phone #: (912) 445-0578 Email: jason@pittmanengineeringco.com

Owner: Forestar (USA) Real Estate Group Inc.

Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

Phone # 843-535-8188 Email: annalewis@forestar.com

Date: February 1, 2023

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

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.

Kurt A. Sandness

Kurt A. Sandness **Signature of Owner**

VP RE Inv & Dev

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

Owner	Mailing Address	City	State	Zip
BUCK ISLAND, LLC AND BEP LAND INVESTORS, LLC	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
JOHN HILL	8547 HEATHERWOOD DR	SAVANNAH	GA	31406
ARDMORE PORT WENTWORTH, LLC	1400 W NORTHWOOD ST	GREENSBORO	NC	27408
PUBLIX SUPER MARKETS INC, ATTN TREASURY DEPT	PO BOX 32018	LAKELAND	FL	33802
GREENLAND DEVELOPERS INC	5829 CLYO KILDARE RD	NEWINGTON	GA	30446
RICE HOPE PLANTATION COMMUNITY ASSOCIATION	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RICE HOPE	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RH TRACT 2 LLC C/O HIGHBROOK INVESTORS	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
STEVEN & KATHY ABSHERE	10 WILD SILK WAY	PORT WENTWORTH	GA	31407
SHELDON BARNES & CHELSEY SNELL	12 WILD SILK WAY	PORT WENTWORTH	GA	31407

Project Timeline

Project Number: 230052

Project Name: Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054 & 063

Applicant / Engineer: Pittman Engineering

Owner: Forestar (USA) Real Estate Group Inc

City Review Engineer: n/a

- 01/31/2023 – Sent files to T&H for review for all phases 25-27-29B. [ME]
- 01/31/2023 – Email sent to Jason @ Pittman Eng. Requesting a separate subdivision application for each phase along w/ additional fees required. [ME]
- 02/08/2023 – Application received: Incomplete(sc)
- 02/09/2023 – email to Jason (Pittman) regarding APO [S.C.]
- 7/14/23 – sent Jason email for plat revisions. [ME]
- 7/24/23 – resubmittal of plats received. [ME]
- 7/26/23 – Ad posted in newspaper. [SC]

APPROVED BY THE CITY OF PORT WENTWORTH

_____ 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

C7	200.00'	100.25'	99.20'	N 49°51'45" E	14°21'35"
C8	200.00'	59.74'	59.51'	N 72°46'43" E	8°33'23"
C9	250.00'	48.22'	48.15'	S 40°33'11" W	5°31'33"
C10	250.00'	48.22'	48.15'	S 51°36'17" W	5°31'33"
C11	250.00'	48.22'	48.15'	S 62°39'24" W	5°31'33"
C12	250.00'	48.22'	48.15'	S 73°42'30" W	5°31'33"
C14	250.00'	9.16'	9.16'	S 80°17'04" W	1°03'00"

LINE	BEARING	DISTANCE
L2	S 61°39'56" E	52.91'
L3	N 56°52'30" W	14.97'
L4	S 34°12'04" W	18.79'
L5	N 33°07'30" E	50.00'
L6	S 11°32'46" E	21.09'
L7	S 78°23'17" W	21.31'
L8	N 36°20'06" E	21.21'
L9	S 53°39'54" E	21.21'
L10	N 33°07'30" E	31.70'

N: 809214.161
E: 961607.139

NOW OR FORMERLY
JOHN E. HILL
(DEED BOOK 1845, PAGE 694)

GA SPC – EAST ZONE
GRID NORTH – NAD 83

N: 808975.536
E: 961406.350

FUTURE DEVELOPMENT
(PHASE 28)

COLD CREEK PASS (50' R/W)

GLADEWATER DRIVE (50' R/W)

LAKESIDE DRIVE (50' R/W)

FUTURE DEVELOPMENT
(PHASE 29A)

FUTURE DEVELOPMENT
(PHASE 29A)

FUTURE DEVELOPMENT
(PHASE 24)

COMMON AREA
10,961 S.F.
0.25 AC.

COMMON AREA
2,200 S.F.
0.05 AC.

COMMON AREA
7,177 S.F.
0.16 AC.

COMMON AREA
1,817 S.F.
0.04 AC.

COMMON AREA
3,503 S.F.
0.08 AC.

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 423,507 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. 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.
5. 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).
6. 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.
7. 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.
8. 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
9. THIS PLAT CONTAINS 41 LOTS
10. 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
11. 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
12. 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
13. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
14. 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.
15. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
16. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.

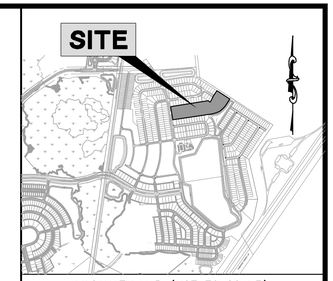
FRONT	20'
SIDE	5
REAR	15'

17. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
18. 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

SITE



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	0.59 ACRES
RIGHT OF WAY	1.96 ACRES
LOTS	5.58 ACRES
TOTAL	8.13 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
OF

RICE HOPE LAKESIDE PHASE 25 LOTS 573 THRU 613

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	04/24/2023
FILE	21436B	DRAWN BY	DW
DRAWING	21436B-PH25	CREW CHIEF	PM

SHEET 1 OF 1

CITY OF PORT WENTWORTH

PLANNING COMMISSION

AUGUST 14, 2023

Council Meeting Room	Regular Meeting	3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Scott Robichaux led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Lance Moore, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jul 10, 2023 3:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

The applicant, Daniel Ben-Yisrael, was present and gave an overview of the project.

Public Hearing
-Avril Roy-Smith - Roseberry Cir - spoke about traffic and access concerns.
-Georgia Benton - Saussy Rd - spoke against the application.
-Dominique Lavasier - spoke about traffic concerns.

After the public hearing was closed, Chairman Stewart verified with the City Attorney, Scott Robichaux, that if the application was submitted prior to the adoption of the New Zoning Ordnance, this application would fall under the old Zoning Ordnance. Commissioner Moore made a motion to approve the application. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Omar Senati-Martinez, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 25) for the purpose of a Single-Family Subdivision

The applicant, Jason Bryant, was present and gave a overview of the project. Commissioner Senati-Martinez made a motion to approve the application with the condition that all roads be striped. Commissioner Brown approved the motion. The vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

B. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 27) for the purpose of a Single-Family Subdivision

This application was reviewed and voted on under item 8.A.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

C. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-041, 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 29B) for the purpose of a Single-Family Subdivision

This application was reviewed and voted on under item 8.A.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

D. Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc. for PIN #'s 70906 04041, 054, 063 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Major Subdivision (Lakeside at Rice Hope Phase's 25, 27, & 29B) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance).

This application was reviewed and voted on under item 8.A.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Abby Brown, Planning Commissioner
SECONDER:	Charlene Middleton, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Randerwala, Register

_____
Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2023.

_____
Secretary

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

Meeting: 08/24/23 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2874)

DOC ID: 2874

Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 27) for the purpose of a Single-Family Subdivision

Issue/Item: Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 27) for the purpose of a Single-Family Subdivision

Background: This parcel is currently undeveloped land in the Rice Hope Subdivision.

Facts and Findings: This is the Preliminary Plat Submittal for Rice Hope Lakeside Phase 25 which includes thirty-two (32) single family lots on approximately 2.31 acres. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The roads, stormwater, water and sanitary sewer utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2023 at 3:30 P.M. **/ UPDATE: THE PLANNING COMMISSION VOTE UNANIMOUSLY TO APPROVE THE APPLICATION WITH THE REQUIREMENT THAT ALL ROADS BE STRIPED.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-APO list (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Timeline (DOCX)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Revised Plat 7.24.23 (PDF)

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 45 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 Phases 27	
Location: Lakeside Blvd., Port Wentworth, GA 31407	
Number of Lots: 32	Number of Acres: 2.31
PIN #('s): 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)

N/A

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? N/A

Date Submitted: N/A PWPC File No: N/A

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

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 City, State Zip: Richmond Hill, GA 31324

Phone #: (912) 445-0578 Email: jason@pittmanengineeringco.com

Owner: Forestar (USA) Real Estate Group Inc.

Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

Phone # 843-535-8188 Email: annalewis@forestar.com

Date: February 1, 2023

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

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.

Kurt A. Sandness

Kurt A. Sandness **Signature of Owner**

VP RE Inv & Dev

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

Owner	Mailing Address	City	State	Zip
JOHN HILL	8547 HEATHERWOOD DR	SAVANNAH	GA	31406
ARDMORE PORT WENTWORTH, LLC	1400 W NORTHWOOD ST	GREENSBORO	NC	27408
PUBLIX SUPER MARKETS INC, ATTN TREASURY DEPT	PO BOX 32018	LAKELAND	FL	33802
GREENLAND DEVELOPERS INC	5829 CLYO KILDARE RD	NEWINGTON	GA	30446
RICE HOPE PLANTATION COMMUNITY ASSOCIATION	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RICE HOPE	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RH TRACT 2 LLC C/O HIGHBROOK INVESTORS	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
STEVEN & KATHY ABSHERE	10 WILD SILK WAY	PORT WENTWORTH	GA	31407
SHELDON BARNES & CHELSEY SNELL	12 WILD SILK WAY	PORT WENTWORTH	GA	31407

Project Timeline

Project Number: 230079

Project Name: Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063

Applicant / Engineer: Pittman Engineering

Owner: Forestar (USA) Real Estate Group Inc

City Review Engineer: n/a

- 01/31/2023 – Sent files to T&H for review for all phases 25-27-29B. [ME]
- 01/31/2023 – Email sent to Jason @ Pittman Eng. Requesting a separate subdivision application for each phase along w/ additional fees required. [ME]
- 02/08/2023 – Application received: Incomplete(sc)
- 02/09/2023 – email to Jason (Pittman) regarding APO [S.C.]
- 7/14/23 – sent Jason email for plat revisions. [ME]
- 7/24/23 – resubmittal of plats received. [ME]
- 7/26/23 – Ad posted in newspaper. [SC]
-

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH

_____ _____
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 32 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.

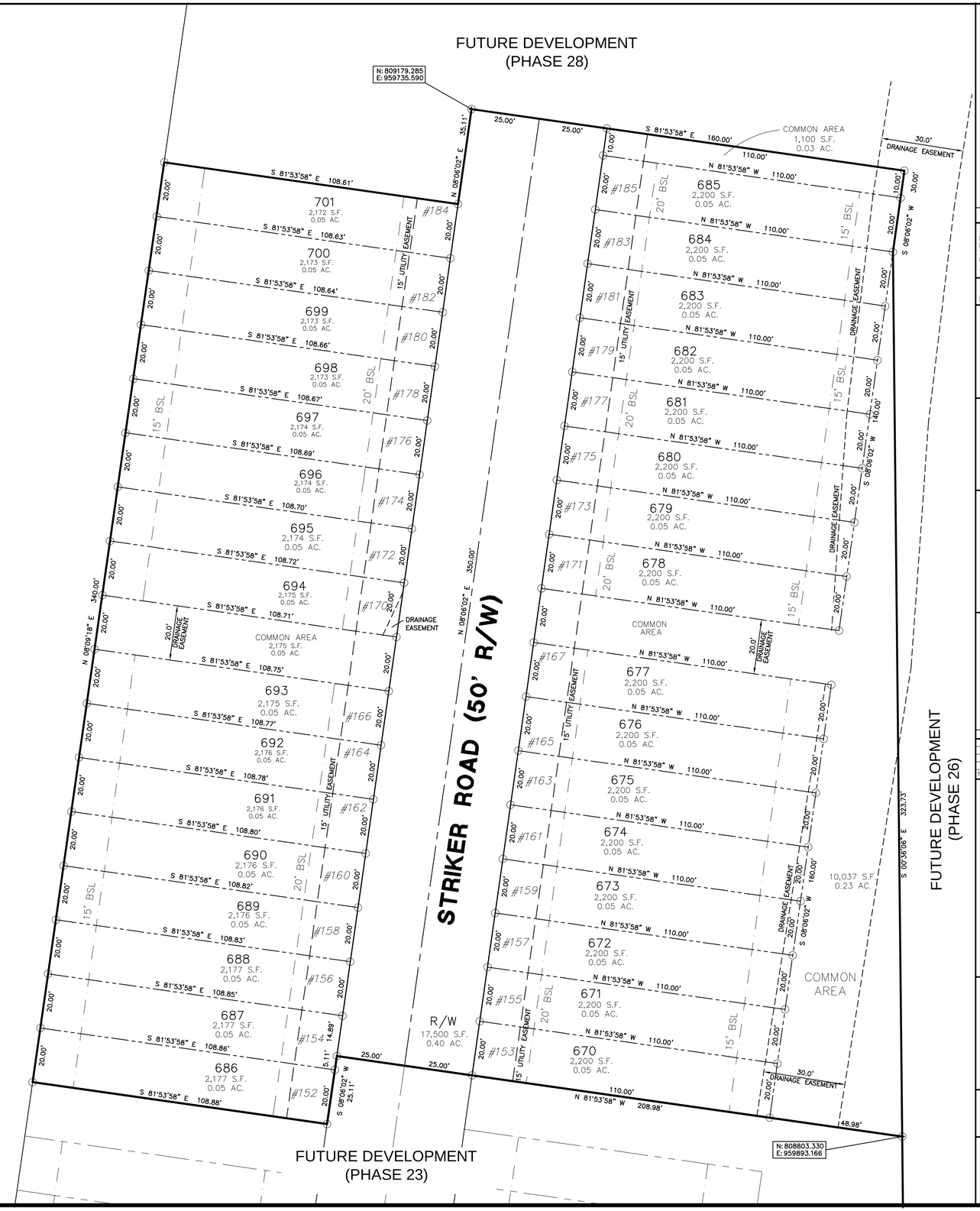
FRONT	20'
SIDE	0'
REAR	15'

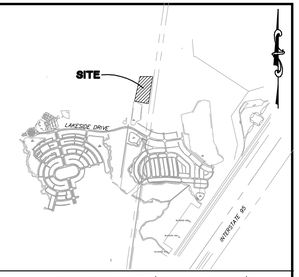
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND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

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LINE	BEARING	DISTANCE
L1	N 53°06'02" E	21.21'
L2	S 08°06'02" W	25.11'





VICINITY MAP (NOT TO SCALE)

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LEGEND:

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

AREA CHART

COMMON AREA	0.31 ACRES
RIGHT OF WAY	0.40 ACRES
LOTS	1.60 ACRES
TOTAL	2.31 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 LAND SURVEYOR THOMAS G. GAMMON — FOR REVIEW ONLY — NOT FOR RECORDING OR CONSTRUCTION

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY
OF

RICE HOPE LAKESIDE PHASE 27 LOTS 670 THRU 701

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

20 0 10 20 40

SCALE	1" = 20'	DRAWING DATE	07/20/2023
	21436B	DRAWN BY	DW/CWC
DRAWING	21436B 27-1	CREW CHIEF	PM

SHEET 1 OF 1

Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-041, 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 29B) for the purpose of a Single-Family Subdivision

Issue/Item: Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-041, 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 29B) for the purpose of a Single-Family Subdivision

Background: This parcel is currently undeveloped land in the Rice Hope Subdivision.

Facts and Findings: This is the Preliminary Plat Submittal for Rice Hope Lakeside Phase 29B which includes fifty-six (56) single family lots on approximately 8.3 acres. The lots will be served by City of Port Wentworth Water and Sanitary Sewer utility's. The roads, stormwater, water and sanitary sewer utility's are intended to be dedicated to the City of Port Wentworth for use and maintenance. The Civil Site Plan for this subdivision will be reviewed under a separate Site Plan Review Application. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2023 at 3:30 P.M. **/ UPDATE: THE PLANNING COMMISSION VOTE UNANIMOUSLY TO APPROVE THE APPLICATION WITH THE REQUIREMENT THAT ALL ROADS BE STRIPED.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-APO list (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Timeline (DOCX)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-Revised Plat 7.24.23 (PDF)

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 45 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 Phases 27	
Location: Lakeside Blvd., Port Wentworth, GA 31407	
Number of Lots: 32	Number of Acres: 2.31
PIN #('s): 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)

N/A

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? N/A

Date Submitted: N/A PWPC File No: N/A

Number of Required Prints

All submittals, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

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 City, State Zip: Richmond Hill, GA 31324

Phone #: (912) 445-0578 Email: jason@pittmanengineeringco.com

Owner: Forestar (USA) Real Estate Group Inc.

Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

Phone # 843-535-8188 Email: annalewis@forestar.com

Date: February 1, 2023

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

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.

Kurt A. Sandness

Kurt A. Sandness **Signature of Owner**

VP RE Inv & Dev

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH

7306 HIGHWAY 21, SUITE 301

PORT WENTWORTH, GEORGIA 31407

Owner	Mailing Address	City	State	Zip
JOHN HILL	8547 HEATHERWOOD DR	SAVANNAH	GA	31406
ARDMORE PORT WENTWORTH, LLC	1400 W NORTHWOOD ST	GREENSBORO	NC	27408
PUBLIX SUPER MARKETS INC, ATTN TREASURY DEPT	PO BOX 32018	LAKELAND	FL	33802
GREENLAND DEVELOPERS INC	5829 CLYO KILDARE RD	NEWINGTON	GA	30446
RICE HOPE PLANTATION COMMUNITY ASSOCIATION	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RICE HOPE	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RH TRACT 2 LLC C/O HIGHBROOK INVESTORS	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
STEVEN & KATHY ABSHERE	10 WILD SILK WAY	PORT WENTWORTH	GA	31407
SHELDON BARNES & CHELSEY SNELL	12 WILD SILK WAY	PORT WENTWORTH	GA	31407

Project Timeline

Project Number: 230079

Project Name: Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063

Applicant / Engineer: Pittman Engineering

Owner: Forestar (USA) Real Estate Group Inc

City Review Engineer: n/a

- 01/31/2023 – Sent files to T&H for review for all phases 25-27-29B. [ME]
- 01/31/2023 – Email sent to Jason @ Pittman Eng. Requesting a separate subdivision application for each phase along w/ additional fees required. [ME]
- 02/08/2023 – Application received: Incomplete(sc)
- 02/09/2023 – email to Jason (Pittman) regarding APO [S.C.]
- 7/14/23 – sent Jason email for plat revisions. [ME]
- 7/24/23 – resubmittal of plats received. [ME]
- 7/26/23 – Ad posted in newspaper. [SC]
-

RESERVED FOR CLERK'S FILING INFORMATION

APPROVED BY THE CITY OF PORT WENTWORTH

_____ _____
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 32 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.

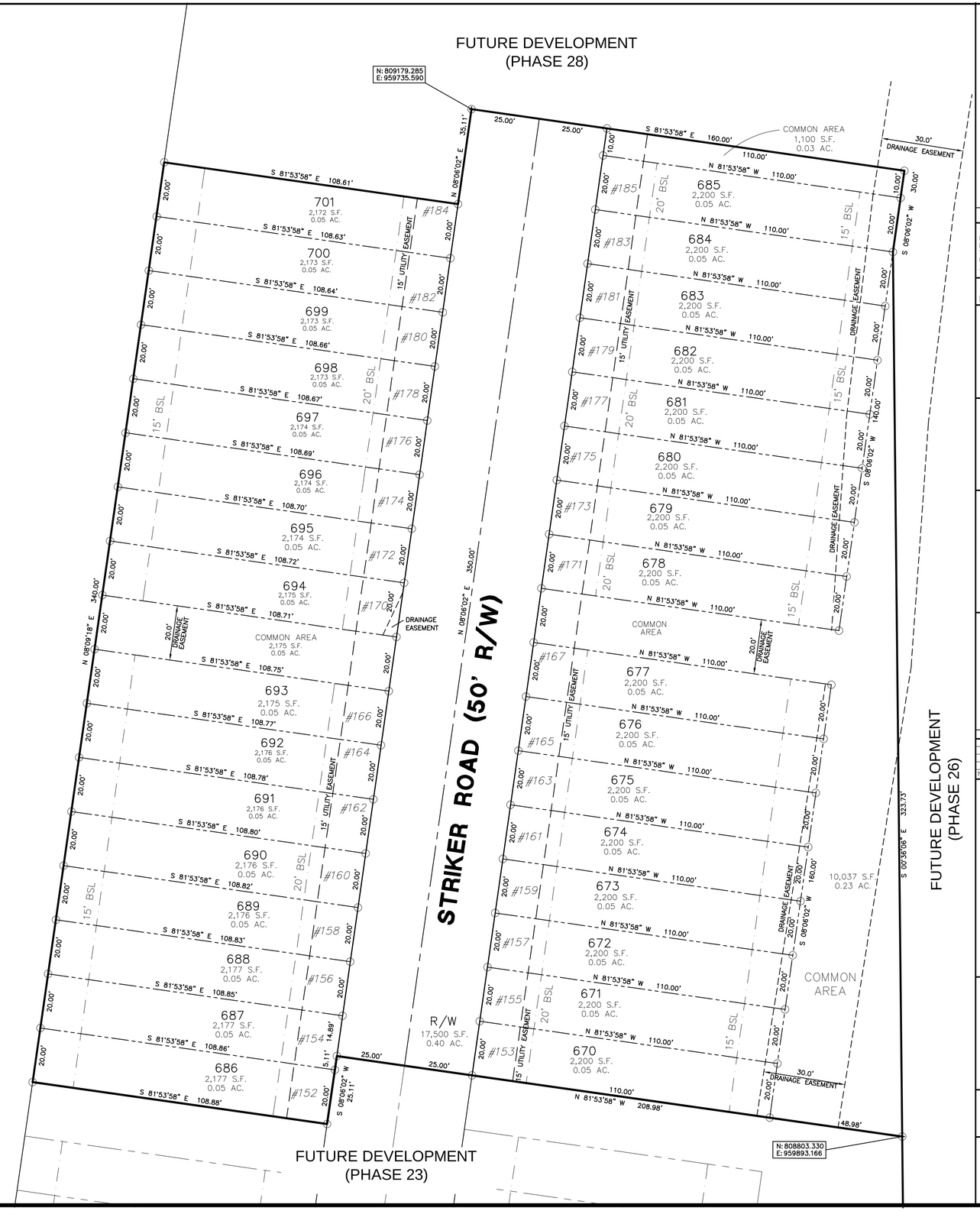
FRONT	20'
SIDE	0'
REAR	15'

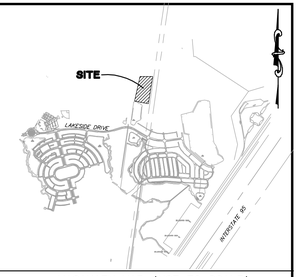
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
19. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND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





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	0.31 ACRES
RIGHT OF WAY	0.40 ACRES
LOTS	1.60 ACRES
TOTAL	2.31 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 LAND SURVEYOR THOMAS G. GAMMON — FOR REVIEW ONLY — NOT FOR RECORDING OR CONSTRUCTION

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

SUBDIVISION SURVEY
OF

RICE HOPE LAKESIDE PHASE 27 LOTS 670 THRU 701

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

20 0 10 20 40

SCALE	1" = 20'	DRAWING DATE	07/20/2023
	21436B	DRAWN BY	DW/CWC
DRAWING	21436B 27-1	CREW CHIEF	PM

SHEET 1 OF 1

Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc. for PIN #'s 70906 04041, 054, 063 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Major Subdivision (Lakeside at Rice Hope Phase's 25, 27, & 29B) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance).

Issue/Item: Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc. for PIN #'s 70906 04041, 054, 063 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Major Subdivision (Lakeside at Rice Hope Phase's 25, 27, & 29B) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordnance).

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

Facts and Findings: This project is a specific development plan for Lakeside at Rice Hope Phase's 25, 27, and 29B. The project will consist of one hundred twenty nine (129) single family homes and all associated roads, drainage and water and sewer utilities. The site plan has been reviewed by City engineers, Thomas & Hutton and a final review letter has been issued. The preliminary plat applications for all phases of the subdivision have been submitted separately. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2023 at 3:30 PM. **/ UPDATE: THE PLANNING COMMISSION VOTE UNANIMOUSLY TO APPROVE THE APPLICATION WITH THE REQUIREMENT THAT ALL ROADS BE STRIPED.**

ATTACHMENTS:

- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 25 7-0906-04-054,063-APO list (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 27 7-0906-04-063-APO list (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 29B 7-0906-04-041,054,063-APO list (PDF)
- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - Timeline (DOCX)

- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - CSS Worksheet (PDF)
- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - CSS Exhibit (PDF)
- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - Flood Zone Line (PDF)
- S-Site Plan RH Lakeside Ph 25, 27, 29B 2023 - Drainage Report 04.27.23 (PDF)

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

Site Plan Review Application

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

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

Site Plan Address: Lakeside Blvd., Port Wentworth, GA 31407

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

Zoning: M-P-O Estimated Cost of Construction: $ 6,450,000

Type of Construction: Residential - 129 Lots

Project Name: Rice Hope Lakeside Phases 25, 27, 29B

Applicant's Name: Forestar (USA) Real Estate Group Inc.

Mailing Address: 2221 E. Lamar Blvd. Suite 790
Arlington, TX 76006

Phone #: 843-535-8188 Email: annalewis@forestar.com

Owner's Name (If Different form Applicant): Same as Applicant

Mailing Address:

Phone #: Email:

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

Kurt A. Sandness — 8/24/22

Applicant's Signature Kurt A. Sandness VP RE Inv + Dev — Date

Same as Applicant

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

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Kurt A. Sandness — 8/24/22

Applicant's Signature Kurt A. Sandness VP RE Inv & Dev

Date

Updated 10/19/2021

Owner	Mailing Address	City	State	Zip
BUCK ISLAND, LLC AND BEP LAND INVESTORS, LLC	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
JOHN HILL	8547 HEATHERWOOD DR	SAVANNAH	GA	31406
ARDMORE PORT WENTWORTH, LLC	1400 W NORTHWOOD ST	GREENSBORO	NC	27408
PUBLIX SUPER MARKETS INC, ATTN TREASURY DEPT	PO BOX 32018	LAKELAND	FL	33802
GREENLAND DEVELOPERS INC	5829 CLYO KILDARE RD	NEWINGTON	GA	30446
RICE HOPE PLANTATION COMMUNITY ASSOCIATION	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RICE HOPE	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BEP RH TRACT 2 LLC C/O HIGHBROOK INVESTORS	100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
STEVEN & KATHY ABSHERE	10 WILD SILK WAY	PORT WENTWORTH	GA	31407
SHELDON BARNES & CHELSEY SNELL	12 WILD SILK WAY	PORT WENTWORTH	GA	31407

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SHELDON BARNES & CHELSEY SNELL	12 WILD SILK WAY	PORT WENTWORTH	GA	31407
DENISE STONE-RAGUCKAS	303 LAKESIDE BLVD.	PORT WENTWORTH	GA	31407
AMH DEVELOPMENT, LLC	30601 AGOURA ROAD, SUITE 200	AGOURA HILLS	CA	91301
CORTRICE JACKSON	305 LAKESIDE BOULEVARD	PORT WENTWORTH	GA	31407
FREDDY L & LENA A MEEKS	307 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
DERRICK K BARNES	309 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
JOSEPH T. GONSALVES	311 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
EUGENE A JR & PONDA B SHOWALTER	313 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
GEORGE MICHAEL BRIDWELL	505 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
GARY CONWAY	403 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
ERIN M LEWIS	405 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
BILLIE & ROD M. CASSIDY	407 LAKESIDE BOULEVARD	PORT WENTWORTH	GA	31407
BRENDA C. DENMARK	409 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
TIFFANY NICOLE BROWN-CORBIN	503 LAKESIDE BOULEVARD	PORT WENTWORTH	GA	31407
VILLAGE PARK HOMES LLC	PO BOX 23376	HILTON HEAD	SC	29925
JAMES P & LYNN M MILLARD	509 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
JOHN M DUNCAN	511 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
KIRBY LINDER	506 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
RYAN COLE PHILLIP	508 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
ALAN JOHN KENNEDY	510 LAKESIDE BLVD	PORT WENTWORTH	GA	31407
ANTONIO REMOND SHEPPARD	4 LAKESIDE DRIVE	PORT WENTWORTH	GA	31407
MARTIN J. & ROBYN SAVARESE JR.	2 LAKESIDE DRIVE	PORT WENTWORTH	GA	31407
FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD, STE 790	ARLINGTON	TX	76006
PITTMAN ENGINEERING, ATTN: JASON BRYANT	2591 US HWY 17, STE 303	RICHMOND HILL	GA	31324

Project Timeline

Project Number: 230051

Project Name: Lakeside at Rice Hope Phases 25, 27, 29B – Specific Site Plan

Applicant / Engineer: Pittman Engineering – Jason Bryant

Owner: Forestar (USA) Real Estate Group, Inc.

City Review Engineer: Thomas & Hutton

- 1/25/2023 – application received. [S.C.]
- 1/31/2023 – application reviewed for completeness; incomplete. Missing the following information: Check provided is for $866.00 but correct amount should be $886.00. Sent email to Jason Bryant (Pittman) about the incorrect check amount. [M.E.]
- 1/31/2023 – corrected check received. [M.E.].
- 1/31/2023 – project has been sent to Thomas and Hutton for review. [M.E.]
- 2/14/2023 – 1st review comment letter received from T&H. Pittman copied on email [M.E.]
- 3/29/2023 – 1st return comment letter received from Pittman. T&H copied. [M.E.]
- 4/17/2023 – 2nd review comment letter received from T&H. Pittman copied. [M.E.]
- 4/30/2023 – 2nd return comment letter received from Pittman. T&H copied. [S.C.]
- 5/16/2023 – 3RD review comment letter received from T&H. Pittman copied. [SC]
- 05/30/2023 – Received EPD Letter [SC]
- 6/12/2023 – 3rd return comment letter received from Pittman. T&H copied. [S.C.]
- 6/26/2023 – 4th review Concurrence letter from T&H. Pittman copied. [SC]
- 7/10/2023 – Final EPD Approval Letter
- 7/26/23 – Ad posted in newspaper. [SC]

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

June 26, 2023

Mr. Jason Stewart
Assistant City Manager
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

Re: Rice Hope Lakeside Ph 25, 27, 29B
City of Port Wentworth, Georgia
Site Plan Review
J–25412.0037

Dear Mr. Stewart:

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.

The applicant's latest submittal received on June 12, 2023, appears to address all previous comments and be in general conformance with the City of Port Wentworth's zoning ordinance and development regulations with the exception of the following:

1. Please provide a water and sewer agreement between the developer and the City.

2. Please provide EPD water permit approval.

Upon resolution of the above comments, the City of Port Wentworth retains the right to issue a development permit at their discretion. However, the following comments must be addressed prior to project closeout:

3. Two benchmarks should be added to the final plat per Section 15.3–8 of Appendix B of the City Port Wentworth Zoning Ordinance.

4. A final plat for recording of public or private easements or rights–of–way should be provided per Section 3.4.2(i) of the City of Port Wentworth Comprehensive Design Manual.

5. A performance bond should be provided prior to any building and/or grading permit for any land development activity requiring a permanent stormwater management system per section 7–80(h) of the City of Port Wentworth Code of Ordinances.

The Applicant should address items 1–2 prior to proceeding with the City's development permit process. If the City chooses to proceed with the issuance of a development permit prior to the resolution of items 3–5, the City may include these conditions with the development permit. Please call us with any questions or comments at (912) 234–5300.

Sincerely,

THOMAS & HUTTON

Jessica L. Routt, P.E.

JLR/fmb

Monday, June 12, 2023 12:56:28 AM

CONSTRUCTION PLANS
FOR
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GEORGIA

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.

PREPARED FOR:

FORESTAR (USA) REAL ESTATE GROUP, INC.

AUGUST 2, 2022

JOB NUMBER: 21-255

PREPARED BY:

PITTMAN ENGINEERING

2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
WWW.PITTMANENGINEERINGCO.COM

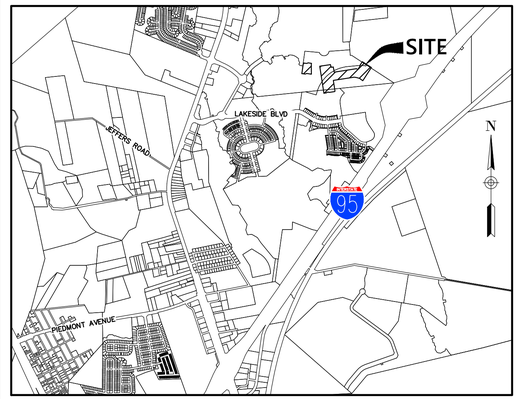
PROJECT DATA

DEVELOPER:	FORESTAR (USA) REAL ESTATE GROUP, INC. 363 WANDO PLACE DRIVE, SUITE 201 MOUNT PLEASANT, SC 29464 ---- (843)535-8188
24 HOUR CONTACT:	24-HOUR CONTACT
TELEPHONE:	24-HOUR CONTACT (PHONE NUMBER)
JURISDICTION:	PORT WENTWORTH, GEORGIA
TAX MAP #:	70906 04054 & 70906 04603
ZONING:	PUD
PROPERTY OWNER OF RECORD:	FORESTAR (USA) REAL ESTATE GROUP, INC.
FEMA FLOOD ZONE:	X
FEMA FLOOD PANEL:	MAP NUMBER 13051C0035G, MAP DATED 8/16/18
APPROXIMATE LOCATION OF SITE:	PORT WENTWORTH, GEORGIA 31407
LATITUDE:	N032.2193
LONGITUDE:	W081.1820
VERTICAL DATUM:	NAVD 88

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

Know what's below. Call before you dig.



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
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C0.2	EXISTING CONDITIONS
C0.3	EXISTING CONDITIONS
C0.4	EXISTING CONDITIONS
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C1.2	STAKING AND LAYOUT PLAN
C1.3	STAKING AND LAYOUT PLAN
C2.1	WATER AND SEWER PLAN
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C2.4	WATER AND SEWER DETAILS
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C2.8	SEWER PROFILES
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C3.1	PAVING, GRADING AND DRAINAGE PLAN
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C3.4	NEIGHBORHOOD GRADING PLAN
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C3.6	PAVING, GRADING AND DRAINAGE DETAILS
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EC1.1	INITIAL EROSION CONTROL PLAN
EC1.2	INITIAL EROSION CONTROL PLAN
EC1.3	INITIAL EROSION CONTROL PLAN
EC2.1	INTERMEDIATE EROSION CONTROL PLAN
EC2.2	INTERMEDIATE EROSION CONTROL PLAN
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EC3.1	FINAL EROSION CONTROL PLAN
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EC4.1	EROSION CONTROL NOTES
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EC4.3	EROSION CONTROL NOTES
EC5.1	EROSION CONTROL DETAILS
EC5.2	EROSION CONTROL DETAILS
EC5.3	EROSION CONTROL DETAILS
EC5.4	EROSION CONTROL DETAILS

REVISION LISTING

REV. NO.	REVISION	BY	DATE
2	REVISED PER CITY OF PORT WENTWORTH	JJB	06/09/23
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Cover.dwg

RICE HOPE- LAKESIDE PHASES 25-27-29B

Monday, June 12, 2023 12:05:21 AM

GENERAL NOTES:

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
ATTN: KURT SANDNESS
2221 E. LAMAR BLVD. SUITE 790
ARLINGTON, TX 76006
KURTSANDNESS@FORESTAR.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:	19.9 ± AC.
DISTURBED AREA:	25 AC.
FLOOD MAP:	13051C0035G
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 Port Wentworth 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 200, 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
- PROPOSED OVERHEAD COMMUNICATION (C)
- EXISTING OVERHEAD COMMUNICATION (C)
- PROPOSED UNDERGROUND COMMUNICATION (Cu)
- EXISTING UNDERGROUND COMMUNICATION (Cu)
- PROPOSED OVERHEAD ELECTRICAL (E)
- EXISTING OVERHEAD ELECTRICAL (Eu)
- PROPOSED UNDERGROUND ELECTRICAL (Eu)
- EXISTING UNDERGROUND ELECTRICAL (Eu)
- PROPOSED FORCE MAIN (FM)
- EXISTING FORCE MAIN (FM)
- PROPOSED NATURAL GAS MAIN (G)
- EXISTING NATURAL GAS MAIN (G)
- PROPOSED NON-POTABLE WATER (NPW)
- EXISTING NON-POTABLE WATER (NPW)
- PROPOSED SANITARY SEWER (SS)
- EXISTING SANITARY SEWER (SS)
- PROPOSED WATER MAIN (W)
- EXISTING WATER MAIN (W)
- RIGHT OF WAY
- PROPERTY LINE
- LIMITS OF FILL (FILL)
- WELDED WIRE FABRIC (X)
- TREE LINE
- RAIL ROAD
- DRAINAGE CHANNEL
- SILT FENCE
- PROPOSED FENCE
- EXISTING FENCE
- GAURD RAIL
- BREAK LINE
- STREAM BUFFER (SB)
- LIMITS OF 100 YEAR FLOOD PLANE
- SOIL BOUNDARY (SOIL)
- PROPOSED MAJOR CONTOUR (1000)
- EXISTING MAJOR CONTOUR (1000)
- 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
- FIRE HYDRANT
- TAG
- WATER MANHOLE (W)
- WATER METER (W)
- SANITARY SEWER MANHOLE (S)
- GREASE TRAP (GT)
- STORM DRAIN MANHOLE (D)
- COMMUNICATION MANHOLE (C)
- COMMUNICATION VAULT (C)
- UTILITY POLE
- IN LINE VALVE
- HORIZONTAL CONTROL POINT
- GUY WIRE
- ELECTRICAL MANHOLE (E)
- BENCHMARK (BM)
- VALVE IN MANHOLE
- GRATE INLET

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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

C0.1 GENERAL NOTES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	8/8/22

SHEET

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Phase 25-27-29B - General Notes.dwg

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

Monday, June 12, 2023 12:06:19 AM

RICE HOPE LAKESIDE
PHASES 25, 27 & 29-B
ALSO REFERRED TO AS PHASE 2

MATCHLINE -- SEE SHEET C0.3

RICE HOPE LAKESIDE
PHASES 25, 27 & 29-B
ALSO REFERRED TO AS PHASE 2

15" RCP

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

PITTMAN ENGINEERING
259J Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EXISTING CONDITIONS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

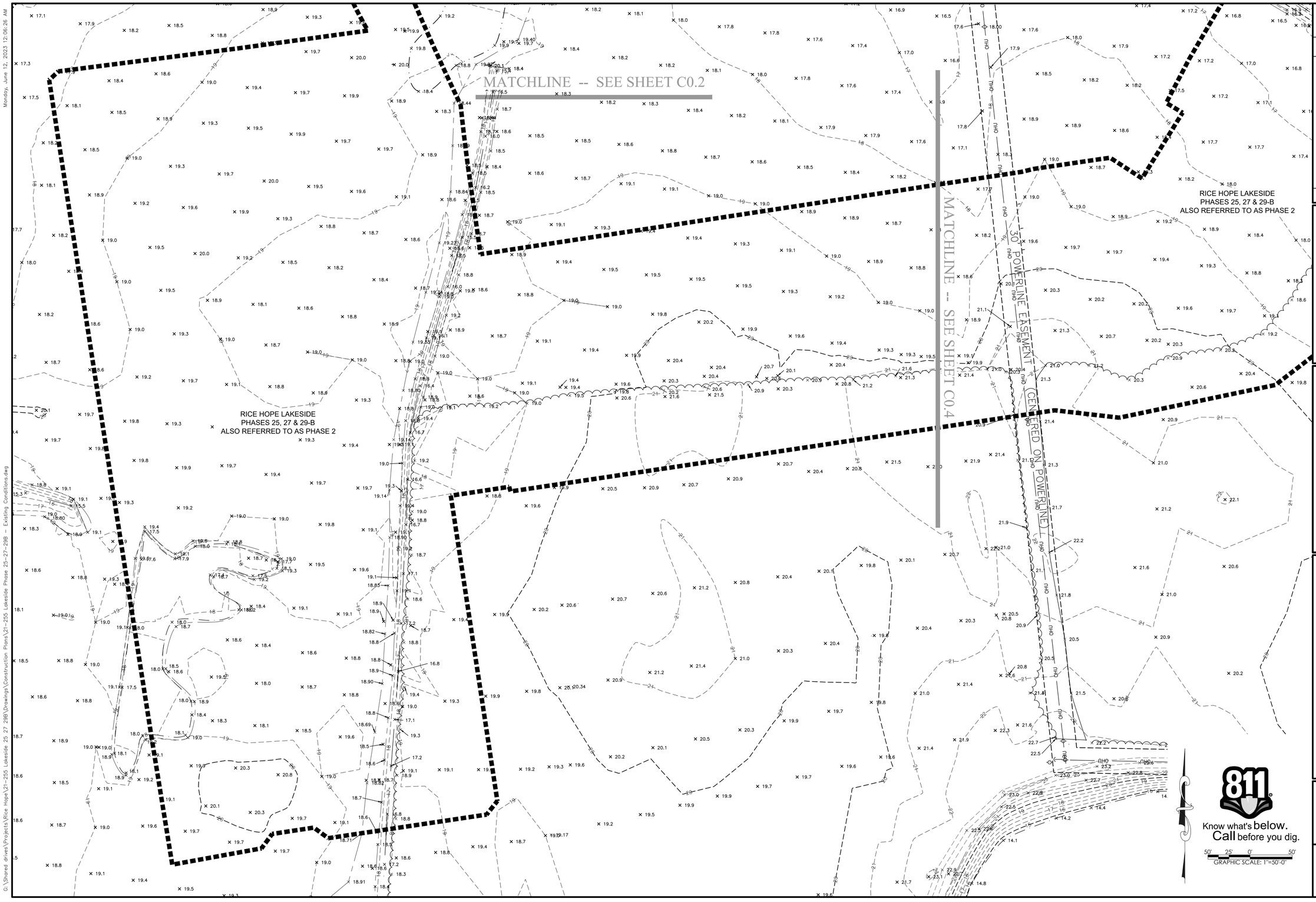
Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=50'
Date:	8/8/22

SHEET
####

Know what's below.
Call before you dig.

GRAPHIC SCALE: 1"=50'-0"

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Phase 25-27-29B - Existing Conditions.dwg



Monday, June 12, 2023 12:06:26 AM

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REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

PITTMAN ENGINEERING
2591 Hwy 175 Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EXISTING CONDITIONS

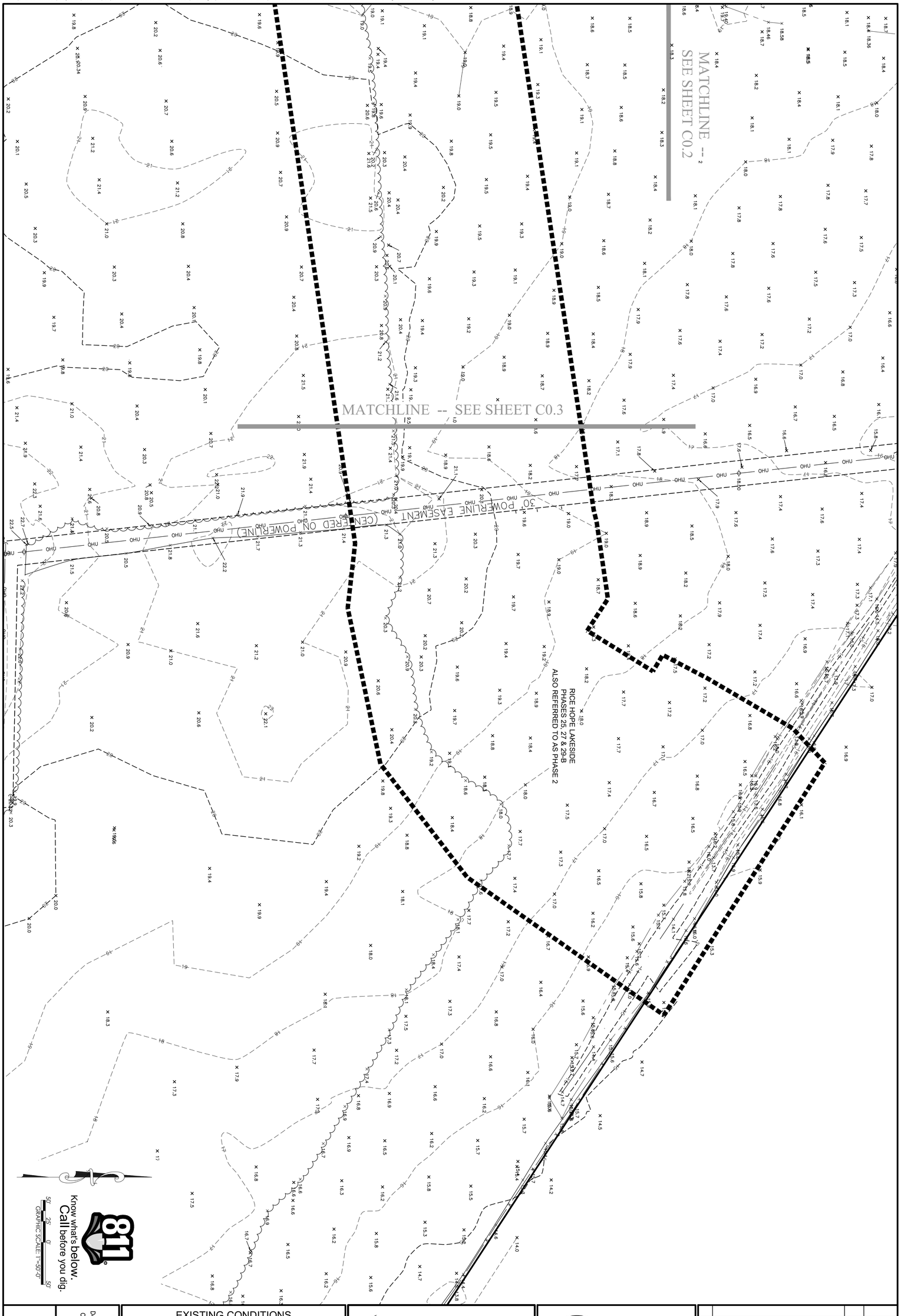
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=50'
Date:	8/8/22

SHEET
####

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"=50'-0"



Know what's below.
Call before you dig.

811

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

SHEET	#####
Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1"=50'
Date:	8/8/22

EXISTING CONDITIONS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

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REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23



REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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PHASING PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

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

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

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 100
Date:	8/8/22

SHEET
C1.1

Monday, June 12, 2023 12:06:54 AM

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Monday, June 12, 2023 12:07:19 AM

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EP: 4+45.23
LAT:N032.2205
LONG:W081.1823
BP: 0+00.00
PCC: 4+05.03
EP: 10+07.76
LAT:N032.2204
LONG:W081.1822
0+35
EP: 0+35.33
LAT:N032.2204
LONG:W081.1821
PC: 3+45.86
LAT:N032.2203
LONG:W081.1822
4+45
10+08
10+00
0+00
4+00
S81° 20' 06"W
178.05'
WATER MAIN EASEMENT
614
STOP SIGN AND STOP BAR, TYP.
RAMP WITH TRUNCATED DOMES PLATE, TYP.
N08° 40' 54"W
210.95'
3+00
15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE
PHASE 28
PHASE 25
604
15' UTILITY EASEMENT
STORM DRAINAGE EASEMENT
PC: 6+72.63
LAT:N032.2200
LONG:W081.1831
PI: 1+35.00
BP: 0+00.00
LAT:N032.2197
LONG:W081.1821
LAKESIDE DRIVE
70'
15.5'
15.5'
2+00
WATER MAIN EASEMENT
644
15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE
N08° 40' 54"W
135.00'
0+00
RAMP WITH TRUNCATED DOMES PLATE, TYP.
STOP BAR AND STOP SIGN, TYP.
15' UTILITY EASEMENT
PHASE 25
PHASE 21
BP: 0+00.00
LAT:N032.2193
LONG:W081.1820
5' WIDE SIDEWALK, TYP.
18" ROLL-CURB, TYP.
15' UTILITY EASEMENT
15' UTILITY EASEMENT
WATER MAIN EASEMENT
7.5'
2+00
50'
24'
12'
12'
1+00
PHASE 29-B
MATCHLINE -- SEE SHEET C1.2
GLADEWATER DRIVE
N81° 20' 06"E
852.13'
5+00
6+00
7+00
8+00
4+00
3+00
2+00
1+00
18" ROLL-CURB, TYP.
5' WIDE SIDEWALK, TYP.
WATER MAIN EASEMENT
15' UTILITY EASEMENT
588
WATER MAIN EASEMENT
PHASE 28
PHASE 25
EP: 1+65.22
LAT:N032.2206
LONG:W081.1793
18" ROLL-CURB, TYP.
5' WIDE SIDEWALK, TYP.
S56° 52' 30"E
165.22'
1+00
BP: 0+00.00
EP: 10+73.15
LAT:N032.2204
LONG:W081.1788
15' UTILITY EASEMENT
0+00
10+73
SEWER MAIN EASEMENT
PT: 10+41.45
LAT:N032.2203
LONG:W081.1789
PC: 8+52.13
LAT:N032.2200
LONG:W081.1794
COLD CREEK PASS
S56° 52' 30"E
139.26'
10+00
STOP SIGN AND STOP BAR, TYP.
15' UTILITY EASEMENT
588
WATER MAIN EASEMENT
PHASE 25
PHASE 24
EP: 2+48.63
LAT:N032.2200
LONG:W081.17
PHASE 25
PHASE 21
8"W
10"W
12"W
15"W
NOTE:
ALL STREET NAMES WITHIN A SUBDIVISION SHALL BE APPROVED BY THE MANAGER AND COUNCIL, PURSUANT TO SECTION 15.3-2.1(K) IN APPENDIX B OF THE PORT WENTWORTH CODE OF ORDINANCES. STREET NAME MARKERS ARE TO BE INSTALLED PER THE CITY SPECIFICATIONS PURSUANT TO SECTION 15.3-2.1 IN APPENDIX B OF THE PORT WENTWORTH CODE OF ORDINANCES. 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.

Parcel Line Table		
Line #	Length	Direction
L1	35.33	N81° 20' 06.34"E
L2	31.70	N33° 07' 29.91"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.88	1300.58	0.57	S8° 22' 43"E	12.88
C2	157.08	100.00	90.00	S36° 20' 06"W	141.42
C3	59.18	1035.00	3.28	N10° 19' 10"W	59.17
C4	40.20	1035.00	2.23	N13° 04' 13"W	40.20
C5	189.32	225.00	48.21	N57° 13' 48"E	183.78

Know what's below. Call before you dig.

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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912-445-0578
www.PittmanEngineeringCo.com

STAKING AND LAYOUT PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1" = 50'
Date: 8/8/22

SHEET
C1.2

Monday, June 12, 2023 12:07:29 AM



Parcel Line Table		
Line #	Length	Direction
L1	35.33	N81° 20' 06.34"E
L2	31.70	N33° 07' 29.91"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.88	1300.58	0.57	S8° 22' 43"E	12.88
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STAKING AND LAYOUT PLAN
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C1.3

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

C:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Staking Plan.dwg

UNUSUAL CONDITIONS: IF A WATER OR SEWER MAIN MUST CROSS UNDER A STORM DRAINAGE PIPE, THE TOP OF THE MAIN SHALL BE AT LEAST 18" INCHES LOWER THAN THE BOTTOM OF THE STORM DRAINAGE, THE MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE STORM DRAINAGE, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE STORM DRAINAGE TO PREVENT EXCESSIVE DEFLECTION OF THE MAIN AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE.

SEWER MH-9
FR: 19.16
IE(S OUT): 6.33
211 LF 8"Ø PVC PIPE @ 0.40%

SEWER MH-8
FR: 20.01
IE(N IN): 5.48
IE(E IN): 5.38
IE(S OUT): 5.38
45° BEND
12" MJ CAP
12" VALVE IN MANHOLE

174 LF 8"Ø PVC PIPE @ 0.40%
SEWER MH-17
FR: 18.98
IE(W OUT): 6.08

45° BEND
8" MJ CAP
8" VALVE IN MANHOLE
(2) 12" X 8" TEE (S)
45° BEND
12" VALVE IN MANHOLE
8" VALVE IN MANHOLE
45° BEND
FIRE HYDRANT ASSEMBLY
270 LF 8"Ø PVC PIPE @ 0.40%

22.5° BEND
22.5° BEND
22.5° BEND

WATER MAIN EASEMENT

15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE

CONNECT SEWER TO EXISTING SSMH @ IE: 4.31 VIA CORE-DRILL METHOD

12" VALVE IN MANHOLE

330 LF 8"Ø PVC PIPE @ 0.40%

SEWER MH-10
FR: 17.61
IE(E IN): 5.73
IE(W OUT): 5.63

312 LF 8"Ø PVC PIPE @ 0.40%

15' UTILITY EASEMENT

SEWER MH-11
FR: 17.65
IE(E IN): 7.08
IE(W OUT): 6.98

265 LF 8"Ø PVC PIPE @ 0.40%

SEWER MH-12
FR: 18.28
IE(NE IN): 9.77
IE(W OUT): 8.14

90 LF 8"Ø PVC PIPE @ 3.00%

SEWER MAIN EASEMENT

SEWER MH-13
FR: 18.78
IE(NE IN): 12.57
IE(SW OUT): 12.47

106 LF 8"Ø PVC PIPE @ 0.40%

FIRE HYDRANT ASSEMBLY

8" VALVE IN MANHOLE

SEWER MH-15
FR: 18.67
IE(SE OUT): 13.82

104 LF 8"Ø PVC PIPE @ 0.70%

10" MJ CAP
10" VALVE IN MANHOLE

SEWER MH-14
FR: 19.19
IE(NW IN): 13.10
IE(SE IN): 13.10
IE(SW OUT): 13.00

10" X 8" TEE
REMOVE 10" CAP AND CONNECT TO EXISTING 10" WATER MAIN

15' UTILITY EASEMENT

104 LF 8"Ø PVC PIPE @ 0.70%

SEWER MH-16
FR: 18.84
IE(NW OUT): 13.82

WATER LATERAL, TYP.
SEWER LATERAL, TYP.

15' UTILITY EASEMENT
WATER MAIN EASEMENT

FIRE HYDRANT ASSEMBLY

25' DRAINAGE EASEMENT

WATER MAIN EASEMENT
FIRE HYDRANT ASSEMBLY

15' UTILITY EASEMENT

EXIST. SSMH-3
FR: 19.06
IE(E IN): 4.31
IE(N IN): 4.31

9" VALVE IN MANHOLE
12" X 8" TEE
12" VALVE IN MANHOLE

REMOVE 12" CAP AND CONNECT TO EXISTING 12" WATER MAIN

NOTE:
LOTS 619-630 CONNECT NEW SERVICE LATERAL TO EXISTING SEWER MAIN

NOTE:
LOTS 623-630 CONNECT NEW SERVICE LATERAL TO EXISTING WATER MAIN

REMOVE 8" CAP, CONNECT TO EX 8" WATER MAIN

15' UTILITY EASEMENT
WATER MAIN EASEMENT
7.5' WATER LINE EASEMENT

GLADEWATER DRIVE
COLD CREEK PASS
LAKESIDE DRIVE
FLAT ROCK TRACE

PHASE 28
PHASE 25
PHASE 29-B
PHASE 21
PHASE 23
PHASE 24

MATCHLINE -- SEE SHEET C2.2

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.

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.

LOT LATERALS	WATER	SEWER
NUMBER OF CONNECTIONS	129	129
SIZE/MATERIAL OF LATERAL	1" POLYETHYLENE	4" SDR 26 PVC (PUSH ON TYPE)
SINGLE OR DOUBLE SERVICE	SINGLE SERVICE	SINGLE SERVICE

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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WATER AND SEWER PLAN
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1" = 50'
Date: 8/8/22

SHEET
C2.1

Monday, June 12, 2023 12:08:32 AM

UNUSUAL CONDITIONS: IF A WATER OR SEWER MAIN MUST CROSS UNDER A STORM DRAINAGE PIPE, THE TOP OF THE MAIN SHALL BE AT LEAST 18" INCHES LOWER THAN THE BOTTOM OF THE STORM DRAINAGE, THE MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE STORM DRAINAGE, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE STORM DRAINAGE TO PREVENT EXCESSIVE DEFLECTION OF THE MAIN AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE

MATCHLINE -- SEE INSET

MATCHLINE -- SEE PLAN

MATCHLINE -- SEE SHEET C2.1

STRIKER ROAD

FLAT ROCK TRACE

LAKESIDE DRIVE

PHASE 30

PHASE 27

PHASE 23

PHASE 26

PHASE 29-B

PHASE 28

PHASE 25

PHASE 21

100' IND EASEMENT

340 LF 8"Ø PVC PIPE @ 0.40%

DRAINAGE EASEMENT

WATER LATERAL, TYP.

SEWER LATERAL, TYP.

CONNECT SEWER TO EXISTING SSMH @ IE: 6.65 VIA CORE-DRILL METHOD

EXIST. SSMH-1
FR: 16.08
IE(N IN): 6.65

NOTE:
LOTS 686-693, 670-676 CONNECT NEW SERVICE LATERAL TO EXISTING SEWER MAIN

10" VALVE IN MANHOLE

FIRE HYDRANT ASSEMBLY

REMOVE 8" CAP AND CONNECT TO EXISTING 8" WATER MAIN W/ 8" X 10" INCREASER

30' DRAINAGE EASEMENT CENTERED ON STORM PIPE

15' UTILITY EASEMENT

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.

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.

LOT LATERALS	WATER	SEWER
NUMBER OF CONNECTIONS	129	129
SIZE/MATERIAL OF LATERAL	1" POLYETHYLENE	4" SDR 26 PVC (PUSH ON TYPE)
SINGLE OR DOUBLE SERVICE	SINGLE SERVICE	SINGLE SERVICE

SEWER MH-1
FR: 18.02
IE(S OUT): 8.01

SEWER MH-2
FR: 20.28
IE(N IN): 7.56
IE(S OUT): 7.46

SEWER MH-3
FR: 20.48
IE(N IN): 8.49
IE(S OUT): 8.39

SEWER MH-4
FR: 19.69
IE(N IN): 10.72
IE(S OUT): 9.19

SEWER MH-5
FR: 19.93
IE(NE IN): 12.21
IE(S OUT): 12.11

SEWER MH-6
FR: 19.93
IE(E IN): 13.86
IE(SW OUT): 13.76

SEWER MH-7
FR: 19.68
IE(W OUT): 14.68

SEWER MH-8
FR: 20.01
IE(N IN): 5.48
IE(E IN): 5.38
IE(S OUT): 5.38

SEWER MH-9
FR: 19.16
IE(S OUT): 6.33

SEWER MH-17
FR: 18.98
IE(W OUT): 6.08

211 LF 8"Ø PVC PIPE @ 0.40%

41 LF 8"Ø PVC PIPE @ 2.00%

78 LF 8"Ø PVC PIPE @ 2.00%

69 LF 8"Ø PVC PIPE @ 2.00%

177 LF 8"Ø PVC PIPE @ 0.40%

211 LF 8"Ø PVC PIPE @ 0.40%

315 LF 8"Ø PVC PIPE @ 1.81%

174 LF 8"Ø PVC PIPE @ 0.40%

270 LF 8"Ø PVC PIPE @ 0.40%

330 LF 8"Ø PVC PIPE @ 0.40%

15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE

WATER MAIN EASEMENT

SEWER MAIN EASEMENT

7.5' WATER LINE EASEMENT

22.5° BEND

45° BEND

8° MJ CAP

12" MJ CAP

12" VALVE IN MANHOLE

8" VALVE IN MANHOLE

(2) 12" X 8" TEE (S)

12" X 8" TEE

FIRE HYDRANT ASSEMBLY

CONNECT SEWER TO EXISTING SSMH @ IE: 4.31 VIA CORE-DRILL METHOD

EXIST. SSMH-3
FR: 19.06
IE(E IN): 4.31
IE(N IN): 4.31

REMOVE 12" CAP AND CONNECT TO EXISTING 12" WATER MAIN

NOTE:
LOTS 619-630 CONNECT NEW SERVICE LATERAL TO EXISTING SEWER MAIN

NOTE:
LOTS 623-630 CONNECT NEW SERVICE LATERAL TO EXISTING WATER MAIN

CONNECT SEWER TO EXISTING SSMH @ IE: 1.74 VIA CORE-DRILL METHOD

EXIST. SSMH-2
FR: 20.40
IE(N IN): 1.74

REMOVE 8" CAP AND CONNECT TO EXISTING 8" WATER MAIN

Know what's below. Call before you dig.

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

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1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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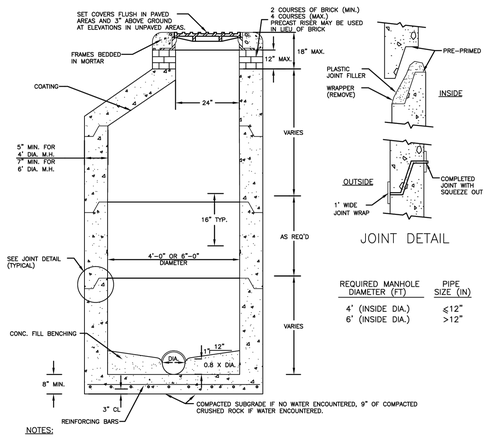
WATER AND SEWER PLAN
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
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Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C2.2

C:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Water and Sewer Plan.dwg

Monday, June 12, 2023 12:08:54 AM



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

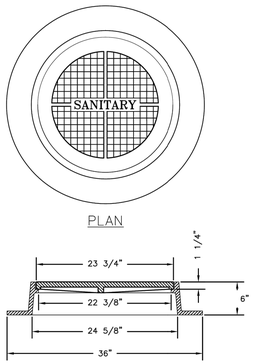
NOTES:

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:

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.

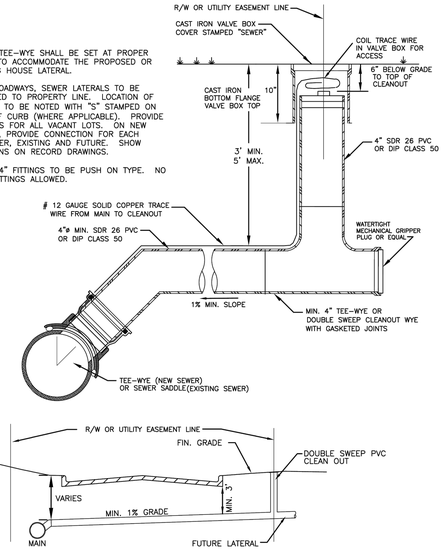
MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
S-2

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

NOTE:

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

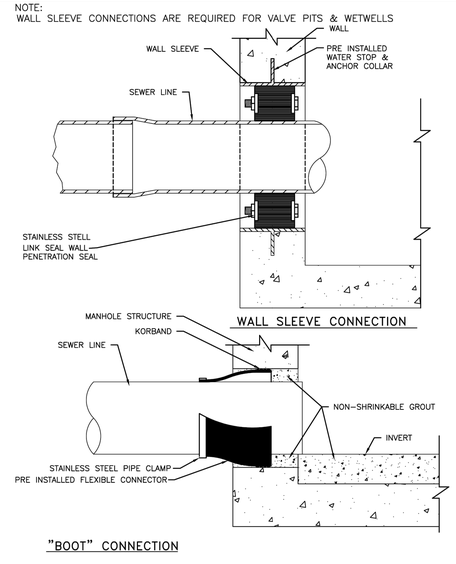


SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

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

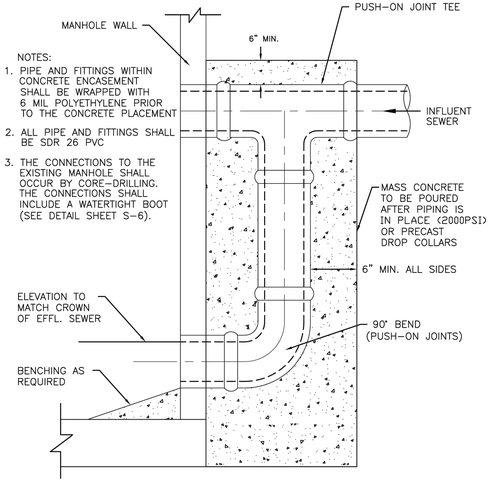
NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

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



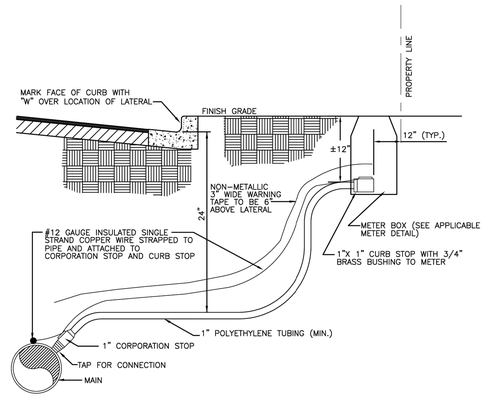
NOTES:

1. PIPE AND FITTINGS WITHIN CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 6 MIL POLYETHYLENE PRIOR TO THE CONCRETE PLACEMENT
2. ALL PIPE AND FITTINGS SHALL BE SDR 26 PVC
3. THE CONNECTIONS TO THE EXISTING MANHOLE SHALL OCCUR BY CORE-DRILLING. THE CONNECTIONS SHALL INCLUDE A WATERTIGHT BOOT (SEE DETAIL SHEET S-6).

DROP MANHOLE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-7

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

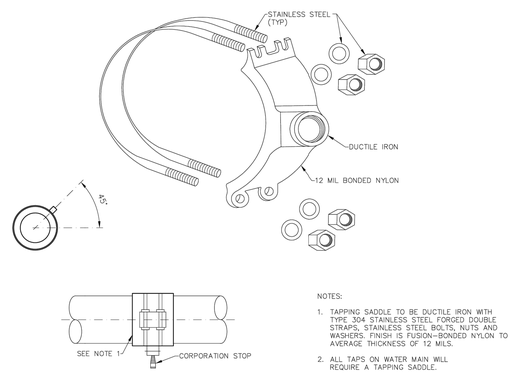


NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS
W-1

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



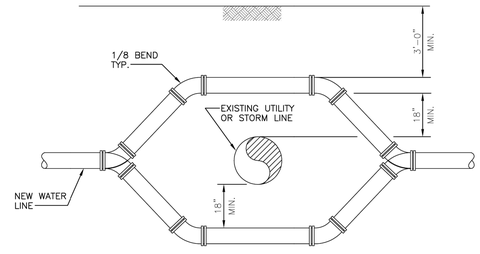
NOTES:

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



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

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON J. BRYANT JOSEPH

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

WATER AND SEWER DETAILS

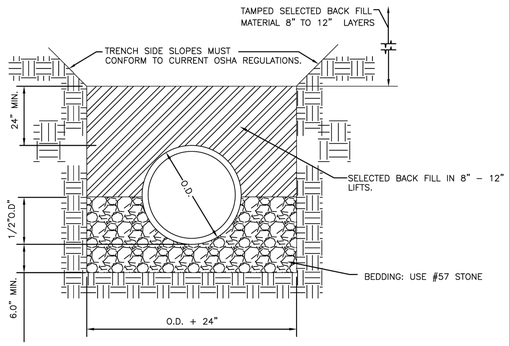
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1" = 50'
Date: 8/8/22

SHEET
C2.4

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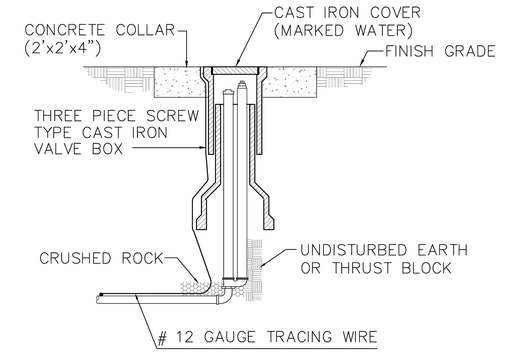
PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

W–8

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTE:

1. MAINGUARD #79 BLOW–OFF HYDRANT BY THE KUPFERLE FOUNDRY COMPANY. SEE MANUFACTURER'S SPECIFICATION FOR FURTHER DETAIL.

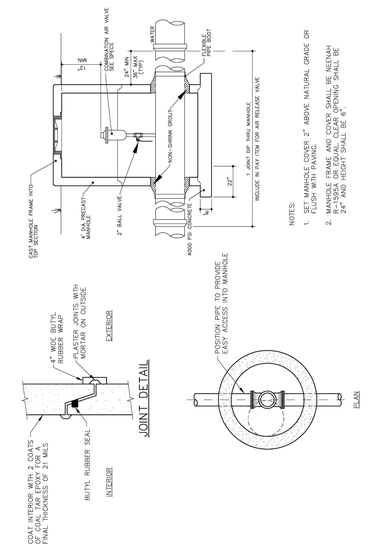
BLOW–OFF HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W–10

PREPARED BY SAUSSY ENGINEERING, LLC.

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



NOTES:

1. SET MANHOLE COVER 2" ABOVE NATURAL GRADE OR FINAL PAVING.
2. MANHOLE FRAME AND COVER SHALL BE NEENAH R-1565A OR EQUAL. CLEAR OPENING SHALL BE 24" AND HEIGHT SHALL BE 6".

COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

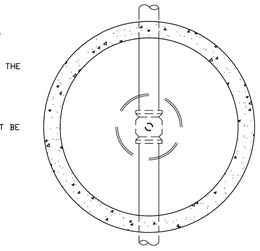
W–13

PREPARED BY SAUSSY ENGINEERING, LLC.

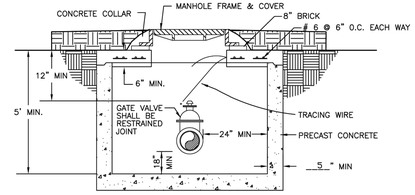
SCALE: N.T.S.
DATED: FEBRUARY 2007

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



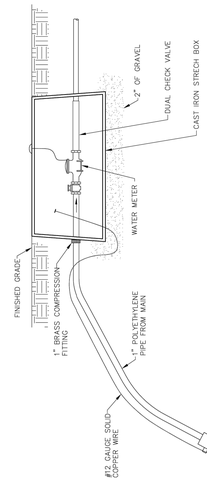
VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth
TECHNICAL DETAILS

W–14

PREPARED BY SAUSSY ENGINEERING, LLC.

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



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

NOTES:

1. WATER METER FOR THE 3/4" AND 1" WATER METERS SHALL BE PURCHASED FROM THE CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE PERFORMED BY A CONTRACTOR PERFORMING PUBLIC WORKS.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN AND TAP MAIN UNDER THE DIRECTION OF THE CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF EXCAVATED AREA.
5. FOR COMMERCIAL USE WATER METER, CITY WILL NOT PROVIDE DUAL CHECK VALVE. OWNER SHALL PROVIDE BACKFLOW PREVENTER.

WATER METER

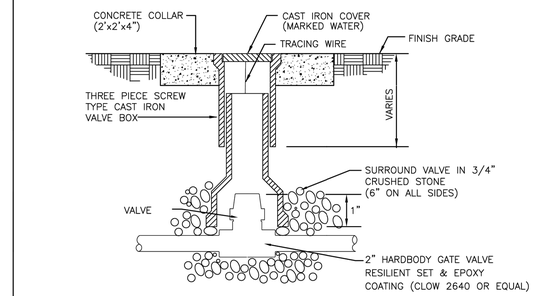
City of Port Wentworth
TECHNICAL DETAILS

W–17

ADDENDUM 01

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

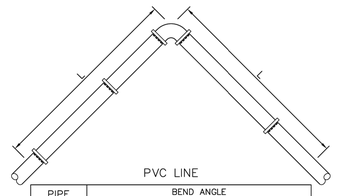
2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS

W–18

PREPARED BY SAUSSY ENGINEERING, LLC.

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



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.

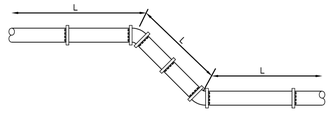
STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

W–27

PREPARED BY SAUSSY ENGINEERING, LLC.

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 SAUSSY ENGINEERING, LLC.

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

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
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WATER AND SEWER DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

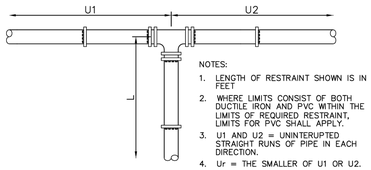
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21–255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1" = 50'
Date: 8/8/22

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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 = UNINTERUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

TEE / Ur	5'–10"	11'–20"	21'–35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W–29

PREPARED BY SAUSSY ENGINEERING, LLC.
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

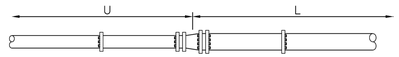
PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

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 SAUSSY ENGINEERING, LLC.
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

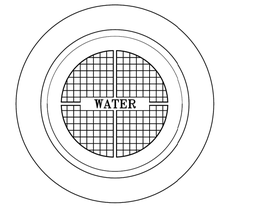
U = MINIMUM UNITERRUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.
L = MINIMUM RESTRAINED LENGTH.
* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTAINED FOR A MINIMUM OF "L" FEET.

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



PLAN

SECTION

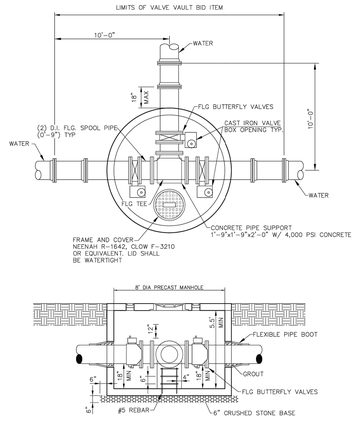
NOTE:

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

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
W–34

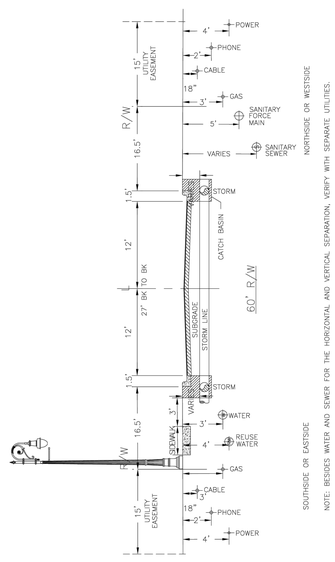
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



WATER VALVE VAULT

City of Port Wentworth
TECHNICAL DETAILS
W–35

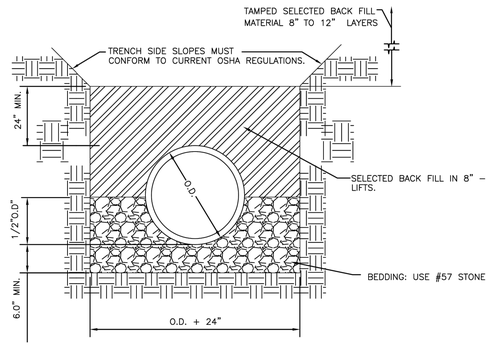
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



TYP. SECTION UNDERGROUND UTILITY INSTALLATION

City of Port Wentworth
TECHNICAL DETAILS
U–1

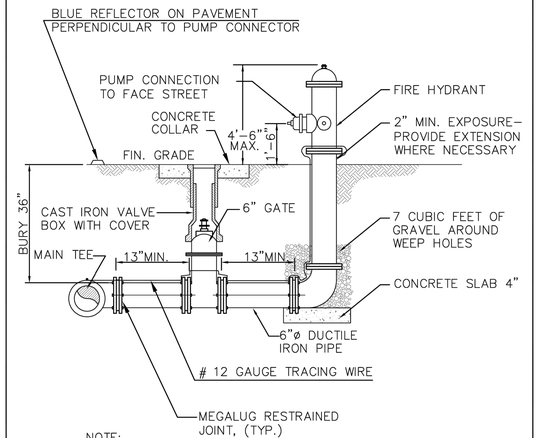
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S–8

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

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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

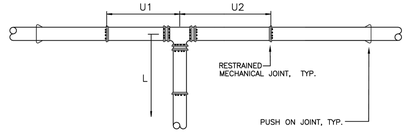
WATER AND SEWER DETAILS
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21–255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C2.6

G:\Shared drives\Projects\Rice Hope\21–255 Lakeside 25 27 29B\Drawings\Construction Plans\21–255 Lakeside Ph 25–27–29B Water and Sewer Details.dwg

Monday, June 12, 2023 12:09:21 AM



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

Run \ Tap	5'–10'	11'–20'	21'–35'	36'–50'	50'–75'	75'–100'
4X4	23	15	2	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	26	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	35	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X8	26	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

Run \ Tap	5'–10'	11'–20'	21'–35'	36'–50'	50'–75'	75'–100'
16X10	54	41	20	*	*	*
16X12	66	56	38	*	*	*
16X16	89	81	38	*	*	*
20X6	22	*	*	*	*	*
20X8	38	18	*	*	*	*
20X10	51	35	8	*	*	*
20X12	64	51	28	*	*	*
20X16	87	77	60	35	10	*
20X20	108	100	87	67	48	*
24X6	18	*	*	*	*	*
24X8	35	10	*	*	*	*
24X10	49	29	*	*	*	*
24X12	62	45	17	*	*	*
24X16	86	73	53	22	*	*
24X20	107	97	81	57	33	*
24X24	127	119	106	86	66	33

MINIMUM RESTRAINED LENGTH (L)
*RESTRAIN AT TEE ONLY.

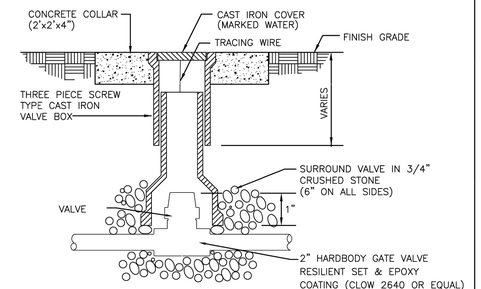
STANDARD TEE RESTRAINT (DUCTILE IRON PIPE)

City of Port Wentworth
TECHNICAL DETAILS

W–30

PREPARED BY 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

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER AND SEWER DETAILS

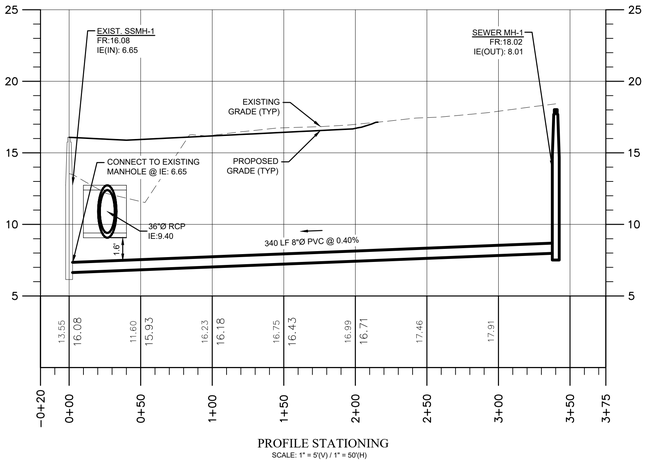
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21–255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: 1" = 50'
Date: 8/8/22

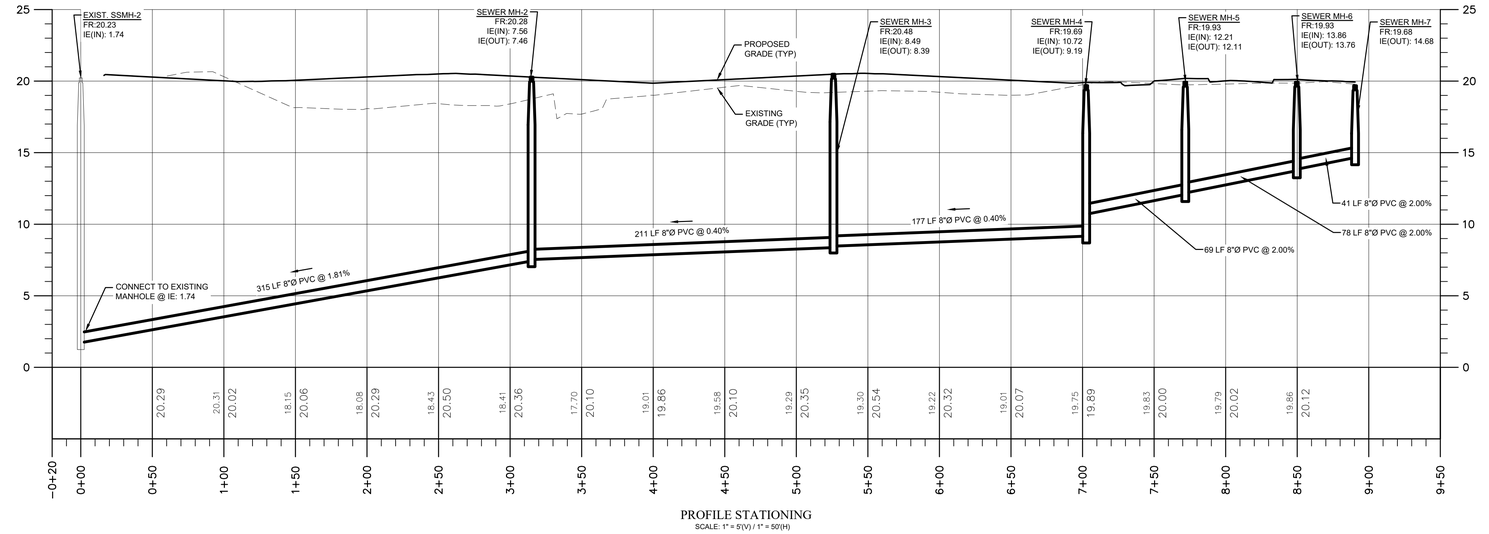
SHEET
C2.7

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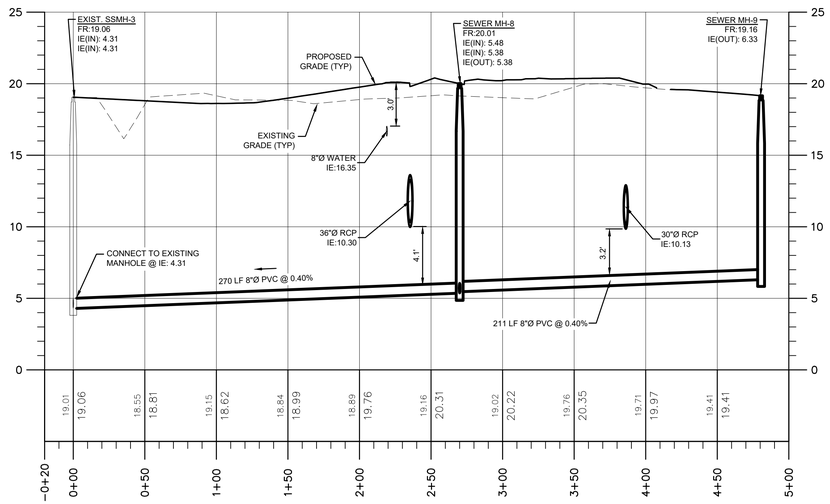
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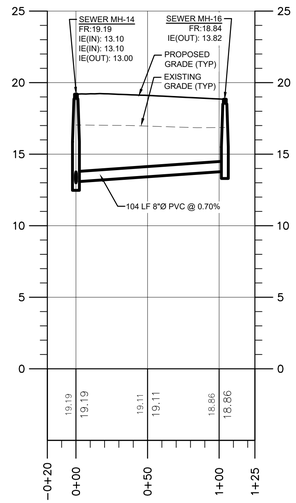
PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



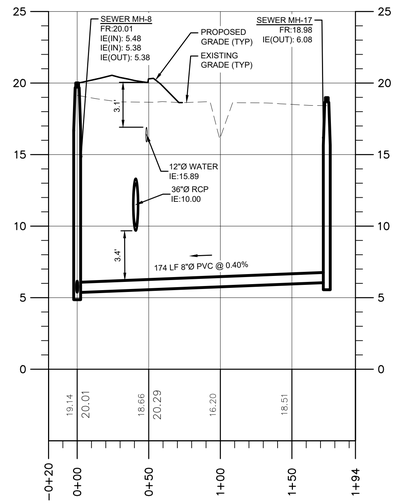
PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)

UNUSUAL CONDITIONS: IF A WATER OR SEWER MAIN MUST CROSS UNDER A STORM DRAINAGE PIPE, THE TOP OF THE MAIN SHALL BE AT LEAST 18" INCHES LOWER THAN THE BOTTOM OF THE STORM DRAINAGE, THE MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE STORM DRAINAGE, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE STORM DRAINAGE TO PREVENT EXCESSIVE DEFLECTION OF THE MAIN AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE.

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

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL JASON JOSEPH BRYANT

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

SEWER PROFILES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

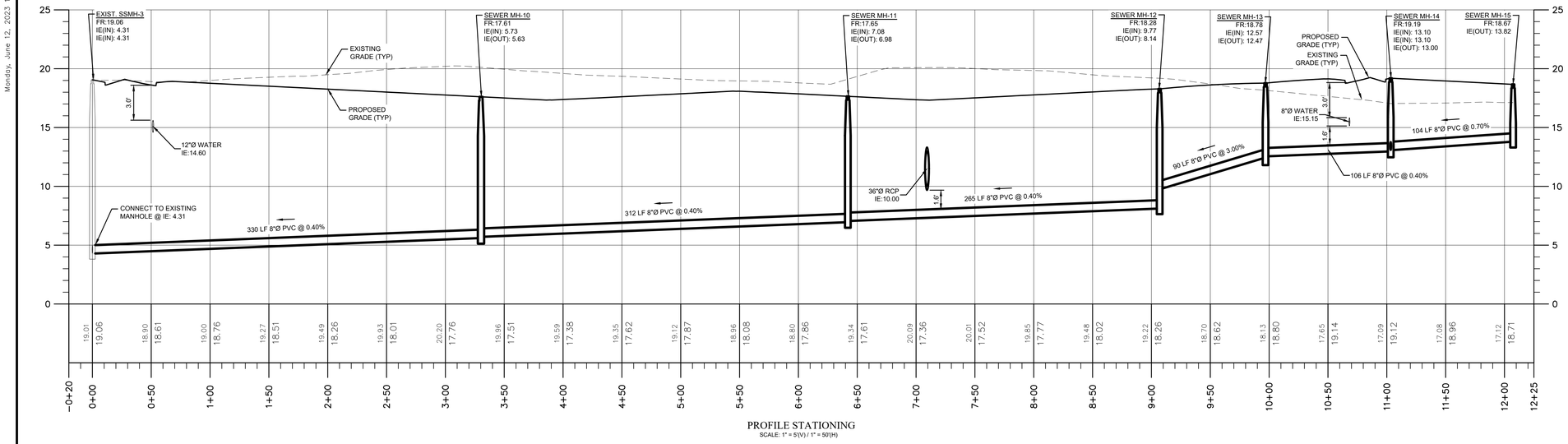
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21–255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C2.8

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Sewer Profiles.dwg

Monday, June 12, 2023 12:10:07 AM



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)

UNUSUAL CONDITIONS: IF A WATER OR SEWER MAIN MUST CROSS UNDER A STORM DRAINAGE PIPE, THE TOP OF THE MAIN SHALL BE AT LEAST 18" INCHES LOWER THAN THE BOTTOM OF THE STORM DRAINAGE, THE MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE STORM DRAINAGE, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE STORM DRAINAGE TO PREVENT EXCESSIVE DEFLECTION OF THE MAIN AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE.

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

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
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SEWER PROFILES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C2.9

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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Monday, June 12, 2023 12:50:12 AM

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MATCHLINE -- SEE SHEET C3.4

GLADWATER DRIVE

LAKESIDE DRIVE

COLD CREEK PASS

15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE

WATER MAIN EASEMENT

SEWER MAIN EASEMENT

15' UTILITY EASEMENT

PHASE 25

PHASE 28

PHASE 29-B

PHASE 21

PHASE 24

EXIST. G.INLET-1
FR: 17.00

REV.	DATE	BY
	REVISIONS	
1	REVISED PER CITY OF PORT WENTWORTH	JAF 04/27/23
2	REVISED PER CITY OF PORT WENTWORTH	JJB 06/09/23

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED
GEORGIA
No. 38245
PROFESSIONAL ENGINEER
JASON J. BRYANT

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

PAVING, GRADING AND DRAINAGE PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

Know what's below.
Call before you dig.

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C3.1

Monday, June 12, 2023 12:51:12 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B PGD Plan.dwg

MATCHLINE SEE SHEET C3.3

REV.	REVISIONS	BY	DATE
2	REVISED PER CITY OF PORT WENTWORTH	JJB	06/09/23
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED ENGINEER
No. 38245
PROFESSIONAL
JASON JOSEPH BRYANT

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www.PittmanEngineering Co.com

PAVING, GRADING AND DRAINAGE PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C3.2

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

Monday, June 12, 2023 12:52:28 AM

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B NOP Plan.dwg

MATCHLINE -- SEE SHEET C3.4

GLADWATER DRIVE

LAKESIDE DRIVE

15' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINE

WATER MAIN EASEMENT

SEWER MAIN EASEMENT

15' UTILITY EASEMENT

COLD CREEK PASS

PHASE 28

PHASE 25

PHASE 21

PHASE 29-B

PHASE 27

PHASE 26

EXIST. G.INLET-1
FR: 17.00

REV.	DATE	BY
2	REVISED PER CITY OF PORT WENTWORTH	06/09/23	JJB
1	REVISED PER CITY OF PORT WENTWORTH	04/27/23	JAF

REVISIONS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED
GEORGIA
No. 38245
PROFESSIONAL ENGINEER
JASON J. BRYANT

Pittman Engineering Co., LLC
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www.PittmanEngineeringCo.com

NEIGHBORHOOD GRADING PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Know what's below.
Call before you dig.

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C3.4

Monday, June 12, 2023 12:53:24 AM

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REV.	REVISIONS	BY	DATE
2	REVISED PER CITY OF PORT WENTWORTH	JJB	06/09/23
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

MATCHLINE SEE SHEET C3.3

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER No. 38245 GEORGIA JASON J. BRYANT

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

NEIGHBORHOOD GRADING PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For

FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

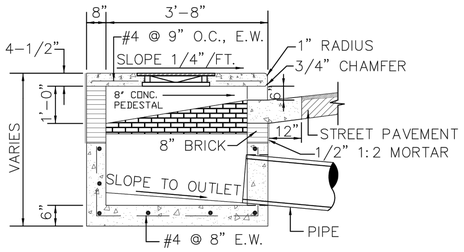
SHEET
C3.5

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

Monday, January 23, 2023 4:30:26 PM

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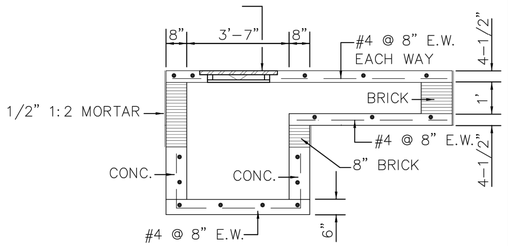
NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth
TECHNICAL DETAILS
SD-3

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

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

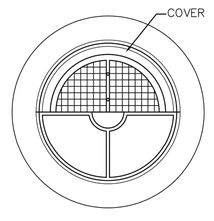


NOTES:
1. MATCH TOP OF PIPE ELEVATIONS WHEN DIFFERENT SIZE PIPES ARE CONSTRUCTED IN CURB INLET.
2. TYPE "B" INLET SHOWN

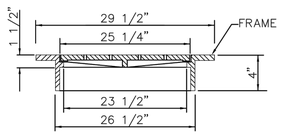
CURB INLET SECTION B – B

City of Port Wentworth
TECHNICAL DETAILS
SD-4

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



PLAN



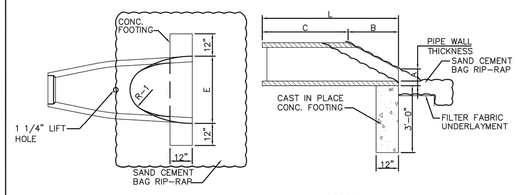
SECTION

NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-5

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

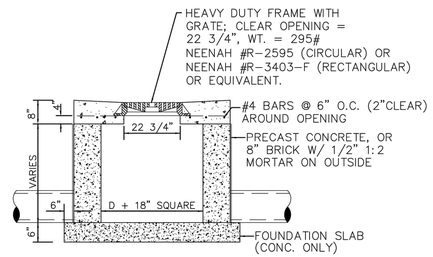


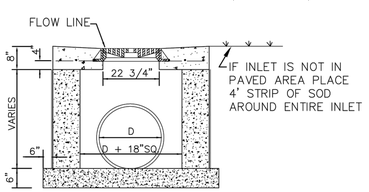
FLARE DIMENSIONS						
PIPE DIA.	A	B	C	L	E	R-1
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	1'-0"
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	1'-4"
24"	10"	3'-8"	2'-6"	6'-2"	4'-0"	1'-5"
30"	12"	4'-6"	1'-8"	6'-2"	5'-0"	1'-6"
36"	16"	5'-3"	2'-11"	8'-2"	6'-0"	2'-0"
42"	21"	5'-3"	2'-11"	8'-2"	6'-6"	2'-4"
REINFORCEMENT CONFORMS TO ASTM A-82						

FLARED END SECTION

City of Port Wentworth
TECHNICAL DETAILS
SD-11

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

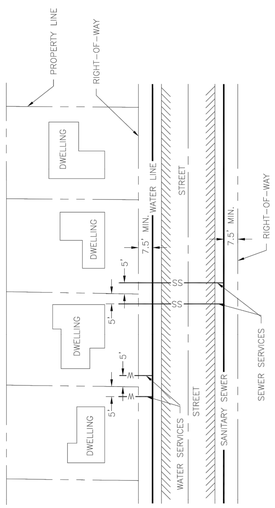




GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-8

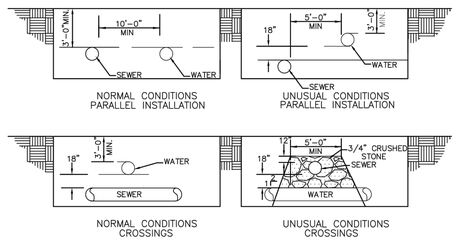
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



TYP. WATER & SEWER PLANNING

City of Port Wentworth
TECHNICAL DETAILS
U-2

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



NOTES:

THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE GEORGIA ENVIROMENTAL PROTECTION DIVISION MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS, WHICH ARE GENERALLY AS FOLLOWS:

A. PARALLEL INSTALLATION:

1. NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER LINE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.

2. UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, AND WHEN APPROVED BY THE ENGINEER, THE INSIDE EDGE OF A WATER MAIN MAY BE LAID A MINIMUM OF 5 FEET FROM THE INSIDE EDGE OF A SEWER PROVIDED THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER (SEE DETAIL), AND THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF.

B. CROSSINGS:

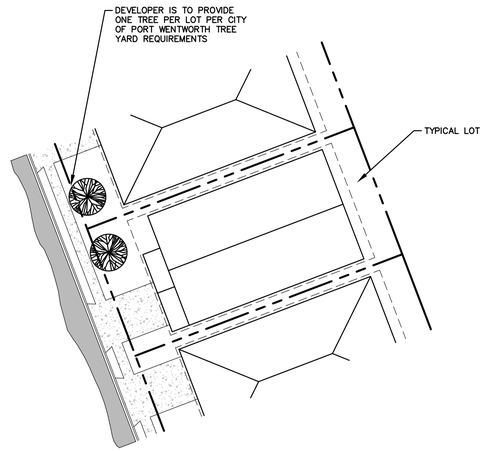
1. NORMAL CONDITIONS: WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.

2. UNUSUAL CONDITIONS: IF A WATER MAIN MUST CROSS UNDER A SEWER, THE TOP OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES LOWER THAN THE BOTTOM OF THE SEWER, THE WATER MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE SEWER AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE AS SHOWN IN THE DETAIL.

MINIMUM WATER & SEWER PIPE SEPARATION

City of Port Wentworth
TECHNICAL DETAILS
U-3

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



TYPICAL TREE LOT DETAIL

SCALE: NTS

REV.	REVISIONS	BY	DATE

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER No. 38245 GEORGIA JASON A. JOSEPH

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

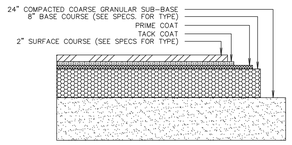
PAVING, GRADING AND DRAINAGE DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

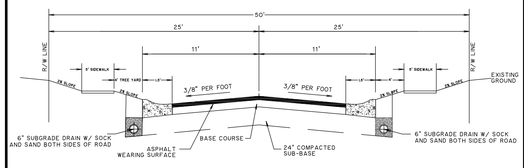
Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	8/8/22

SHEET
C3.6



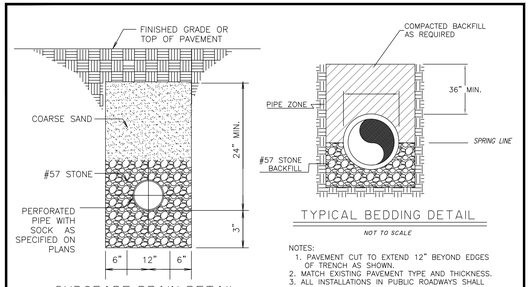
PAVEMENT SECTION
TYPICAL FOR NEIGHBORHOOD STREETS

NOT TO SCALE



TYPICAL SECTION
ROLL-OVER CURB
(TYPICAL FOR NEIGHBORHOOD STREETS)

NOT TO SCALE



SUBGRADE DRAIN DETAIL

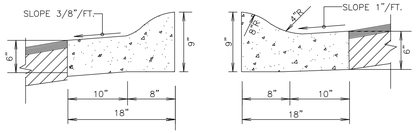
NOT TO SCALE

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.

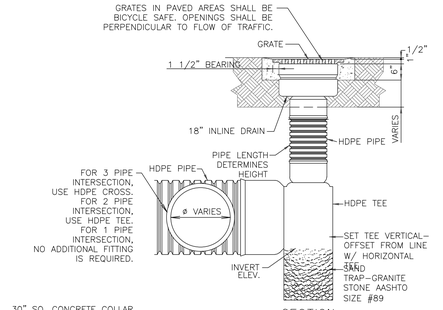


PITCH CURB NORMAL CURB

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

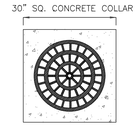
18" ROLL-OVER CURB & GUTTER

NOT TO SCALE



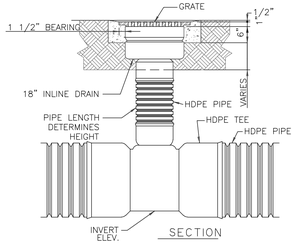
SPECIAL YARD INLET
END OF LINE SCENARIO

NOT TO SCALE



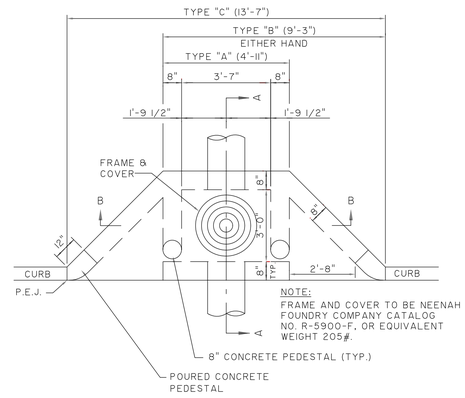
SPECIAL YARD
INLET COVER

NOTE:
USE SOLID LID FOR SPECIAL MANHOLE



SPECIAL YARD INLET

NOT TO SCALE



PLAN OF CURB INLET

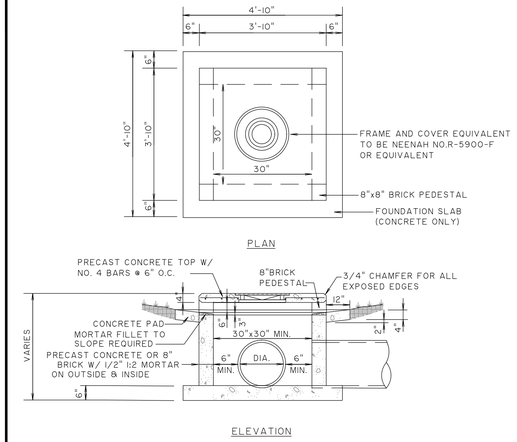
City of Port Wentworth

TECHNICAL DETAILS

SD-1

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



ROOF INLET DETAIL

ROOF INLET DETAIL

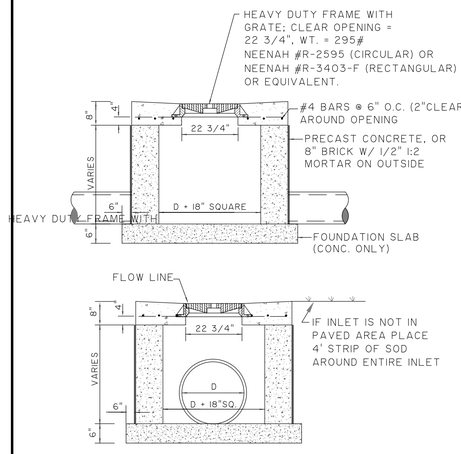
City of Port Wentworth

TECHNICAL DETAILS

SD-6

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



GRATE INLET

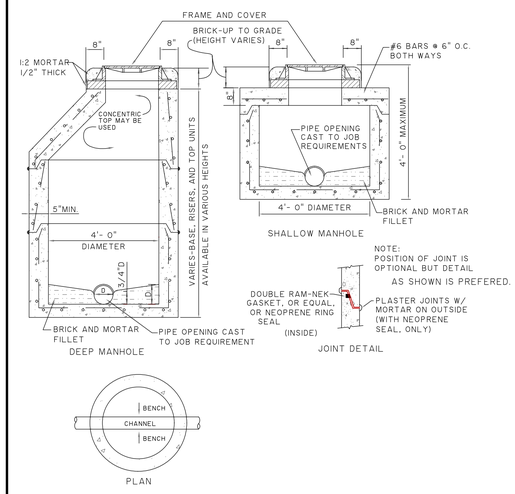
City of Port Wentworth

TECHNICAL DETAILS

SD-8

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



PRECAST STORM MANHOLE

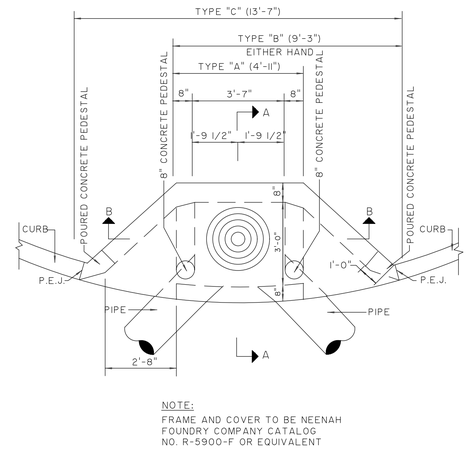
City of Port Wentworth

TECHNICAL DETAILS

SD-12

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



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

NO.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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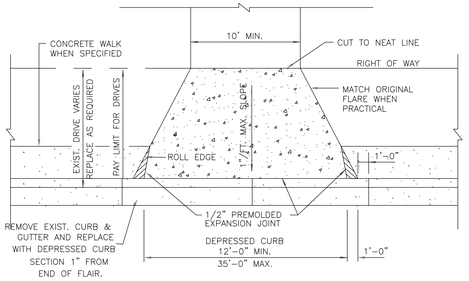
PAVING, GRADING AND DRAINAGE DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: ----
Date: 8/8/22

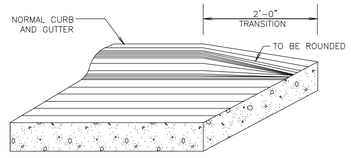
SHEET
C3.7



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.

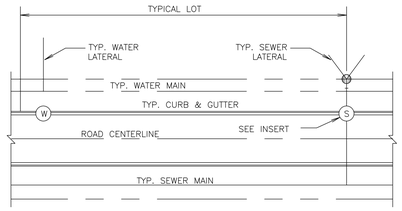
TYPICAL DRIVEWAY DETAIL

NOT TO SCALE



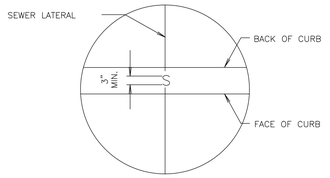
FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



PLAN

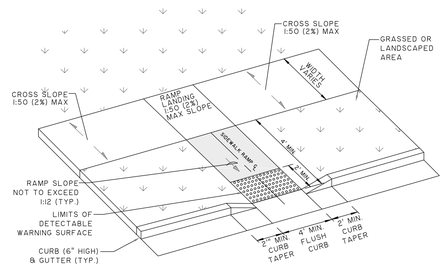
NOTE:
STAMP IN FACE OF CONCRETE CURB & GUTTER "S" FOR SEWER LATERAL AND "W" FOR WATER LATERAL



INSERT

CURB MARKING DETAIL
WATER AND SEWER LATERAL LOCATIONS

NOT TO SCALE

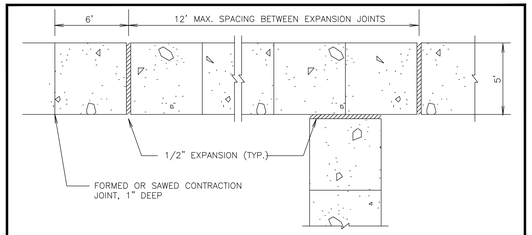


ISOMETRIC VIEW OF RAMP

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%).

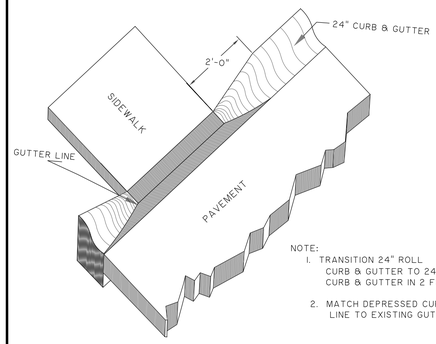
CURB RAMP "TYPE B"
W/ SIDEWALK OFFSET FROM CURB

NOT TO SCALE



WALKWAY DETAILS

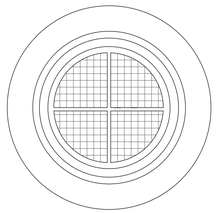
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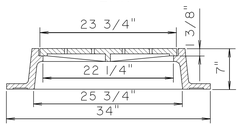
NOTE:
1. TRANSITION 24" ROLL CURB & GUTTER TO 24" DEPRESSED CURB & GUTTER IN 2 FEET.
2. MATCH DEPRESSED CURB & GUTTER LINE TO EXISTING GUTTER LINE.

24" DEPRESSED CURB TRANSITION DETAIL

NOT TO SCALE



PLAN



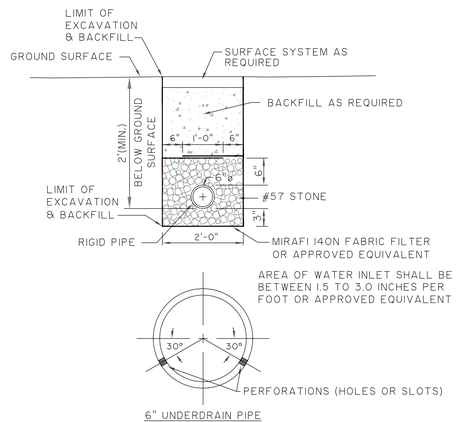
SECTION

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

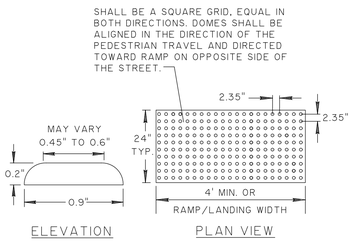


6" UNDERDRAIN PIPE

6" UNDERDRAIN PIPE

City of Port Wentworth
TECHNICAL DETAILS
SD-10

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



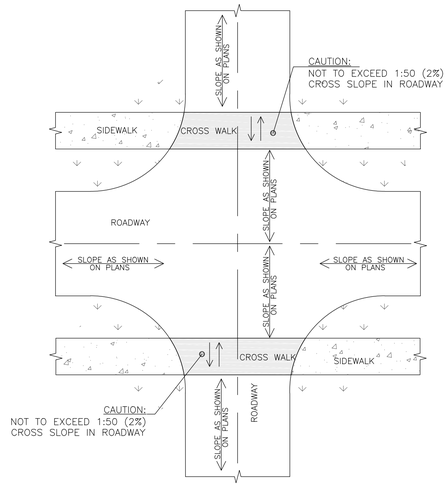
ELEVATION PLAN VIEW

NOTE:
1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE

NOTE:
ALL SIDEWALKS TO MEET ADA STANDARDS



ROAD GRADING AT PEDESTRIAN CROSSING ON ACCESSIBLE ROUTE

NOT TO SCALE

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
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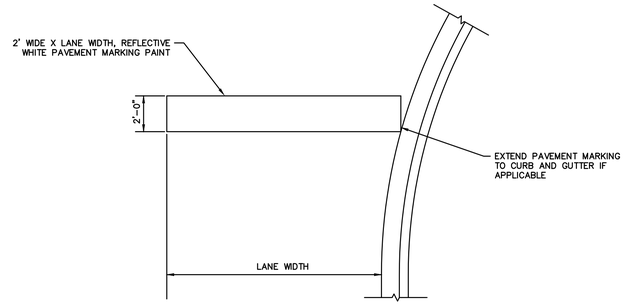
PAVING, GRADING AND DRAINAGE DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
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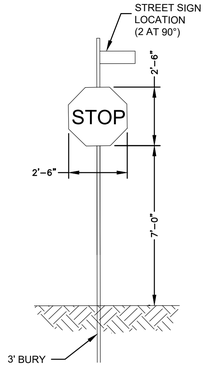
Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	----
Date:	8/8/22

SHEET
C3.8



STOP BAR DETAIL

SCALE: NTS



NOTE: ALL SIGNAGE MUST MEET THE LATEST MUTCD RETROREFLECTIVITY REQUIREMENTS

STOP SIGN DETAIL

SCALE: NTS

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON JOSEPH BRYANT

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

PAVING, GRADING AND DRAINAGE DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JAF
Designed By: JJB
Checked By: RAP
Scale: ----
Date: 8/8/22

SHEET
C3.9

REV.	REVISIONS	BY	DATE
2	REVISED PER CITY OF PORT WENTWORTH	JJB	06/09/23
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #7897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0678
www.PittmanEngineeringCo.com

ROAD PROFILES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

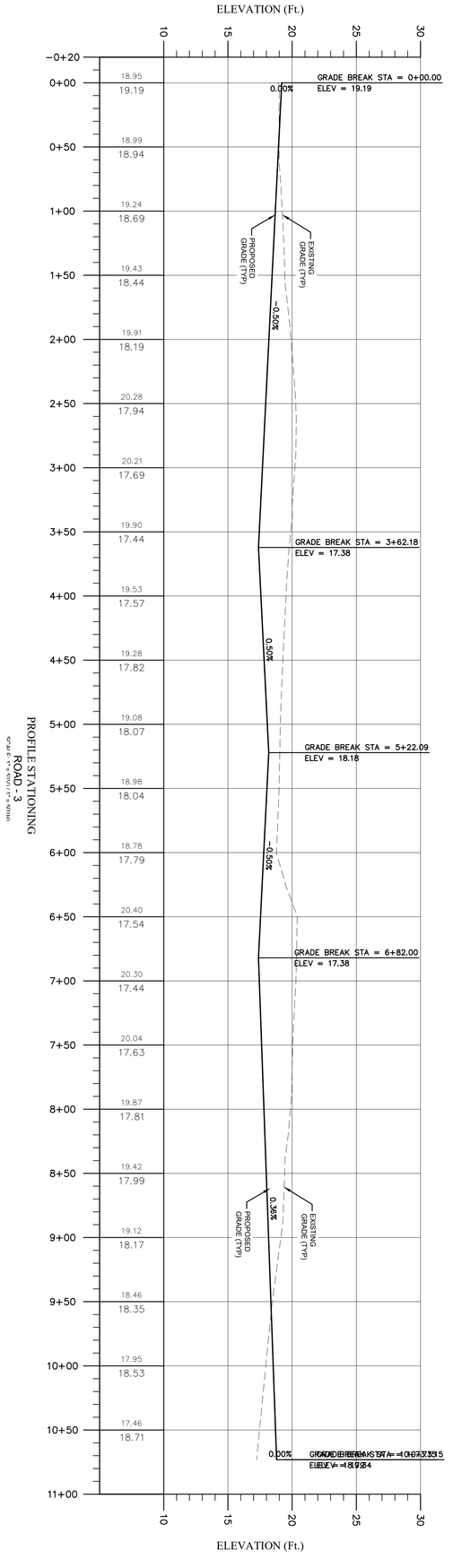
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

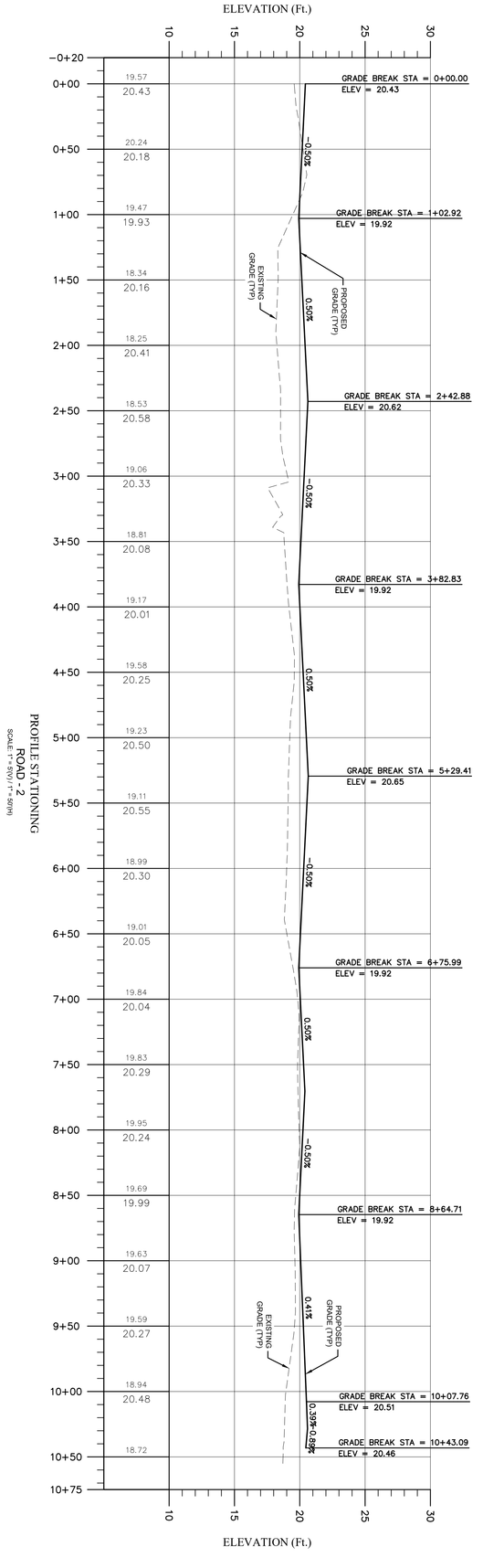
Know what's **below.**
Call before you dig.

Project No.	21−255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C3.10

Monday, June 12, 2023 12:21:37 AM
G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Road Profiles.dwg





Know what's below.
Call before you dig.

811

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
C3.11

ROAD PROFILES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

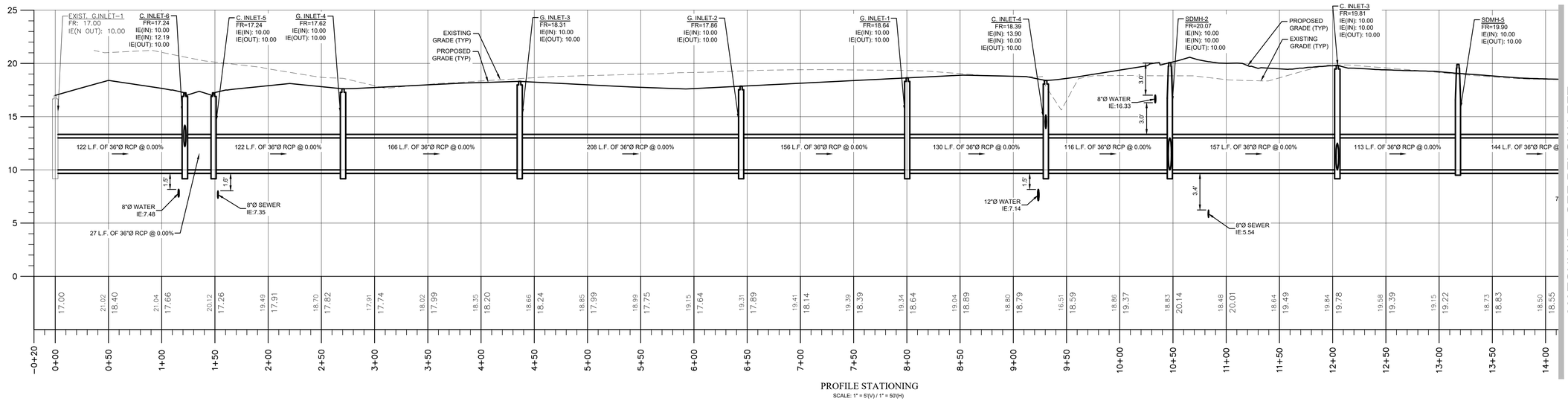
Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

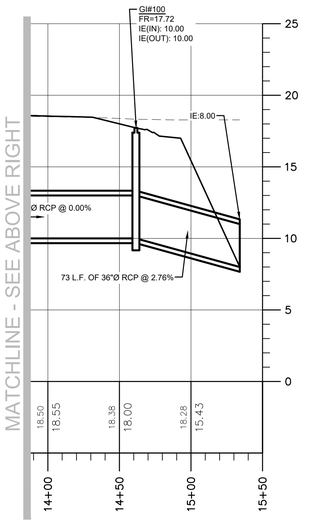
JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

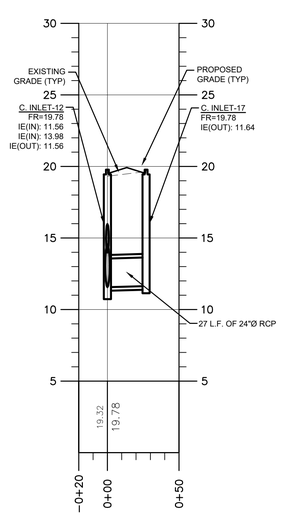
REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

Monday, June 12, 2023 12:22:47 AM

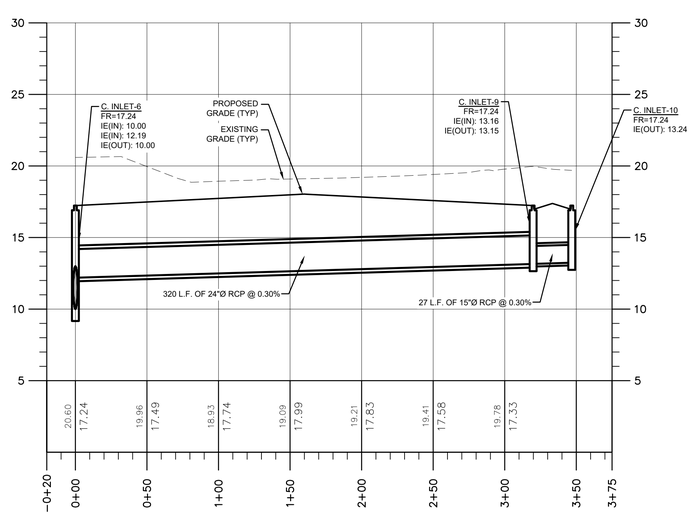


PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)

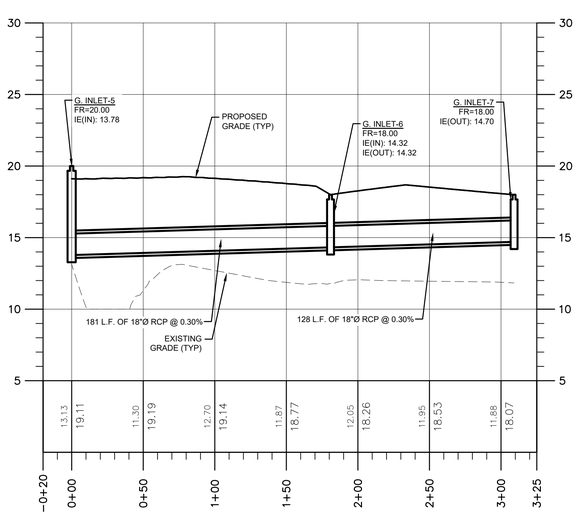




PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)

UNUSUAL CONDITIONS: IF A WATER OR SEWER MAIN MUST CROSS UNDER A STORM DRAINAGE PIPE, THE TOP OF THE MAIN SHALL BE AT LEAST 18" INCHES LOWER THAN THE BOTTOM OF THE STORM DRAINAGE, THE MAIN PIPE SHALL BE CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUAL DISTANT AND AS FAR AS POSSIBLE FROM THE STORM DRAINAGE, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE STORM DRAINAGE TO PREVENT EXCESSIVE DEFLECTION OF THE MAIN AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE.

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

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 298

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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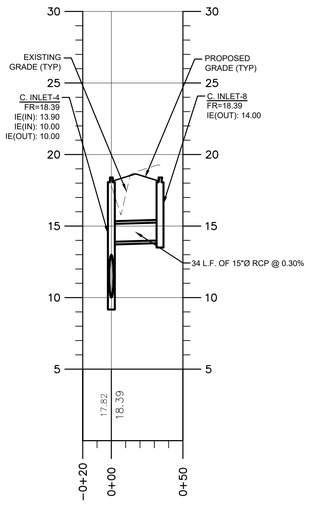
STORM DRAINAGE PROFILES
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	NTS
Date:	8/8/22

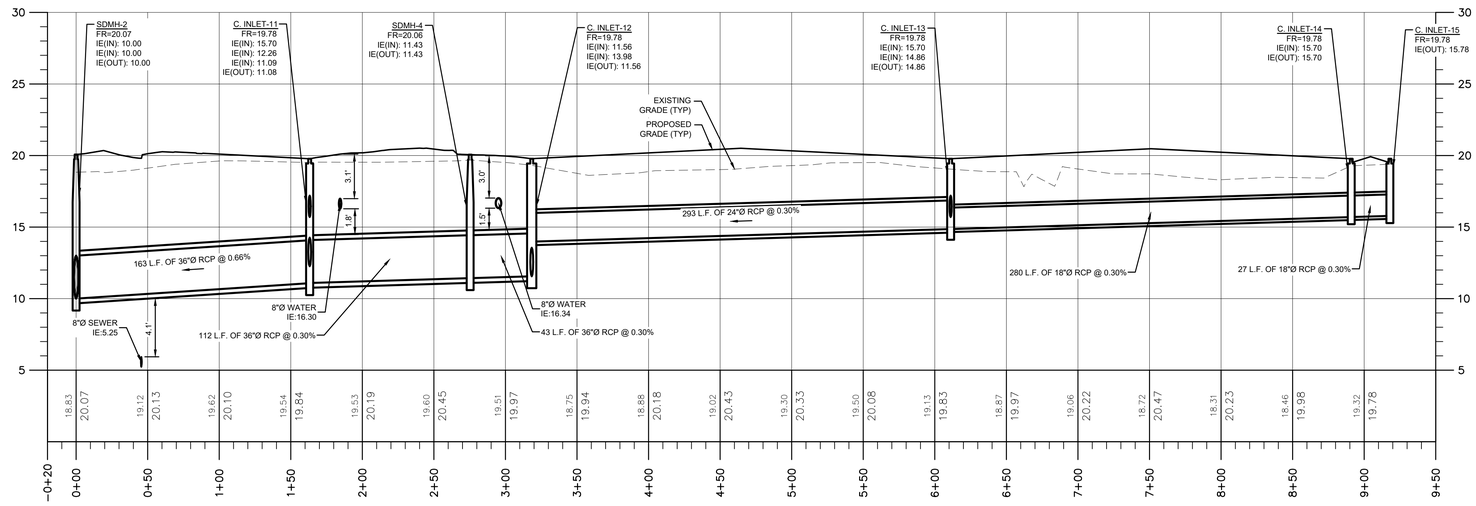
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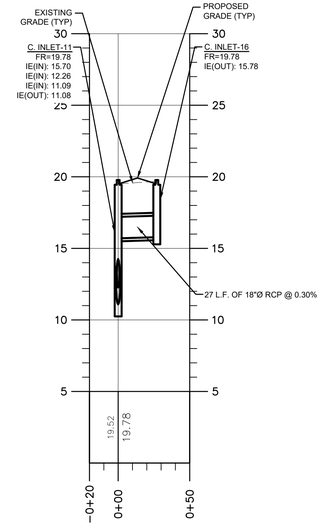
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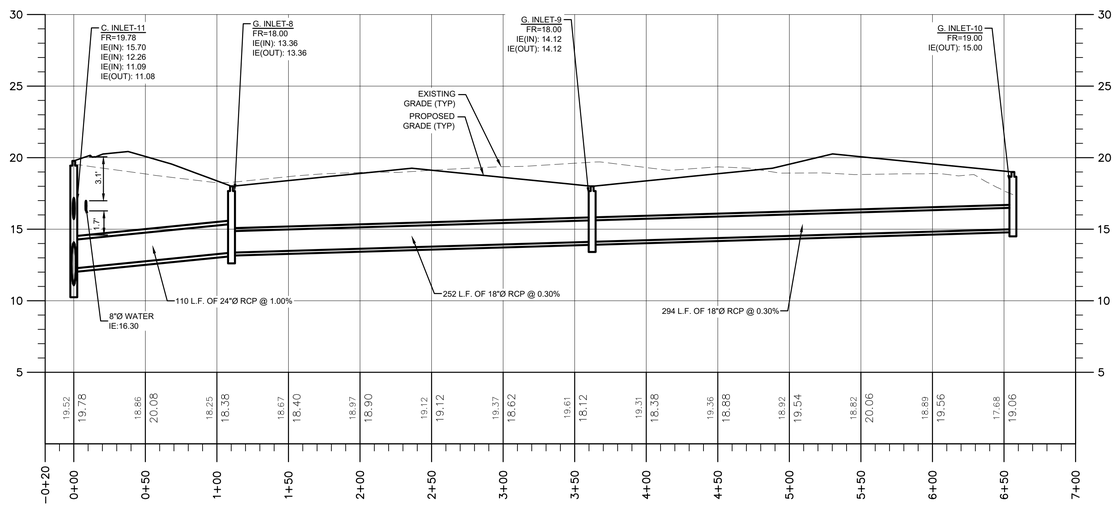
PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



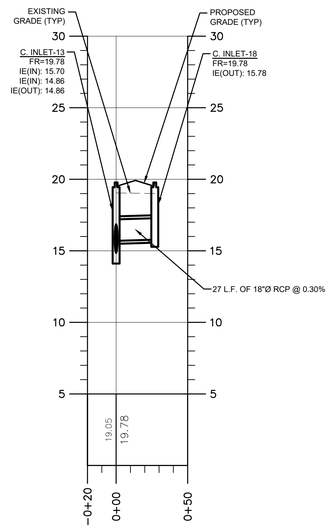
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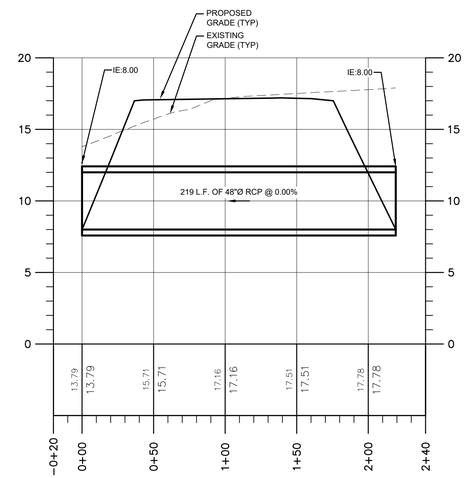
PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
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REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL JASON JOSEPH BRYANT

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Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

STORM DRAINAGE PROFILES

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

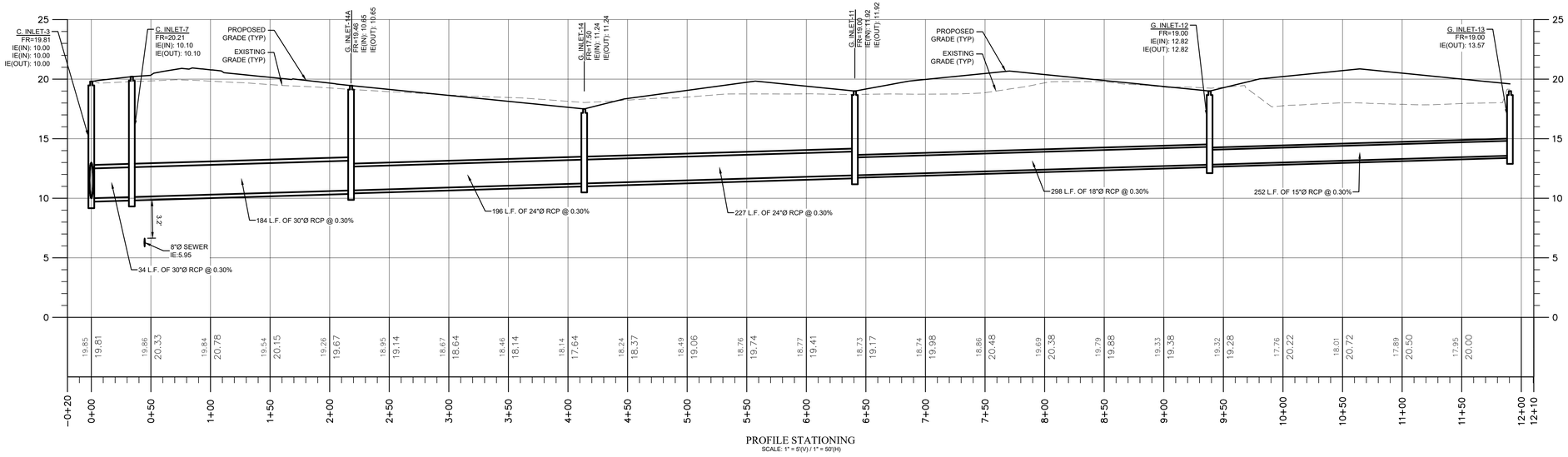
Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	NTS
Date:	8/8/22

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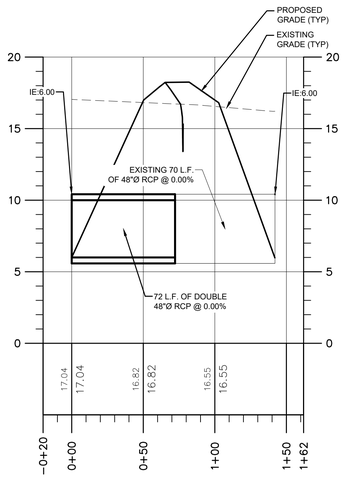
RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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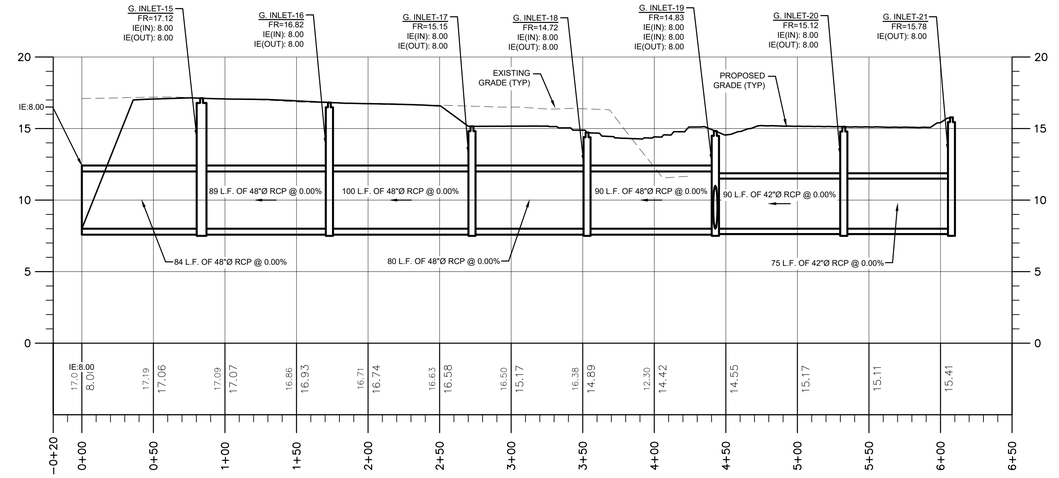
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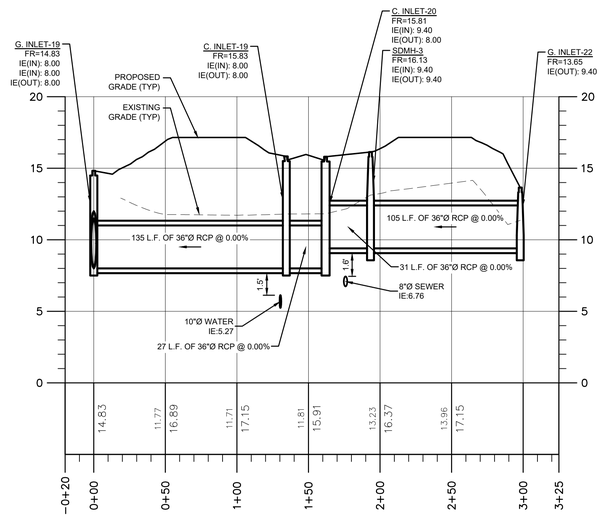
PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



PROFILE STATIONING
SCALE: 1" = 5'(V) / 1" = 50'(H)



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REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
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DESIGN PROFESSIONAL
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REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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2591 Hwy 17S Suite 303
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STORM DRAINAGE PROFILES

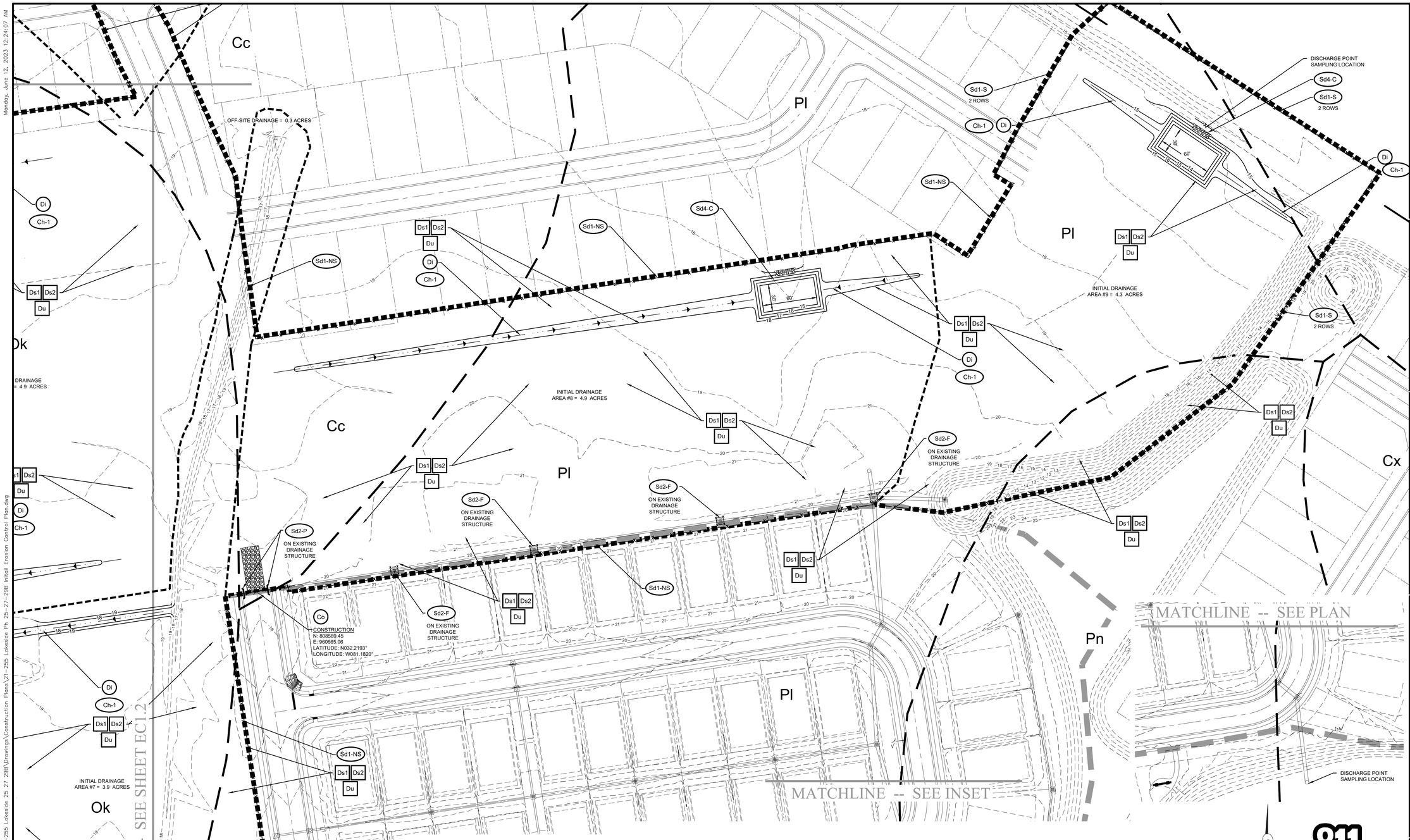
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	NTS
Date:	8/8/22

SHEET
C3.14

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Monday, June 12, 2023 12:24:07 AM



SOIL LEGEND

SYMBOL	NAME
Cc	CAPE FEAR
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pl	PELHAM LOAMY SAND 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Pn	POOLER FINE SANDY LOAM

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #7: 3.9 AC
OFF-SITE DRAINAGE: 0.3 AC
REQUIRED STORAGE 4.2 AC X 67 C.Y./AC. = 281.4 C.Y. = 7,597.8 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.15 = AREA: 1,800 S.F.
ELEV.18 = AREA: 4,536 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,800 S.F. + 4,536 S.F.)/2 = 6,336 S.F./2 = 3,168 S.F. X 3' DEPTH = 9,504 C.F. STORAGE

9,504 C.F. > 7,597.8 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #8: 4.9 AC
OFFSITE DRAINAGE: 0 AC
REQUIRED STORAGE 4.9 AC X 67 C.Y./AC. = 328.3 C.Y. = 8,864.1 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.15 = AREA: 1,800 S.F.
ELEV.18 = AREA: 4,536 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,800 S.F. + 4,536 S.F.)/2 = 6,336 S.F./2 = 3,168 S.F. X 3' DEPTH = 9,504 C.F. STORAGE

9,504 C.F. > 8,864.1 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #9: 4.3 AC
OFF-SITE DRAINAGE: 0 AC
REQUIRED STORAGE 4.3 AC X 67 C.Y./AC. = 288.1 C.Y. = 7,778.7 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 1,800 S.F.
ELEV.16 = AREA: 4,536 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,800 S.F. + 4,536 S.F.)/2 = 6,336 S.F./2 = 3,168 S.F. X 3' DEPTH = 9,504 C.F. STORAGE

9,504 C.F. > 7,778.7 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"= 50'-0"

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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

INITIAL EROSION CONTROL PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC1.1

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Monday, June 12, 2023 12:24:14 AM



SOIL LEGEND

SYMBOL	NAME
Cc	CAPE FEAR
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pl	PELHAM LOAMY SAND 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Pn	POOLER FINE SANDY LOAM

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #1: 2.5 AC
OFF-SITE DRAINAGE: 2.0 AC
REQUIRED STORAGE 4.5 AC X 67 C.Y./AC. = 301.5 C.Y. = 8,140.5 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 1,800 S.F.
ELEV.16 = AREA: 4,536 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,800 S.F. + 4,536 S.F.)/2 = 6,336 S.F./2 = 3,168 S.F. X 3' DEPTH = 9,504 C.F. STORAGE

9,504 C.F. > 8,140.5 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #6: 4.9 AC
OFF-SITE DRAINAGE: 0 AC
REQUIRED STORAGE 4.9 AC X 67 C.Y./AC. = 328.3 C.Y. = 8,864.1 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.16 = AREA: 1,800 S.F.
ELEV.19 = AREA: 4,536 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,800 S.F. + 4,536 S.F.)/2 = 6,336 S.F./2 = 3,168 S.F. X 3' DEPTH = 9,504 C.F. STORAGE

9,504 C.F. > 8,864.1 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #7: 3.9 AC
OFF-SITE DRAINAGE: 0.3 AC
REQUIRED STORAGE 4.2 AC X 67 C.Y./AC. = 281.4 C.Y. = 7,597.8 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.15 = AREA: 1,800 S.F.
ELEV.18 = AREA: 4,536 S.F.
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REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

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

INITIAL EROSION CONTROL PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC1.2

Know what's below. Call before you dig.

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Initail Erosion Control Plan.dwg

Monday, June 12, 2023 12:24:24 AM

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #2: 0.9 AC
OFF-SITE DRAINAGE: 2.0 AC
REQUIRED STORAGE 2.9 AC X 67 C.Y./AC. = 194.3 C.Y. = 5,246.1 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 1,250 S.F.
ELEV.16 = AREA: 2,924 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,250 S.F. + 2,924 S.F.)/2 = 4,174 S.F./2 = 2,087 S.F. X 3' DEPTH = 6,261 C.F. STORAGE

6,261 C.F. > 5,246.1 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #4: 0.6 AC
OFF-SITE DRAINAGE: 1.1 AC
REQUIRED STORAGE 1.7 AC X 67 C.Y./AC. = 113.9 C.Y. = 3,075.3 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 648 S.F.
ELEV.16 = AREA: 1,944 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (648 S.F. + 1,944 S.F.)/2 = 2,592 S.F./2 = 1,296 S.F. X 3' DEPTH = 3,888 C.F. STORAGE

3,888 C.F. > 3,075.3 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #3: 1.8 AC
OFF-SITE DRAINAGE: 1.9 AC
REQUIRED STORAGE 3.7 AC X 67 C.Y./AC. = 247.9 C.Y. = 6,693.3 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 1,568 S.F.
ELEV.16 = AREA: 3,404 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (1,568 S.F. + 3,404 S.F.)/2 = 4,972 S.F./2 = 2,486 S.F. X 3' DEPTH = 7,458 C.F. STORAGE

7,458 C.F. > 6,693.3 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

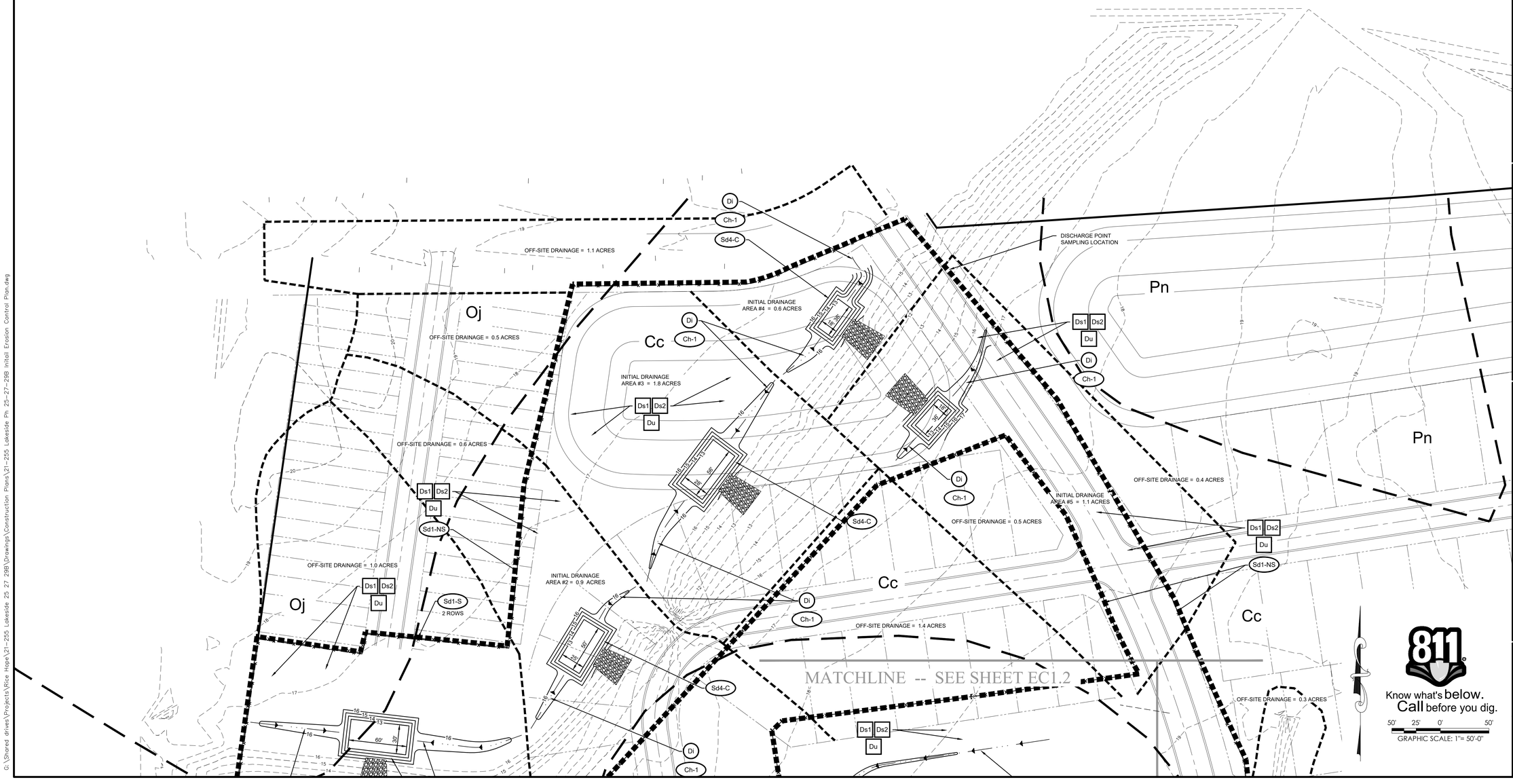
RICE HOPE PHASE 25, 27 & 29B TEMPORARY SEDIMENT STORAGE IN Sd4-C TEMPORARY SEDIMENT TRAP - ROCK OUTLET
TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #5: 1.1 AC
OFF-SITE DRAINAGE: 0.9 AC
REQUIRED STORAGE 2.0 AC X 67 C.Y./AC. = 134 C.Y. = 3,075.3 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV.13 = AREA: 648 S.F.
ELEV.16 = AREA: 1,944 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (648 S.F. + 1,944 S.F.)/2 = 2,592 S.F./2 = 1,296 S.F. X 3' DEPTH = 3,888 C.F. STORAGE

3,888 C.F. > 3,075.3 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

SOIL LEGEND

SYMBOL	NAME
Cc	CAPE FEAR
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pl	PELHAM LOAMY SAND 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Pn	POOLER FINE SANDY LOAM



REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
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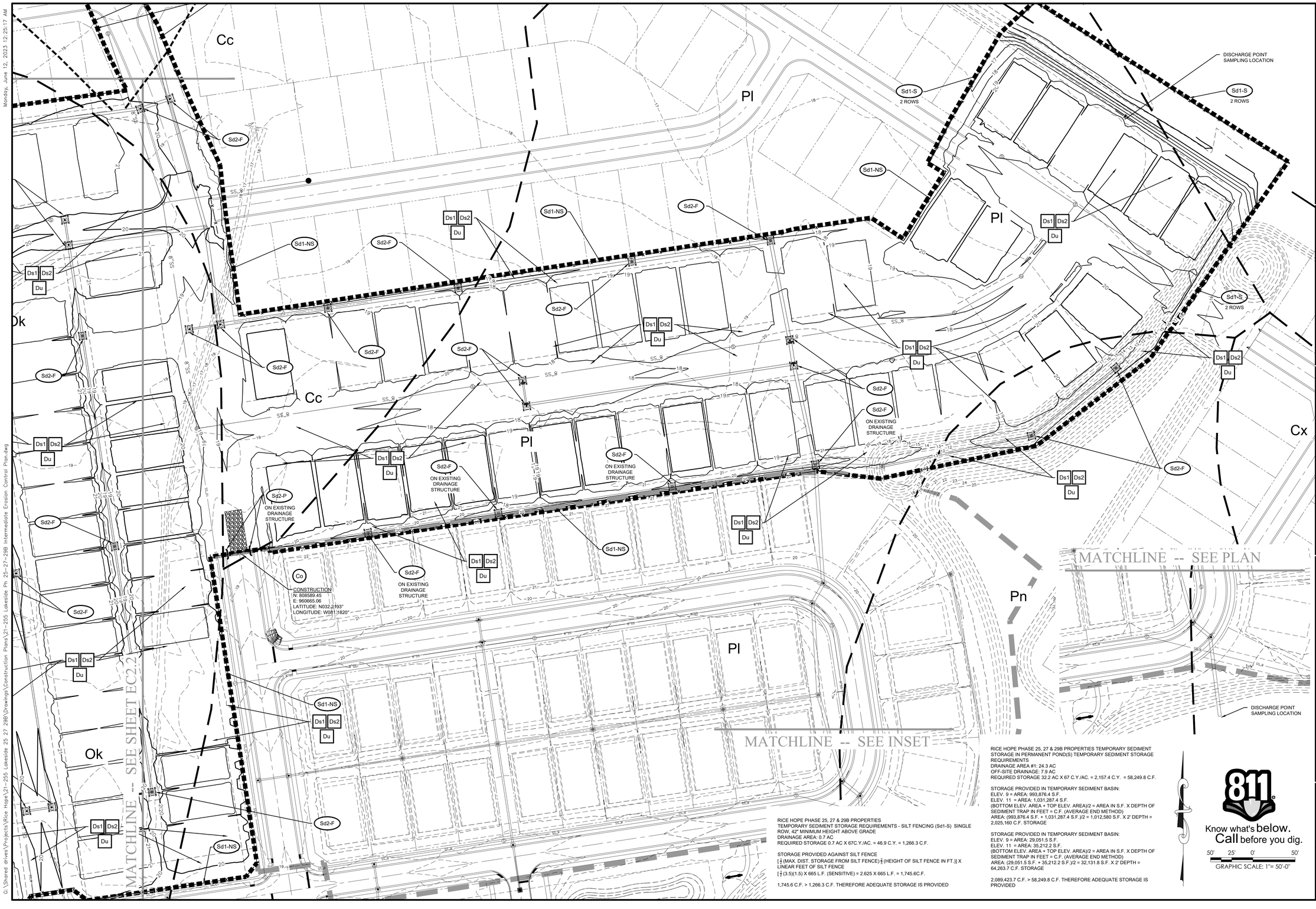
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RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC1.3

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Initail Erosion Control Plan.dwg

Monday, June 12, 2023 12:25:17 AM



RICE HOPE PHASE 25, 27 & 29B PROPERTIES
TEMPORARY SEDIMENT STORAGE REQUIREMENTS - SILT FENCING (Sd1-S) SINGLE ROW, 42" MINIMUM HEIGHT ABOVE GRADE
DRAINAGE AREA: 0.7 AC
REQUIRED STORAGE 0.7 AC X 67C.Y./AC. = 46.9 C.Y. = 1,266.3 C.F.

STORAGE PROVIDED AGAINST SILT FENCE
[½ (MAX. DIST. STORAGE FROM SILT FENCE)] X (HEIGHT OF SILT FENCE IN FT.)] X LINEAR FEET OF SILT FENCE
[½ (3.5)(1.5) X 665 L.F. (SENSITIVE) = 2.625 X 665 L.F. = 1,745.6C.F.

1,745.6 C.F. > 1,266.3 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B PROPERTIES TEMPORARY SEDIMENT STORAGE IN PERMANENT POND(S) TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #1: 24.3 AC
OFF-SITE DRAINAGE: 7.9 AC
REQUIRED STORAGE 32.2 AC X 67 C.Y./AC. = 2,157.4 C.Y. = 58,249.8 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV. 9 = AREA: 993,876.4 S.F.
ELEV. 11 = AREA: 1,031,287.4 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (993,876.4 S.F. + 1,031,287.4 S.F.)/2 = 1,012,580 S.F. X 2' DEPTH = 2,025,160 C.F. STORAGE

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV. 9 = AREA: 29,051.5 S.F.
ELEV. 11 = AREA: 35,212.2 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (29,051.5 S.F. + 35,212.2 S.F.)/2 = 32,131.8 S.F. X 2' DEPTH = 64,263.7 C.F. STORAGE

2,089,423.7 C.F. > 58,249.8 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

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

GRAPHIC SCALE: 1"= 50'-0"
50' 25' 0' 50'

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC2.1

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Intermediate Erosion Control Plan.dwg

OFF-SITE DRAINAGE = 1.4 ACRES

OFF-SITE DRAINAGE = 1.4 ACRES

OFF-SITE DRAINAGE = 1.0 ACRES

Sd1-S 2 ROWS

Sd2-F

Sd1-NS

Sd2-P ON EXISTING DRAINAGE STRUCTURE

Sd2-F ON EXISTING DRAINAGE STRUCTURE

Ds1 Ds2 Du

Cc

Ok

Co CONSTRUCTION
N: 808589.45
E: 960665.06
LATITUDE: N032.2193°
LONGITUDE: W081.1820°

MATCHLINE -- SEE SHEET EC2.1

RICE HOPE PHASE 25, 27 & 29B PROPERTIES TEMPORARY SEDIMENT STORAGE IN PERMANENT POND(S) TEMPORARY SEDIMENT STORAGE REQUIREMENTS
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STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
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(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (993,876.4 S.F. + 1,031,287.4 S.F.)/2 = 1,012,580 S.F. X 2' DEPTH = 2,025,160 C.F. STORAGE

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
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1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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INTERMEDIATE EROSION CONTROL PLAN

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Know what's below. Call before you dig.

GRAPHIC SCALE: 1"= 50'-0"

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC2.2

Monday, June 12, 2023 12:25:26 AM
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Monday, June 12, 2023 12:25:36 AM

RICE HOPE PHASE 25, 27 & 29B PROPERTIES TEMPORARY SEDIMENT STORAGE IN PERMANENT POND(S) TEMPORARY SEDIMENT STORAGE REQUIREMENTS
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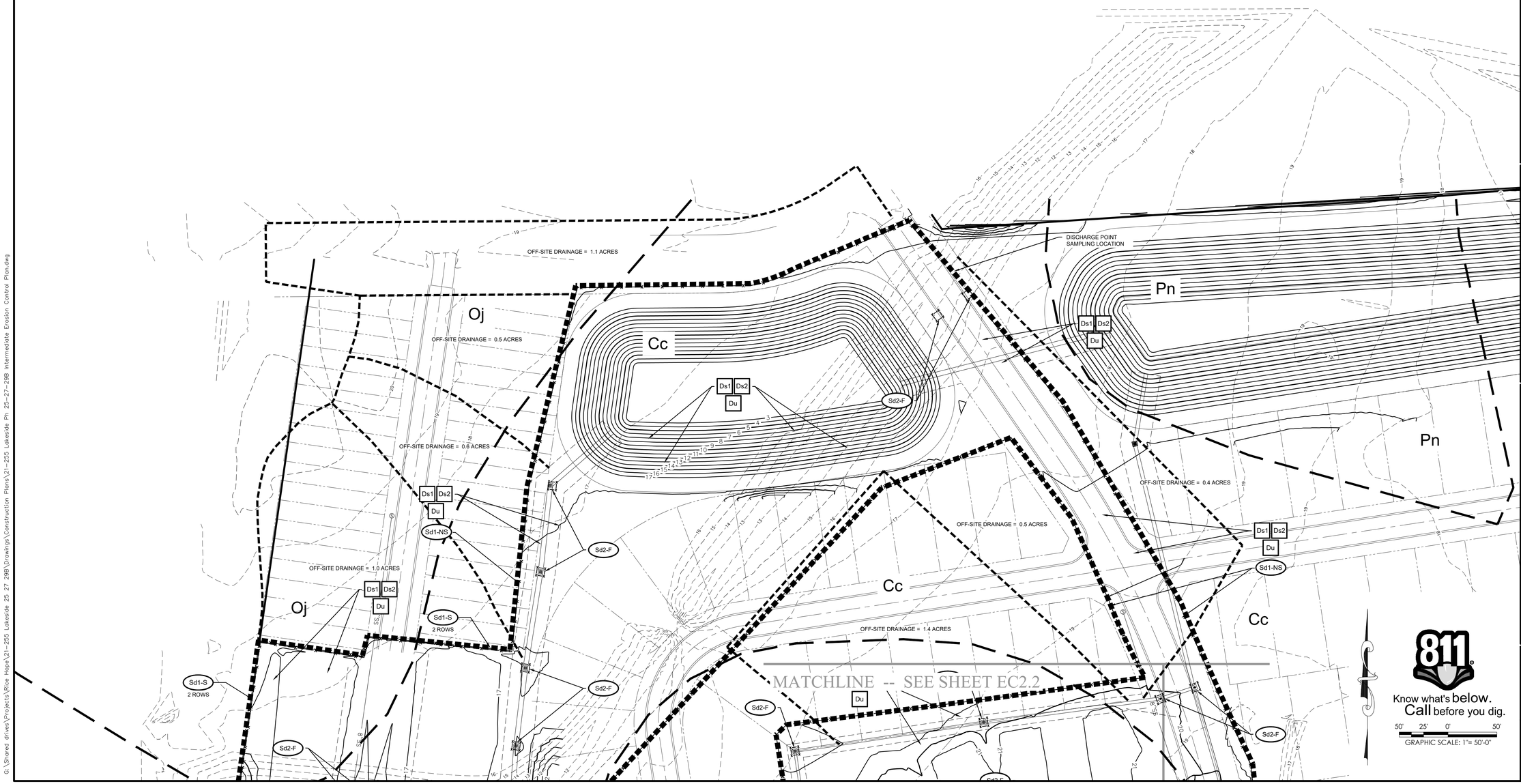
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RICE HOPE PHASE 25, 27 & 29B PROPERTIES
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RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
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DESIGN PROFESSIONAL
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REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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INTERMEDIATE EROSION CONTROL PLAN
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
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SHEET
EC2.3

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Monday, June 12, 2023 12:26:19 AM
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Cc
Pl
Sd1-S
2 ROWS
DISCHARGE POINT
SAMPLING LOCATION
Sd1-NS
Sd2-F
Ds3 Du
Dk
Sd2-P
Cx
ON EXISTING
DRAINAGE
STRUCTURE
Pn
Ok
MATCHLINE -- SEE SHEET EC3.2
MATCHLINE -- SEE PLAN
MATCHLINE -- SEE INSET

RICE HOPE PHASE 25, 27 & 29B PROPERTIES
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RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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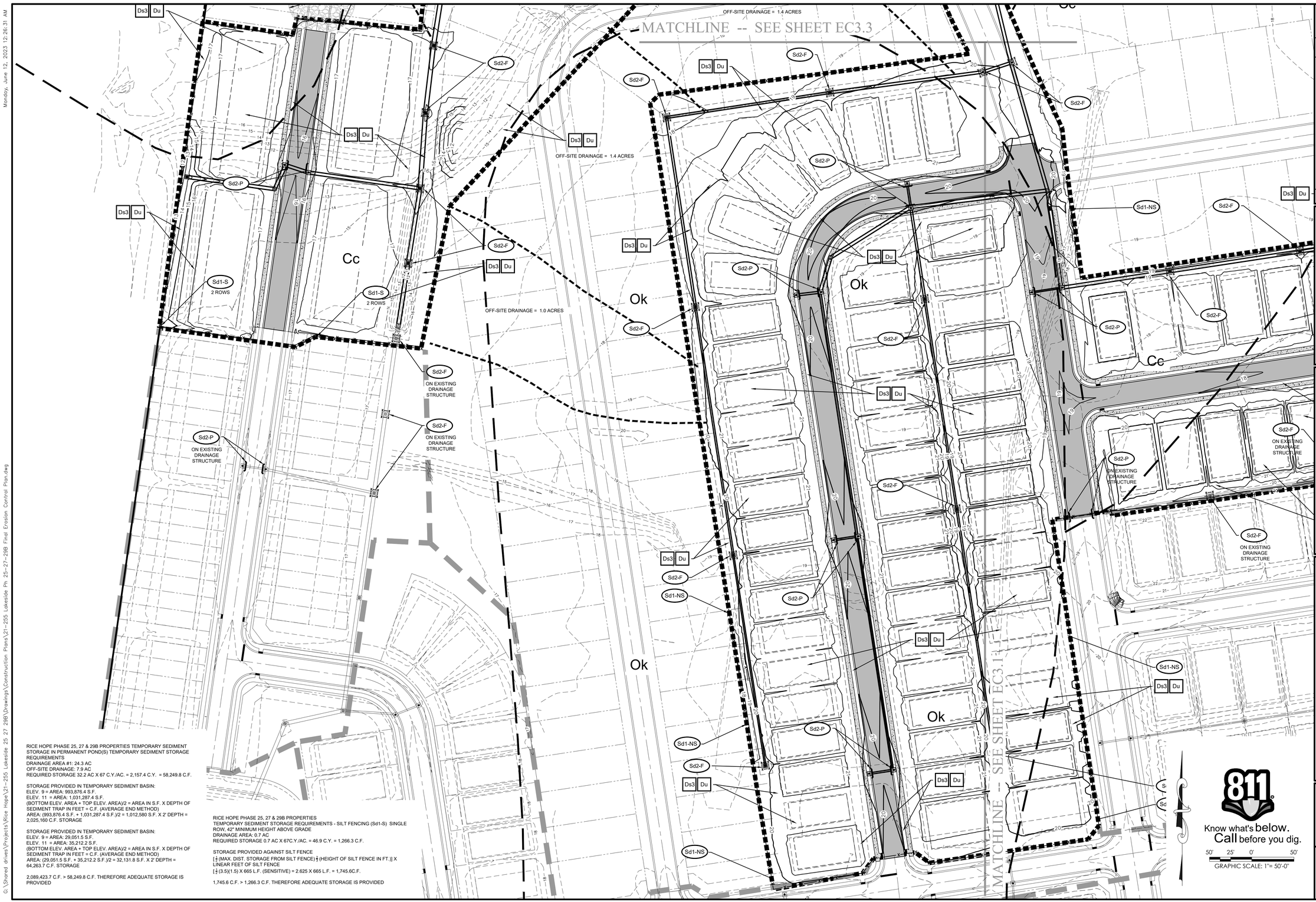
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SHEET
EC3.1



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DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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

FINAL EROSION CONTROL PLAN
RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC3.2

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"= 50'-0"

Monday, June 12, 2023 12:26:40 AM

RICE HOPE PHASE 25, 27 & 29B PROPERTIES TEMPORARY SEDIMENT STORAGE IN PERMANENT POND(S) TEMPORARY SEDIMENT STORAGE REQUIREMENTS
DRAINAGE AREA #1: 24.3 AC
OFF-SITE DRAINAGE: 7.9 AC
REQUIRED STORAGE 32.2 AC X 67 C.Y./AC. = 2,157.4 C.Y. = 58,249.8 C.F.

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV. 9 = AREA: 993,876.4 S.F.
ELEV. 11 = AREA: 1,031,287.4 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (993,876.4 S.F. + 1,031,287.4 S.F.)/2 = 1,012,580 S.F. X 2' DEPTH = 2,025,160 C.F. STORAGE

STORAGE PROVIDED IN TEMPORARY SEDIMENT BASIN:
ELEV. 9 = AREA: 29,051.5 S.F.
ELEV. 11 = AREA: 35,212.2 S.F.
(BOTTOM ELEV. AREA + TOP ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF SEDIMENT TRAP IN FEET = C.F. (AVERAGE END METHOD)
AREA: (29,051.5 S.F. + 35,212.2 S.F.)/2 = 32,131.8 S.F. X 2' DEPTH = 64,263.7 C.F. STORAGE

2,089,423.7 C.F. > 58,249.8 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED

RICE HOPE PHASE 25, 27 & 29B PROPERTIES
TEMPORARY SEDIMENT STORAGE REQUIREMENTS - SILT FENCING (Sd1-S) SINGLE ROW, 42" MINIMUM HEIGHT ABOVE GRADE
DRAINAGE AREA: 0.7 AC
REQUIRED STORAGE 0.7 AC X 67C.Y./AC. = 46.9 C.Y. = 1,266.3 C.F.

STORAGE PROVIDED AGAINST SILT FENCE
[$\frac{1}{2}$ (MAX. DIST. STORAGE FROM SILT FENCE)$\frac{1}{3}$ (HEIGHT OF SILT FENCE IN FT.)] X LINEAR FEET OF SILT FENCE
[$\frac{1}{2}$ (3.5)(1.5) X 665 L.F. (SENSITIVE) = 2.625 X 665 L.F. = 1,745.6C.F.

1,745.6 C.F. > 1,266.3 C.F. THEREFORE ADEQUATE STORAGE IS PROVIDED



REV.	DATE	BY	REVISIONS
1	4/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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SHEET
EC3.3

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Construction Plans\21-255 Lakeside Ph 25-27-29B Final Erosion Control Plan.dwg

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

SWCD: COASTAL

Project Name: LAKESIDE PHASES 25-27-29B — Address: PORT WENTWORTH, GEORGIA 31407

City/County: PORT WENTWORTH / CHATHAM COUNTY — Date on Plans: 8/8/2022

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–EC5.4	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. FORESTAR (USA) REAL ESTATE GROUP, INC. ATTN: ANNA LEWIS 363 WANDO PLACE DRIVE, SUITE 201 MOUNT PLEASANT, SC 29464 DIRECT: (843)535–8188 MOBILE: (843)708–8650 EMAIL: ANNALEWIS@FORESTAR.COM
EC4.1	YES	5. Provide the name, address, email and phone number of the primary permittee. FORESTAR (USA) REAL ESTATE GROUP, INC. ATTN: KURT SANDNESS 2221 E. LAMAR BLVD. SUITE 790 ARLINGTON, TX 76006 EMAIL: KURTSANDNESS@FORESTAR.COM
EC4.1	YES	6. Note total and disturbed acreage of the project or phase under construction. TOTAL ACREAGE: 19.9± AC DISTURBED ACREAGE: 25 AC
EC1.1–EC2.1	YES	7. Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER–EC5.4	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 11/30/21 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 11/30/21 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 EC5.2	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–EC3.3 EC4.1–EC43 EC5.1–EC5.4	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. DETENTION POND
2. RIP–RAP APRONS
3. DISTURBED AREA STABILIZATION WITH PERMANENT GRASSING

CONTROLS:

EROSION AND SEDIMENT CONTROLS:

- ALL PERIMETER SILT FENCES AND CONSTRUCTION EXITS SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- EXISTING VEGETATION SHALL BE LEFT IN PLACE UNTIL SUCH TIME THAT LAND DISTURBING ACTIVITIES ARE TO TAKE PLACE UPON THAT PORTION OF THE SITE. WHEN CONSTRUCTION ACTIVITIES HAVE CEASED IN AN AREA, THAT AREA SHALL BE STABILIZED WITHIN 14 DAYS. IF THE AREA IS NOT TO FINAL GRADE, THE AREA SHALL BE MULCHED. IF THE AREA IS TO FINAL GRADE AND WILL EVENTUALLY CONTAIN SITE IMPROVEMENTS SUCH AS STRUCTURES OR SIDEWALKS, IT SHALL BE TEMPORARY SEEDED. AREAS BROUGHT TO FINAL GRADE THAT WILL REMAIN PERVIOUS ARE TO BE PERMANENTLY SEEDED. ALLOWABLE EXCEPTIONS FROM THE NPDES GENERAL PERMIT NO. GAR 100001, ARE NOTED BELOW.
- "WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES DUE TO SNOW COVER OR OTHER ADVERSE WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE."
- "WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (e.g. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14th DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED."
- PLEASE REFER TO ATTACHED SHEETS FOR THE LAND DISTURBANCE CONSTRUCTION SCHEDULE (SHEET EC4.1) AND TEMPORARY AND PERMANENT GRASSING SCHEDULE (SHEET EC5.1). THE STORMWATER WILL BE DISCHARGED FROM THE BASIN TO THE EXISTING STORMWATER SYSTEM AND THROUGH THE DOWNSTREAM DITCH SYSTEM AND EVENTUALLY TO THE SAVANNAH RIVER.

NON–STORMWATER DISCHARGE:

- ALL NON–STORMWATER DISCHARGES WILL BE ROUTED THROUGH ON–SITE BMP'S AND THE STORMWATER MANAGEMENT SYSTEM WHERE POSSIBLE. THESE DISCHARGES INCLUDE FLUSHING OF WATER AND FIRE LINES, IRRIGATION WATER, GROUND WATER, DEWATERING OF PITS OR DEPRESSIONS WITHIN THE CONSTRUCTION SITE AND RINSE–OFF WATER OF NON–MATERIALS.

OTHER CONTROLS:

- NO WASTE WILL BE DISPOSED INTO STORMWATER INLETS OR WATERS OF THE STATE.

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

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

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

SANITARY WASTES:
A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY 10 WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTION TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALTY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASES, TO PREVENT WASTE FROM CONTRIBUTING TO STORM WATER DISCHARGE. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED IN THE EROSION CONTROL GRADING PLAN, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED. SANITARY SEWER WILL BE PROVIDED BY BRYAN COUNTY AT THE COMPLETION OF THIS PROJECT.

OFF–SITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEETS EC1.1–EC3.1 FOR CONSTRUCTION EXIT LOCATIONS AND SHEET EC5.1 FOR DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF DIRT, MUD, OR ROCK. DUMP TRUCKS HAULING MATERIAL TO OR FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

| | | |

Monday, June 12, 2023 12:26:54 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.

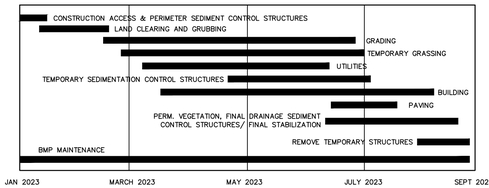
THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

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:

ANNA LEWIS
363 WANDO PLACE DRIVE, SUITE 201
MOUNT PLEASANT, SC 29464
(843)535-8188
EMAIL: ANNALEWIS@FORESTAR.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

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363 WANDO PLACE DRIVE, SUITE 201
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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 INTENT TO BE COVERED BY THIS PERMIT A

Monday, June 12, 2023 12:26:59 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 20 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– EC3.3	YES	35. Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *
EC1.1–EC3.3	YES	36. A description of appropriate controls and measures that will be implemented at the construction site including: (1) Initial Sediment Storage Requirements and Perimeter Control 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–EC3.3	YES	37. Graphic scale and North arrow.
EC1.1–EC3.3	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–EC3.3 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–EC3.3	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–EC3.3 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
Cx	CRAVEN LOAMY FINE SAND	C

EC1.1–EC3.3	YES	48. The Limits of Disturbance for each phase of construction.
EC1.1–EC3.3 EC4.3, EC5.2	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 = 20 AC.
- TOTAL DISTURBED ACREAGE = 19.8 AC.
- TOTAL REQUIRED SEDIMENT STORAGE: 19.8 AC. X 67 c.y./Ac. = 1,326.6 c.y.
- THIS PROJECT WILL UTILIZE 1 PERMANENT SEDIMENT BASIN (LAKE) 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 PERMANENT SEDIMENT BASIN (LAKE) CALCULATIONS.

EC1.0–EC3.0 EC5.0–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.
EC5.0–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, EC5.0–EC5.3	YES	52. Provide Vegetative Plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative Plan shall be site specific for appropriate time of year that seeding will take place and for 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, 2022

REV.	DATE	BY
1	04/27/23	JAF

REVISED PER CITY OF PORT WENTWORTH

REVISIONS

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #7897

REGISTERED PROFESSIONAL ENGINEER No. 38245 GEORGIA JASON J. BRYANT

PITTMAN ENGINEERING
2591 Highway 17, Suite 303
Richmond Hill, GA 31324
(912)445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL NOTES

RICE HOPE
LAKESIDE PHASES25,27,29B
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21–255
Drawn By:	JAF
Designed By:	JJB
Checked By:	JJB
Scale:	N/A
Date:	8/8/22

SHEET
EC4.3

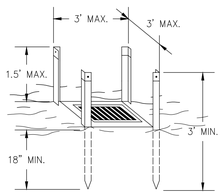
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Monday, June 12, 2023 12:27:17 AM

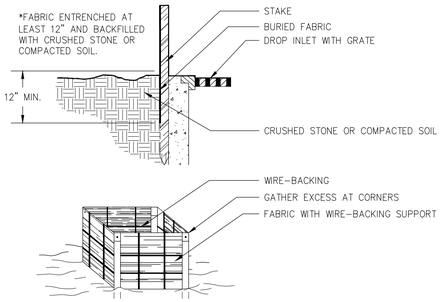
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



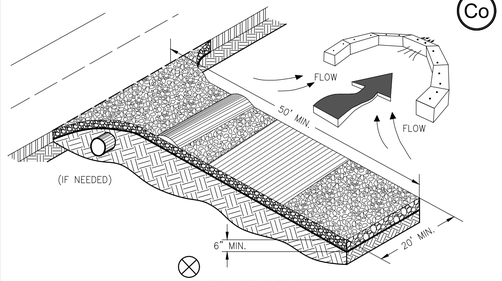
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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



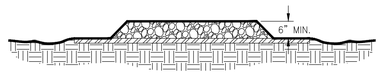
CRUSHED STONE CONSTRUCTION EXIT

Co

EXIT DIAGRAM



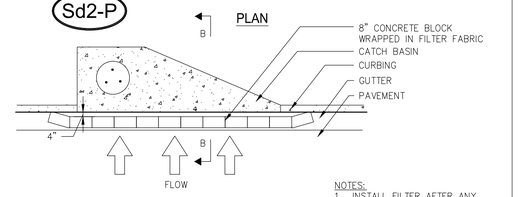
ENTRANCE ELEVATION

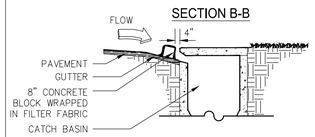


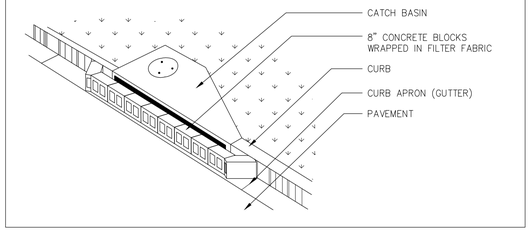
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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.

CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P





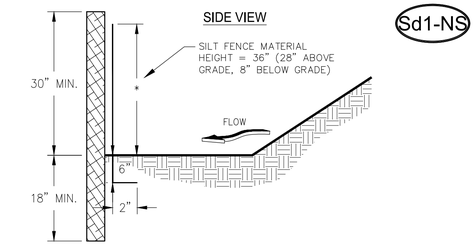


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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

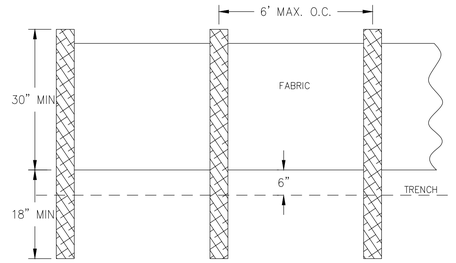
SILT FENCE - TYPE NON-SENSITIVE

Sd1-NS

SIDE VIEW



FRONT VIEW

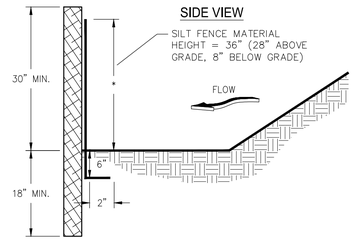


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

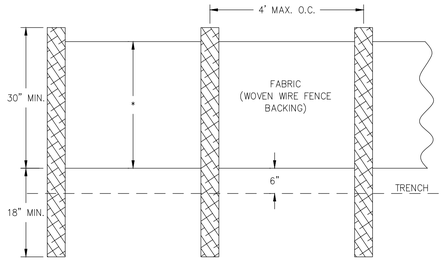
SILT FENCE - TYPE SENSITIVE

Sd1-S

SIDE VIEW



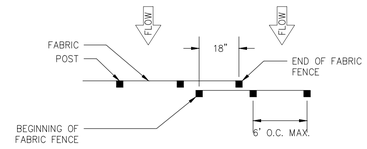
FRONT VIEW



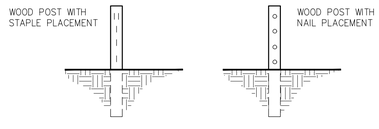
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW – NOT TO SCALE



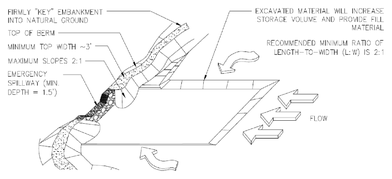
FRONT VIEWS – NOT TO SCALE

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.

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET



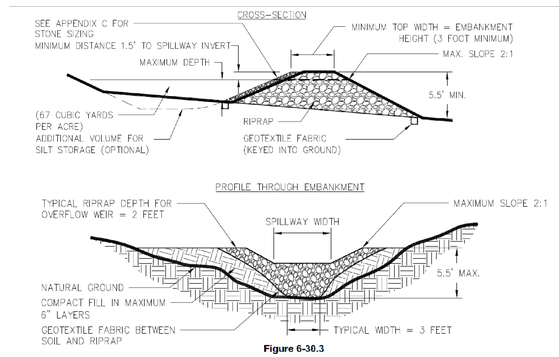


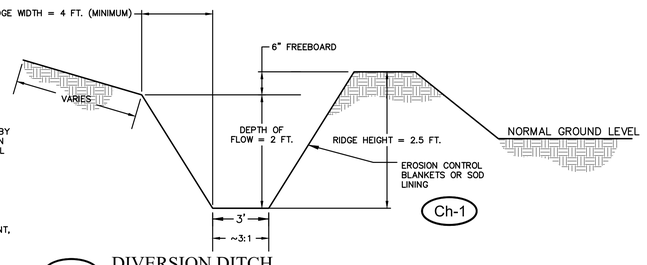
Figure 6-30.3

Sd4-C

TEMPORARY SEDIMENT TRAP DETAILS

SCALE: N.T.S.

DETERMINE VELOCITY IN THE DIVERSION DITCH. USE A CONSERVATIVE APPROACH BY DETERMINING THE FLOW FOR THE LARGEST AREA DRAINED BY A SINGLE DIVERSION DITCH. USE THE FLOW AND THE MANNING'S FORMULA FOR TRAPEZOIDAL CHANNEL FLOW TO DETERMINE THE CHANNEL VELOCITY.
LARGEST AREA DRAINED BY A DIVERSION DITCH = 4.95 ACRES.
DETERMINE THE FLOW USING Q= c x i x A
Q = (0.95 FOR BARE DIRT) x (6 IN/HR) x (4.95 ACRES)
Q = 28 CFS
USE THE MANNING'S EQUATION TO DETERMINE THE CHANNEL VELOCITY
Q = 1.489/n x A x R^0.667 x S^0.5
BASED ON A 3' BOTTOM WIDTH, 3:1 (H:V) SIDE SLOPES, 0.3 MANNING'S COEFFECIENT, AND A 28 CFS FLOW RATE, THE DIVERSION DITCH VELOCITY = 2.2 FT/SEC
BASED ON THE 2.2 FT/SEC VELOCITY, USE CH1 FOR CHANNEL STABILIZATION.



Di

DIVERSION DITCH

SCALE: N.T.S.

REV.	REVISIONS	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED ENGINEER GEORGIA No. 38245 PROFESSIONAL JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 175 Suite 303
Richmond Hill, GA 31324
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EROSION CONTROL DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC5.1

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Monday, June 12, 2023 12:27:21 AM

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENTATION 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			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			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			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			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			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 storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainageways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL			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			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
SpB	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			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			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			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			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-Cq	FLOCCULANTS AND COAGULANTS		Fl-Cq	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING FERM 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.

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 manufactureres recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil material for temporary protection.

Applying and Anchoring Mulch
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk". The disk may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position.
   Straw hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.
2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (Note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

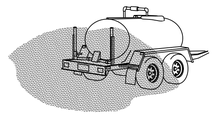
B. To conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.
   Mulching Materials
   Use one of the material given below and apply at thickness indicated.

Material	Depth
1. Grain straw or grass hay	6" to 10"
2. Pine Needles	4" to 6"
3. Wood waste (sawdust, bark, chips)	4" to 8"
4. Shredded resicdues (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.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CORPS 1/

Species	Broadcast Rates 2/-PLS3/ Per Acre	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
   P represents the Southern Piedmont MLRA
   C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast Flatwoods MLRAs

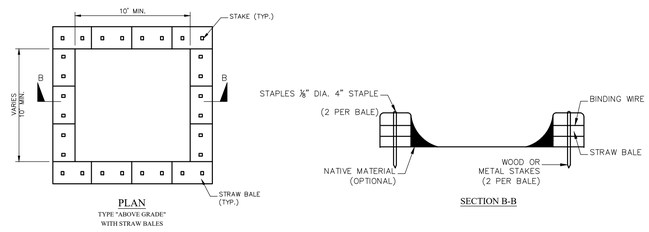
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

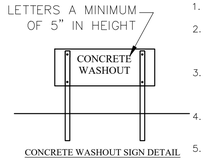
PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 2/-PLS3/ Per Acre	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 lb.	P C	J F M A M J J A S O N D	Plant with winter annuals.
with other perennials	6 lbs.	0.1 lb.			Plant with Tall fescue.
BERMUDA SPRIGS (Cynodon dactylon) Coastal, Common, Midland, or Tift 44	40 cu. ft. or sod pulgs 3'x 3'	0.9 cu. ft.	M-L P	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 srigs.
Coastal, Common, or Tift 44			C		Same as above
Tift 78			C		Southern costal Plain only.
CENTIPEDE (Eremochloa ophiuroides)	Block sod only		P C	J F M A M J J A S O N D	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta.
LOVEGRASS, WEEPING (Eragrostis curvula) alone	4 lbs.	0.1 lb.	M-L P C	J F M A M J J A S O N D	1,500,000 Seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2 lbs.	0.05 lb.			

1. Reduce seeding rates by 50% when drilled.
2. PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specification..
3. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA; C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast

STRAW BALE BARRIER CONCRETE WASHOUT





CONCRETE WASHOUT SIGN DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
NOT TO SCALE

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

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EROSION CONTROL DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
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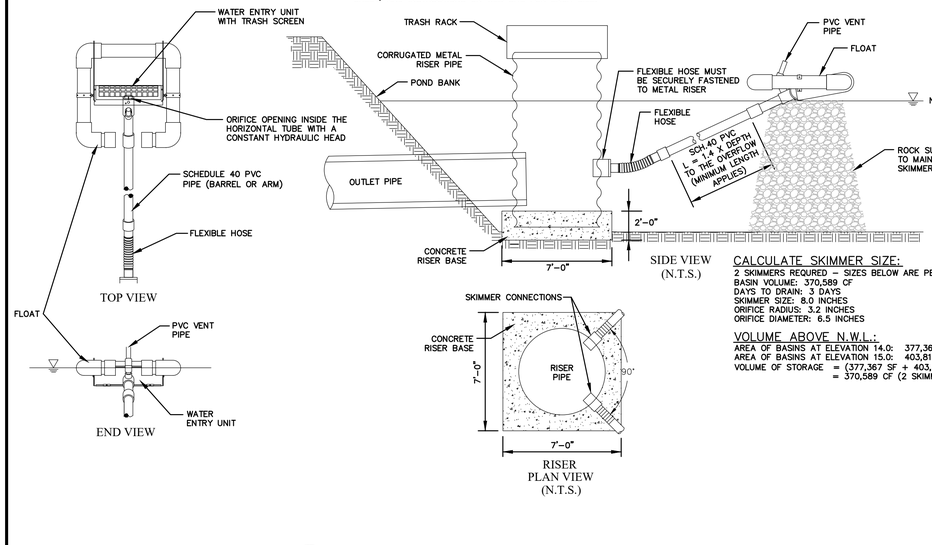
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Monday, June 12, 2023 12:27:25 AM

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:

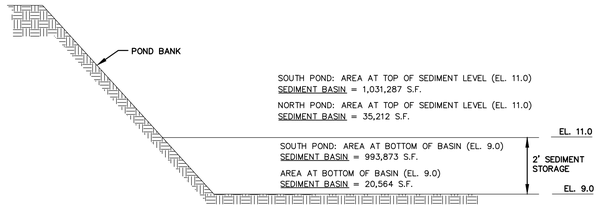
2 SKIMMERS REQUIRED - SIZES BELOW ARE PER SKIMMER
BASIN VOLUME: 370,589 CF
DAYS TO DRAIN: 3 DAYS
SKIMMER SIZE: 8.0 INCHES
ORIFICE RADIUS: 3.2 INCHES
ORIFICE DIAMETER: 6.5 INCHES

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)

(Sk) FAIRCLOTH SKIMMER DISCHARGE SYSTEM

SCALE: N.T.S.



SIDE VIEW (N.T.S.)

SOUTH POND: AREA AT TOP OF SEDIMENT LEVEL (EL. 11.0)
SEDIMENT BASIN = 1,031,287 S.F.

NORTH POND: AREA AT TOP OF SEDIMENT LEVEL (EL. 11.0)
SEDIMENT BASIN = 35,212 S.F.

SOUTH POND: AREA AT BOTTOM OF BASIN (EL. 9.0)
SEDIMENT BASIN = 993,873 S.F.

AREA AT BOTTOM OF BASIN (EL. 9.0)
SEDIMENT BASIN = 20,564 S.F.

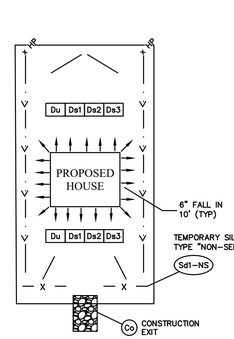
- TOTAL PROJECT ACREAGE = 19.9
- TOTAL DISTURBED ACREAGE = 25
- TOTAL REQUIRED SEDIMENT STORAGE: 25 X 67 c.y./Ac. = 1,675 c.y.
- THIS PROJECT WILL UTILIZE EXISTING DETENTION POND FOR THE SEDIMENT STORAGE REQUIREMENT. THE PROPOSED LAND DISTURBING ACTIVITIES FOR THIS PROJECT ARE TO GRADE TO PROVIDE POSITIVE DRAINAGE TO SPECIFIC AREAS OF THIS TRACT OF LAND.

SEDIMENT BASIN:
AREA AT BOTTOM OF BASIN (EL. 9.0) = 1,014,437 S.F.
AREA AT TOP OF SEDIMENT LEVEL (EL. 11.0) = 1,066,499 S.F.
AVERAGE AREA: (1,014,437 + 1,066,499 S.F.)/2 = 2,080,936 S.F./2 = 1,040,468 S.F.
VOLUME OF SEDIMENT STORAGE: 1,040,468 S.F. X 2 FT. = 2,080,936 C.F./27 = 77,071 C.Y.
SEDIMENT BASIN #1 STORAGE = 77,071 C.Y.

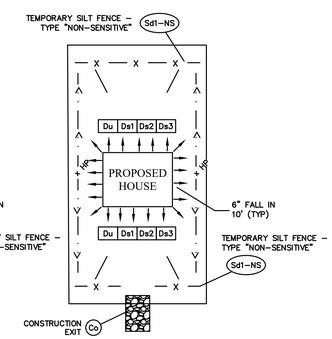
77,071 C.Y. EXCEEDS THE REQUIRED 1,675 CY OF SEDIMENT STORAGE

(Sd3) TEMPORARY SEDIMENT BASIN

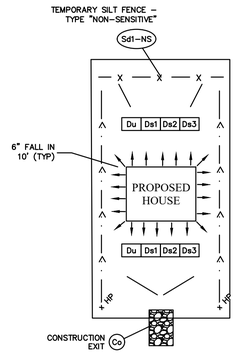
SCALE: N.T.S.



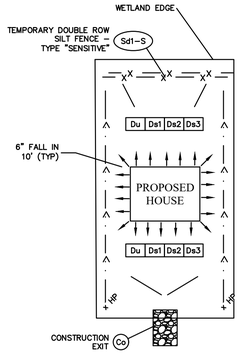
TYPE "A" LOT
TYPICAL DRAINAGE ALL TO FRONT (STREET)
(NOT TO SCALE)



TYPE "B" LOT
TYPICAL DRAINAGE TO BOTH FRONT (STREET) AND REAR (LOT LINE)
(NOT TO SCALE)



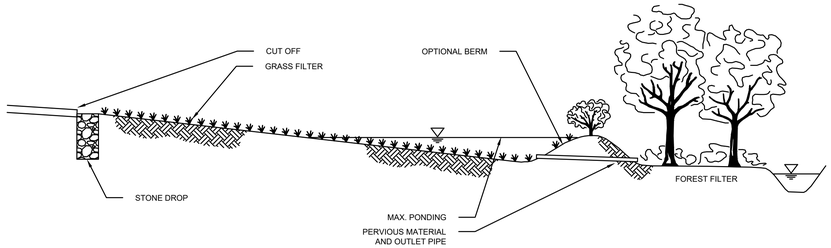
TYPE "C" LOT
TYPICAL DRAINAGE ALL TO REAR (LOT LINE)
(NOT TO SCALE)



TYPE "C" LOT DRAINING TO WETLAND
TYPICAL DRAINAGE ALL TO REAR (LOT LINE)
(NOT TO SCALE)

SITUATIONAL LOT EROSION CONTROL DETAILS

SCALE: N.T.S.



DESCRIPTION
VEGETATED FILTER STRIPS ARE UNIFORMLY GRADED, DENSELY VEGETATED AREAS OF LAND DESIGNED TO SLOW AND FILTER STORMWATER RUNOFF. THEY ARE TYPICALLY INSTALLED IN AREAS THAT HAVE BEEN DISTURBED BY CLEARING, GRADING AND OTHER LAND DISTURBING ACTIVITIES AND ARE TYPICALLY VEGETATED WITH MANAGED TURF. IF STORMWATER RUNOFF CAN BE EVENLY DISTRIBUTED OVER THEM AS OVERLAND SHEET FLOW, VEGETATED FILTER STRIPS CAN PROVIDE SIGNIFICANT REDUCTIONS IN POST-CONSTRUCTION STORMWATER RUNOFF RATES, VOLUMES AND POLLUTANT LOADS ON DEVELOPMENT SITES. CONSEQUENTLY VEGETATED FILTER STRIPS CAN BE USED TO HELP SATISFY THE SWM CRITERIA PRESENTED IN THIS CSS.

KEY CONSIDERATIONS

DESIGN CRITERIA:
- STORMWATER RUNOFF SHOULD ENTER VEGETATED FILTER STRIPS AS OVERLAND SHEET FLOW
- LENGTH OF FLOW PATH IN CONTRIBUTING DRAINAGE AREAS SHOULD BE 150 FEET OR LESS IN PERVIOUS DRAINAGE AREAS AND 75 FEET OR LESS IN IMPERVIOUS DRAINAGE AREAS
- LENGTH OF FLOW PATH IN VEGETATIVE FILTER STRIP SHOULD BE 25 FEET OR MORE
- VEGETATED FILTER STRIPS SHOULD HAVE A SLOPE OF AT LEAST 0.5% TO ENSURE ADEQUATE DRAINAGE

BENEFITS:
- HELPS RESTORE PRE-DEVELOPMENT HYDROLOGY ON DEVELOPMENT SITES AND REDUCES POST-CONSTRUCTION STORMWATER RUNOFF RATES, VOLUMES AND POLLUTANT LOADS
- RELATIVELY LOW CONSTRUCTION COST AND LONG-TERM MAINTENANCE BURDEN

LIMITATIONS:
- CAN BE DIFFICULT TO MAINTAIN OVERLAND SHEET FLOW WITHIN A VEGETATED FILTER STRIP, WHICH NEEDS TO BE PROVIDED TO PREVENT SOIL EROSION AND ENSURE PRACTICE PERFORMANCE

STORMWATER MANAGEMENT "CREDITS"
- ☑ RUNOFF REDUCTION
- ☑ WATER QUALITY PROTECTION
- ☑ AQUATIC RESOURCE PROTECTION
- ☑ OVERBANK FLOOD PROTECTION
- ☑ EXTREME FLOOD PROTECTION

☑ = PRACTICE HAS BEEN ASSIGNED QUANTIFIABLE STORMWATER MANAGEMENT "CREDITS" THAT CAN BE USED TO ADDRESS THIS SWM CRITERIA

STORMWATER MANAGEMENT PRACTICE PERFORMANCE

RUNOFF REDUCTION
25%-50% - ANNUAL RUNOFF VOLUME
30%-60% - RUNOFF REDUCTION VOLUME

POLLUTANT REMOVAL[1]
80% - TOTAL SUSPENDED SOLIDS
25% - TOTAL PHOSPHORUS
25% TOTAL NITROGEN
40% - METALS
N/A - PATHOGENS

1 = EXPECTED ANNUAL POLLUTANT LOAD REMOVAL

SITE APPLICABILITY
- ☑ RURAL USE
- ☑ SUBURBAN USE
- ✳ URBAN USE
- [L] CONSTRUCTION COST
- [L] MAINTENANCE
- [H] AREA REQUIRED

VEGETATED FILTER STRIPS ARE TYPICAL WITHIN ALL AREAS MARKED DS3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)

VEGETATIVE FILTER STRIPS DETAIL
NOT TO SCALE

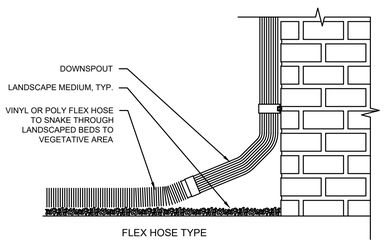
DESCRIPTION
WHERE SITE CHARACTERISTICS PERMIT, SIMPLE DOWNSPOUT DISCONNECTIONS CAN BE USED TO SPREAD ROOFTOP RUNOFF FROM INDIVIDUAL DOWNSPOUTS ACROSS LAWNS AND OTHER PERVIOUS AREAS, WHERE IT IS SLOWED, FILTERED AND ALLOWED TO INFILTRATE INTO NATIVE SOILS. THEY ARE TYPICALLY USED IN AREAS THAT HAVE BEEN DISTURBING ACTIVITIES AND ARE TYPICALLY VEGETATED WITH MANAGED TURF. IF PROPERLY DESIGNED, SIMPLE DOWNSPOUT DISCONNECTIONS CAN PROVIDE MEASURABLE REDUCTIONS IN POST-CONSTRUCTION STORMWATER RUNOFF RATES, VOLUMES AND POLLUTANT LOADS ON DEVELOPMENT SITES. CONSEQUENTLY, THEY CAN BE USED TO HELP SATISFY THE SWM CRITERIA PRESENTED IN THIS CSS.

KEY CONSIDERATIONS

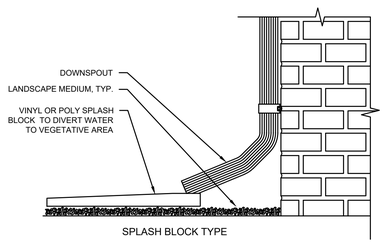
DESIGN CRITERIA:
- LENGTH OF FLOW PATH IN CONTRIBUTING DRAINAGE AREAS SHOULD BE 75 FEET OR LESS
- LENGTH OF FLOW PATH IN PERVIOUS AREAS BELOW SIMPLE DOWNSPOUT DISCONNECTIONS SHOULD BE AT LEAST 15 FEET LONG AND EQUAL TO OUR GREATER THAN THE LENGTH OF THE FLOW PATH IN THEIR CONTRIBUTING DRAINAGE AREAS
- DOWNSPOUT DISCONNECTIONS SHOULD BE DESIGNED TO CONVEY STORMWATER RUNOFF AWAY FROM BUILDINGS TO PREVENT DAMAGE TO BUILDING FOUNDATIONS

BENEFITS:
- HELPS RESTORE PRE-DEVELOPMENT HYDROLOGY ON DEVELOPMENT SITES AND REDUCES POST-CONSTRUCTION STORMWATER RUNOFF RATES, VOLUMES AND POLLUTANT LOADS
- RELATIVELY LOW CONSTRUCTION COST AND LONG-TERM MAINTENANCE BURDEN

LIMITATIONS:
- CAN ONLY BE USED TO "RECEIVE" RUNOFF FROM SMALL DRAINAGE AREAS OF 2,500 SQUARE FEET OR LESS
- PROVIDES GREATER STORMWATER MANAGEMENT BENEFITS ON SITES WITH PERMEABLE SOILS (I.E., HYDROLOGIC SOIL GROUP A AND B SOILS)



FLEX HOSE TYPE



SPLASH BLOCK TYPE

STORMWATER MANAGEMENT "CREDITS"
- ☑ RUNOFF REDUCTION
- ☑ WATER QUALITY PROTECTION
- ☑ AQUATIC RESOURCE PROTECTION
- ☑ OVERBANK FLOOD PROTECTION
- ☑ EXTREME FLOOD PROTECTION

☑ = PRACTICE HAS BEEN ASSIGNED QUANTIFIABLE STORMWATER MANAGEMENT "CREDITS" THAT CAN BE USED TO ADDRESS THIS SWM CRITERIA

STORMWATER MANAGEMENT PRACTICE PERFORMANCE

RUNOFF REDUCTION
25%-50% - ANNUAL RUNOFF VOLUME
30%-60% - RUNOFF REDUCTION VOLUME

POLLUTANT REMOVAL[1]
80% - TOTAL SUSPENDED SOLIDS
25% - TOTAL PHOSPHORUS
25% TOTAL NITROGEN
40% - METALS
N/A - PATHOGENS

1 = EXPECTED ANNUAL POLLUTANT LOAD REMOVAL

SITE APPLICABILITY
- ☑ RURAL USE
- ☑ SUBURBAN USE
- ✳ URBAN USE
- [L] CONSTRUCTION COST
- [L] MAINTENANCE
- [M] AREA REQUIRED

DOWNSPOUT DISCONNECTIONS REQUIRED FOR ALL SINGLE-FAMILY HOMES WITHIN THE LAKESIDE DEVELOPMENT, UNLESS OTHERWISE NOTED.

TYPICAL DOWNSPOUT DETAIL
NOT TO SCALE

REV.	DESCRIPTION	BY	DATE
1	REVISED PER CITY OF PORT WENTWORTH	JAF	04/27/23

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #7389?

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-6578
www.PittmanEngineeringCo.com

EROSION CONTROL DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC5.3

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Monday, June 12, 2023 12:27:31 AM

REV.	DATE	BY	REVISIONS
1	04/27/23	JAF	REVISED PER CITY OF PORT WENTWORTH

RICE HOPE LAKESIDE PHASES 25, 27 & 29B

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
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EROSION CONTROL DETAILS

RICE HOPE LAKESIDE PHASES 25, 27 & 29B
PORT WENTWORTH, GA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No.	21-255
Drawn By:	JAF
Designed By:	JJB
Checked By:	RAP
Scale:	1" = 50'
Date:	8/8/22

SHEET
EC5.4

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GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

David B. Dove, Interim Director

Coastal District
1050 Canal Road
Brunswick, Georgia 31525
912-264-7284

July 10, 2023

Mr. Brian Harvey, Director of Development Services
City of Port Wentworth
7224 Highway 21
Port Wentworth, Georgia 31407
Via email: bharvey@cityofportwentworth.com

RE: **Plan Approval for Rice Hope Lakeside Phases 25, 27, 29B**
City of Port Wentworth Water System (WDIS# 0510002)
EPD Project Number: CD23-040
Chatham County

Dear Mr. Harvey,

Plans and specifications for the above referenced project, submitted by Pittman Engineering Co. LLC on April 21, 2023, have been reviewed for compliance with the Rules for Safe Drinking Water (Rules) and the Minimum Standards for Public Water Systems, March 2021 (Minimum Standards). The **drinking water** portion of the project is hereby approved by the Georgia Environmental Protection Division, contingent upon the following conditions:

1. All materials that come into contact with the drinking water during its treatment, storage, transmission, or distribution shall not adversely affect drinking water quality and public health and must be certified for conformance with American National Standards Institute/National Sanitation Foundation Standard 61 (ANSI/NSF Standard 61).

2. When water mains cross below house sewers, sanitary sewer, or storm sewer both the sewer and water pipe shall be constructed of materials and with joints that are equivalent to water main standards of construction for at least 10 ft beyond the crossing in both directions and be subjected to hydrostatic tests. Another acceptable option is encasing either the water main or sewer with seamless, jointless pipe constructed of water main materials for a distance of at least 10ft. beyond the crossing in both directions, kept separate from the carrier pipe with casing spacers, and the annular spaces formed at the end of the carrier pipes must be made watertight with flexible boot type end seals.

3. Approval or acknowledgment must be received for the wastewater portion of the project from EPD's Wastewater Regulatory Program, Municipal Permitting Unit; they can be reached at (404) 463-1511.

4. If applicable to your site, you must file a Notice of Intent (NOI) with the Division to be covered under the General Permit for Storm Water Discharges Associated with Construction Activities.

The approved project consists of the construction and installation of approximately **445** linear feet of **twelve** (**12**) inch, **560** linear feet of **ten** (**10**) inch, **2,060** linear feet of **eight** (**8**) inch PVC water mains, fire hydrants and all related valves, fittings and appurtenances to serve one hundred and twenty-nine (129) proposed service connections in the Rice Hope development in Chatham County.

Please note that any significant deviation from the approved plans or specifications must receive prior approval by the Division in accordance with Safe Drinking Water Rules Section 391-3-5-.05(5).

Please be reminded that the construction of the drinking water project must meet all the requirements of the Georgia Rules for Safe Drinking Water, Chapter 391-3-5. In accordance with Chapter 391-3-5-.05(6):

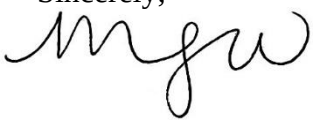
> "Upon completion of the installation of the public water system or any modification, the Owner must send to the Division a statement from the Engineer who prepared the plans and specifications that the system, as installed, is in accordance with the approved plans and specifications."

This approval is valid for one (1) year from the date of this letter. If the construction has not begun by that date, the Division may choose to reevaluate the project with regard to the Rules and Regulations in effect at that time.

Be advised that this Plan Approval is site specific and not a future guarantee of permitted water capacity being available beyond what is currently permitted by the Division or by the regulations. Furthermore, this approval does not account for future water demand because of growth or otherwise, and that the responsibility of planning for such lies with the permittee.

If you have any questions or concerns, please contact me at marcela.ward@dnr.ga.gov or 470-898-6632.

Sincerely,



Marcela Ward
Environmental Engineer
Coastal District

cc: Coastal District Files
Jason J. Bryant, P.E. via email – jason@pittmanengineeringco.com

RICE HOPE SUBDIVISION

LAKESIDE PHASE 25 27 29B

STORMWATER OPERATION AND MAINTENANCE MANUAL & MAINTENANCE PLAN AGREEMENT

PREPARED FOR

FORESTAR (USA)

REAL ESTATE GROUP, INC.

PREPARED BY

PITTMAN ENGINEERING

JANUARY 05, 2023

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Stormwater Management System Inspection & Maintenance Plan Agreement

The owner or successive owner of Lakeside Phase 24, located on the Rice Hope Property, will be responsible for maintaining all facilities, unless assumed by the City of Port Wentworth. If portions of the development site are sold or otherwise transferred, legally binding arrangements shall be made to pass responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title; these arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance.

City of Port Wentworth/ Chatham County or a legal entity having authority over stormwater runoff controls, easements and drainage facilities may perform or require the owner to act under the following conditions:

(1) If normal maintenance is not performed and it is adversely affecting drainage flow.

(2) To alleviate flooding or other drainage problems upstream or downstream of the property.

The City Manager of Port Wentworth or his/her designee shall be allowed to enter the property at reasonable time and in a reasonable manner for the purpose of inspection. Those terms include the right to enter the property when the city Manager or his/her designee has a reason to believe that a violation of this approved stormwater management system inspection and maintenance agreement and plan has occurred and when it is necessary for abatement of public nuisance or correction of a violation of the City's ordinance or approved stormwater management system inspection and maintenance agreement and plan.

Stormwater infrastructure maintenance shall be inspected and maintenance performed as identified in attached Stormwater Operation and Maintenance Manual & Maintenance Plan Agreement.

The undersigned agrees to the full terms of this stormwater Management System Inspection & Maintenance Plan Agreement.

Kurt A. Sandness

Signature

Kurt A. Sandness

Print Name

VP RE Inv & Dev

Title

03/01/23

Date

1. INTRODUCTION

Rice Hope is a planned unit development with a projected build-out of 4,500 residential units. The Rice Hope Stormwater Management System Maintenance Manual provides a guide for inspection and maintenance of various stormwater facilities typically found within the community. The procedures herein are provided as a general guide and no obligation of warranty is implied, nor is a timetable for implementation of repair methods specified. The following sections outline the importance of stormwater systems and the general operation, inspection, and maintenance recommendations.

A stormwater management system includes structural and non-structural features in a community which aid in the conveyance, storage and treatment of rainwater and surface water precipitating on or passing through a community. These stormwater features are often referred to as Best Management Practices, or BMPs. Structural BMPs are physical features specifically placed in a community to control stormwater, such as pipes, inlets, dry or wet detention facilities, gutters, swales, and vegetated plantings such as grasses. Non-structural BMPs are components of a stormwater management plan which are not physical additions to the community. Non-structural BMPs may include, effective land planning, open space preservation, water quality testing, educational programs and this operation and maintenance manual.

2. IMPORTANCE

The Federal Water Pollution Control Amendments of 1972 were passed by the federal government as a measure to limit the impacts to the water systems of the United States. The Rice Hope stormwater management system was designed to meet these laws and subsequent federal, state and county requirements. The following paragraphs summarize the function of the stormwater management system.

A. Stormwater Conveyance

The primary function of stormwater systems is to convey stormwater runoff away from buildings and roadways. Flood avoidance of occupied buildings and vehicular accesses and egresses are benefits of the stormwater system.

On-site roads, swales, drainage systems and ditches are designed for the twenty-five (25) year frequency, twenty-four (24) hour (+- 8 inches of rainfall in 24 hours). Detention facilities and outfall structures are designed for the one hundred (100)

year frequency, twenty-four (24) hour storm event (+- 10 inches of rainfall in 24 hours).

B. Peak Water Quantity

The stormwater system is designed to reduce peak stormwater runoff rates exiting the site to pre-development levels. Developed sites typically reduce the amount of stormwater infiltrating into the ground by increasing the number of impervious surfaces (roads, sidewalks, roofs). To protect properties downstream from flooding, detention facilities are installed to reduce the peak runoff rates. Most facilities accomplish this by collecting and temporarily storing the runoff and releasing the water at a slower rate, or by collecting runoff and infiltrating the stormwater into the ground.

C. Water Quality

The following are common pollutants found in stormwater runoff and the typical source of the pollutants.

Sediment

Sediment is the introduction of dirt and soils into the water system. Sediment typically occurs when bare soils are exposed to the elements and is carried into water systems by stormwater runoff and occasionally wind.

Sediment that stays suspended in the water can be harmful to the respiratory systems of aquatic animals. As sediment settles to the bottom of waterways, plant life and stationary organisms living on the bottom may become buried, and system components may become blocked.

Vegetative Nutrients

Nitrogen and phosphorus are nutrient building blocks for plant life. High concentrations of these and other nutrients can accelerate the growth of grasses and shrubs but can also increase the growth of algae and bacteria in our water systems. The overgrowth of algae and bacteria can disrupt the fragile balance of aquatic habitats. These organisms compete with aquatic life for sunlight and oxygen and can cause the native life to die. These nutrients are commonly introduced into water bodies by lawn/agricultural fertilizers as well as decomposed plant material.

Pathogens

Pathogenic organisms, or disease-causing organisms are found in most natural water systems. High levels of these organisms in stormwater runoff may create health risks to human and animals. This hazard extends to fish and shellfish which may ultimately be consumed by humans. Fecal Coliform is identifiable bacteria which may indicate the potential presence of harmful organisms such as E. coli and Salmonella. These diseases are widely common in nature, but higher concentrations can usually be attributed to fecal matter from wildlife, domesticated animals, and humans.

3. STORMWATER STRUCTURES

The following stormwater structures require regular inspection and maintenance to perform as intended.

A. Ditches and Swales

Swales and ditches are used to convey stormwater along the ground surface in vegetated areas. Swales are less defined shallow ditches. The most common swales are located between homes to convey stormwater either to the front or back of the lots. Ditches typically have a higher conveyance capacity and therefore may require a durable, protective surface. This can be in the form of vegetation, riprap or a synthetic liner.

B. Drainage Pipes and Culverts

Drainage pipes are one of the most common methods for conveying stormwater. Storm pipes are typically made of concrete but may also made of steel or high-density polyethylene plastic. Pipes and culverts are resistant to erosion from the stormwater due to their material strength. Pipes and culverts may be inundated with water when connected to stormwater detention ponds, or similar water features.

C. Storm Inlets and Manholes

Storm Inlets are structures used to collect water from the surface and provide transfer to a drainage pipe system. Grate inlet tops can also act as a filter to strain large debris before entering the pipe system. Storm manholes are typically used as a junction to change direction or slope of a pipe conveyance system. Manholes and storm inlets contain a top which can be removed to enter the structure for maintenance and inspection. OSHA CFR 29 Standard 1910-146 (www.osha.gov), should be followed when entering any confined space.

4. INSPECTION AND MAINTENANCE RECOMMENDATIONS

The following are recommended maintenance and inspection procedures for storm structures.

A. Ditches and Swales

Ditches and swales within the property should be visually inspected monthly and after rainfall exceeding 4-inches of rainfall in 24-hours. They are to be checked for scouring, exposed earth, sediment build-up, debris, and overgrowth of vegetation. Perimeter ditches should be inspected for blockages at least twice per year and after rainfall exceeding 4-inches of rainfall in 24-hours.

Prior to beginning maintenance within a ditch or swale, contact the Bryan County Engineering Department, or review appropriate documents to confirm the ditch is not a wetland or water of the state; such activities may require coordination with the Army Corp of Engineers prior to beginning any work in a freshwater wetland or waters of the state.

Scouring or Erosion

Slopes must be inspected and maintained to prevent erosion. Subsequent inspections should follow to ensure slope is reestablished.

Sedimentation

Remove sediment and restore ditch to prior elevations and slope. Properly dispose of sediment. Replant or sod as necessary.

Overgrown Vegetation

Vegetation within ditches and swales should be regularly trimmed if vegetation appears to inhibit stormwater flow. All clippings should be collected and removed from the waterway; otherwise, decomposing plant matter may contribute to stormwater pollution problems.

In re-establishing vegetation within ditches and swales, fertilization should be limited or avoided. Areas of concentrated flow tend to carry nutrients downstream, as opposed to being absorbed by the new vegetation.

B. Drainage Pipes and Culverts

Road Culverts

The inlets and outlets of road culverts should be visually inspected after large storm events to verify no obstructions inhibit flow through the pipe. Road culverts should be visually inspected yearly for sediment build-up within the pipe. If more than 1/3 the height of the culvert is sediment laden, the culvert should be cleaned. Smaller culverts typically use a jet-vac (combination water pressure washing and vacuum machine) to blast sediment from the pipe. The sediment is vacuumed into a tank truck. If the culvert is partially or completely submerged, typically a cofferdam is built on either side of the pipe and the culvert is pump dry for cleaning. Prior to constructing a cofferdam, confirm the upstream and downstream areas are not wetlands or water of the state. During yearly inspections, pipes should be examined for defects such as cracks, deformation, or joint separation.

Drainage Pipes

Yearly inspections should be performed at pipe junctions and pipe discharge points to monitor sediment build-up. Typically, this consists of removing the inlet top or manhole cover and shining a flashlight into the structure to observe any sediment. If pipes are submerged, inspections should be performed during dry weather when stormwater should have fewer suspended particles and pipe ends can be more easily observed. If sediment is observed, pipe can be cleaned manually or with a jet-vac. If pipes are submerged, typically a pneumatic pillow plug or multi-flex plug is inflated on either side of the sediment laden area and the water is pumped to another location. If a jet-vac system is used to clean the pipe, the system should be checked by video camera as well to inspect for pipe deficiencies such as cracks, deformation, or joint separation if necessary.

C. Inlets and Storm Manholes

Grate top storm inlets should be inspected after large storm events to check for obstructions which may limit flow during future storm events. Similar to drainage pipes, a flashlight inspection should be performed on all drainage structures for sediment build-up. Accumulated sediment or debris material should be removed. This may be performed manually with a shovel and bucket or vacuum truck.

Inlets should also be inspected for cracks or missing grout around pipes and at structure joints during yearly inspections.

5. NON-STRUCTURAL BEST MANAGEMENT PRACTICES

Fertilization

Application rates specified by manufacturers of fertilizers should be strictly followed.

Car Washing

Personal vehicles should be washed at retail car wash facilities where the runoff is routed to a sanitary sewer system. If vehicles are washed in the homeowner's driveway, environmentally friendly detergents should be used. Substantial accumulations of debris and dirt washed off the car should be disposed of properly.

Pet Waste Control

Community pets waste rules should be strictly enforced to limit pathogenic pollutants entering the stormwater system.

Yard Waste Disposal

All yard waste should be properly disposed of and not allowed to enter the storm drainage system.

Education

Regular community meetings and stormwater educational materials may be provided to residents towards furthering the understanding of the function, maintenance, and related costs for the Rice Hope stormwater management system. Homeowners should be made aware of actions that may affect the stormwater maintenance costs.

Appendix A – Inspection Summary Table

Inspection Area	Suggested Inspection Interval	Inspection Recommendation	Action
On-site Ditches and Swales	Monthly	Visual inspection for bare earth, scouring and erosion	Fill, stabilize & re-vegetate
Wetland Ditches and Wetland Outfalls	Yearly	Visual inspection for obstructions and sedimentation	Coordinate with Local Municipality & Army Corp of Engineers
Road Culverts	Yearly	Visually inspect for sedimentation and obstructions	Clean manually or with jet-vac and properly dispose of sediment
Grate Inlets and storm manholes	Yearly	Visually inspect and remove accumulated debris and sediment build-up	Clean manually or with vacuum truck and properly dispose of sediment
Outfall Structure	Yearly	Visually inspect and remove accumulated debris and sediment build-up	Clean manually or with vacuum truck and properly dispose of sediment
Stormwater Detention Facility Perimeter	Twice per year	Visually inspect for sedimentation, trash, bare earth and scouring	Fill, stabilize & re-vegetate, excavate sedimentation if function affected; dispose of debris
Stormwater Lagoon or Pond Depth	Every 5 years or appropriate intervals	Measure depth	Perform depth survey; excavate sedimentation if function affected
Stormwater Lagoon or Pond Chemistry	As needed	Test pH, Alkalinity, Fecal Coliform, Nitrogen, Phosphorus	Consult with Lagoon Maintenance Contractor

APPENDIX B – INSPECTION LOGS

Date	Stormwater Structure	Status	Action

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

Site Data

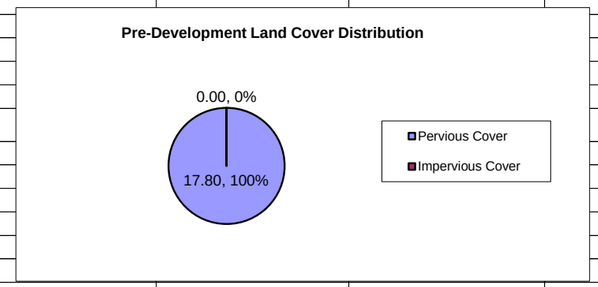
Site Name: RICE HOPE LAKESIDE PHASE 2 (PH 25 27 29-B) JOB NUMBER 21-255

	data input cells
	calculation cells
	constant values

Step 1: Enter Site Information

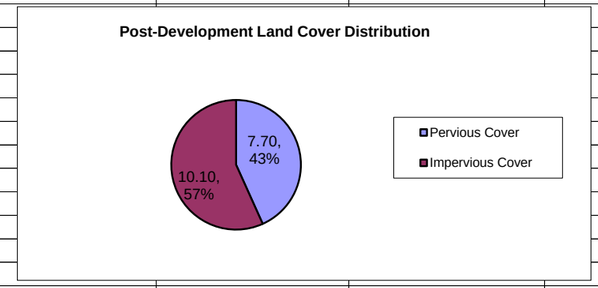
Pre-Development Land Cover (acres)

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	17.80	17.80
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	17.80



Post-Development Land Cover (acres)

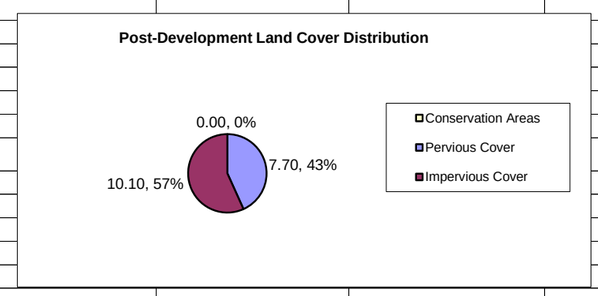
Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	7.70	7.70
Impervious Cover	0.00	0.00	0.00	10.10	10.10
				Total	17.80



Runoff Reduction Rainfall Event (inches)	1.2
Post-Development Site Imperviousness (%)	57%
Post-Development Site Runoff Coefficient, Rv	0.56
Target Runoff Reduction Volume, RRv (acre-feet)	1.00
Target Runoff Reduction Volume, RRv (cubic feet)	43,473

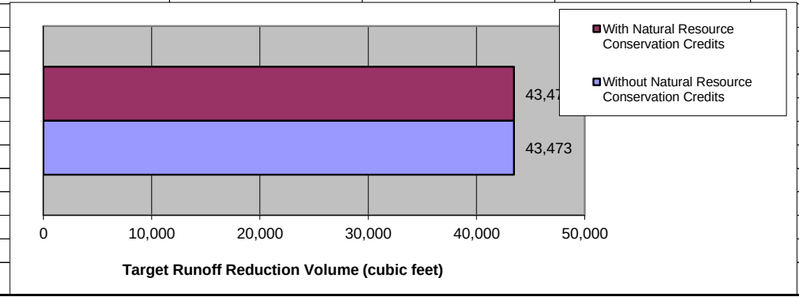
Step 2: Apply Better Site Planning Techniques

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)	1.00
Target Runoff Reduction Volume, RRv (cubic feet)	43,473



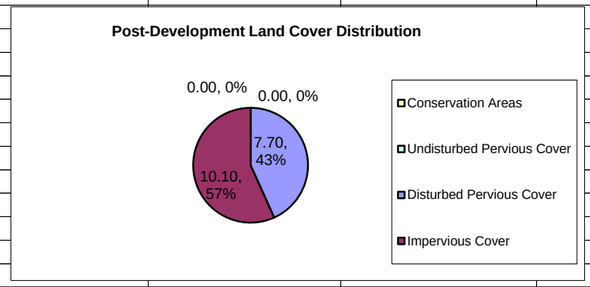
Step 3: Apply Better Site Design Techniques

Reduced Clearing and Grading Credits

	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Total
Undisturbed Pervious Cover (Acres)	0.0	0.0	0.0	0.0	0.00

Revised Post-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Conservation Areas	0.00	0.00	0.00	0.00	0.00
Undisturbed Pervious Cover	0.00	0.00	0.00	0.00	0.00
Disturbed Pervious Cover	0.00	0.00	0.00	7.70	7.70
Impervious Cover	0.00	0.00	0.00	10.10	10.10
				Total	17.80



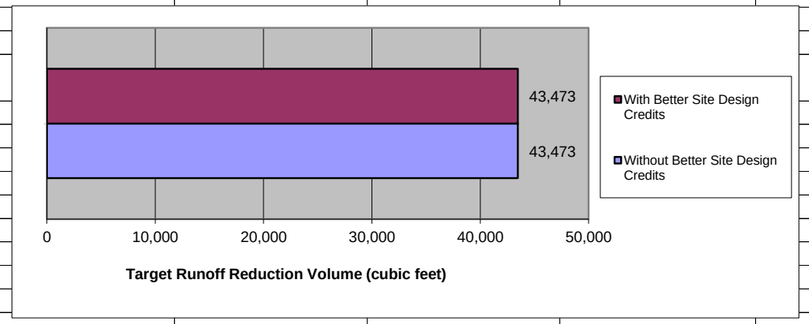
Restoration of Disturbed Pervious Surfaces

Soil Restoration (Acres)	0.0
Site Reforestation/Vegetation (Acres)	0.0
Soil Restoration w/ Site Reforestation/Revegetation (Acres)	0.0

Target Runoff Reduction Volume After Application of Better Site Design Credits, RRv

Target Runoff Reduction Volume, RRv (acre-feet)	1.00
Target Runoff Reduction Volume, RRv (cubic feet)	43,473

Note: Remainder of Better Site Design Techniques are considered to be "self-crediting."



Coastal Stormwater Supplement Site Planning & Design Worksheet

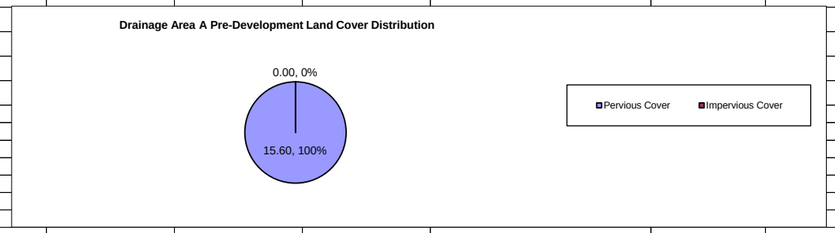
Revised July 2014

Drainage Area A

Drainage Area Information

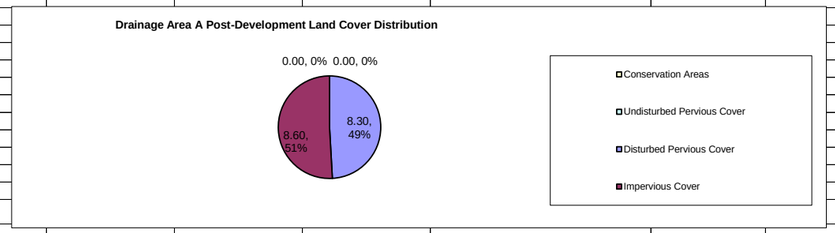
Drainage Area A Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	15.60	15.60
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	15.60



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	8.30	8.30
Impervious Cover	0.00	0.00	0.00	8.60	8.60
				Total	16.90



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	5.40	4.50	18817.9	30% of volume received by the practice	0.0	18817.9	0.0	18817.9	N/A	N/A	5645.4	13172.5	5645.4	13172.5	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	6.80	0.00	1481.0	30% of volume received by the practice	13172.5	14653.6	13172.5	14653.6	N/A	N/A	4396.1	10257.5	4396.1	10257.5	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	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	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	
Treatment Only Practices															
Stormwater Pond, Wetland, or Wet Swale 1	3.40	3.40	14069.9	None	10257.5	24327.4	10257.5	24327.4	Volume in Wet Pool and Extended Detention	25000.0	0.0	24327.4	24327.4	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	

Coastal Stormwater Supplement Site Planning & Design Worksheet

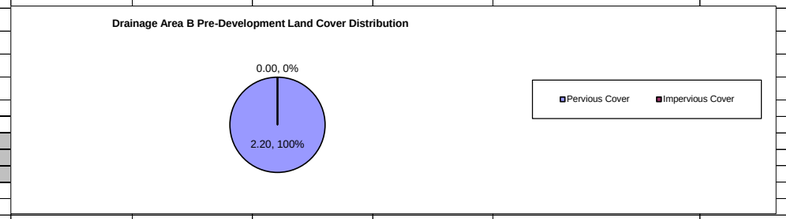
Revised July 2014

Drainage Area B

Drainage Area Information

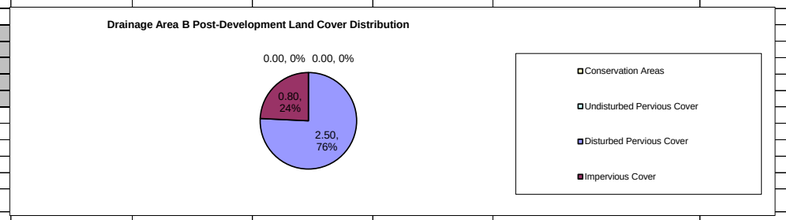
Drainage Area B Pre-Development Land Cover (acres)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Pervious Cover	0.00	0.00	0.00	2.20	2.20
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				Total	2.20



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	2.50	2.50
Impervious Cover	0.00	0.00	0.00	0.80	0.80
				Total	3.30



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	0.68	0.68	2814.0	30% of volume received by the practice	0.0	2814.0	0.0	2814.0	N/A	N/A	844.2	1969.8	844.2	1969.8	Vegetated Filter Strip, C/D Soils 1
Vegetated Filter Strip, C/D Soils 1	0.92	0.00	200.4	30% of volume received by the practice	1969.8	2170.2	1969.8	2170.2	N/A	N/A	651.0	1519.1	651.0	1519.1	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

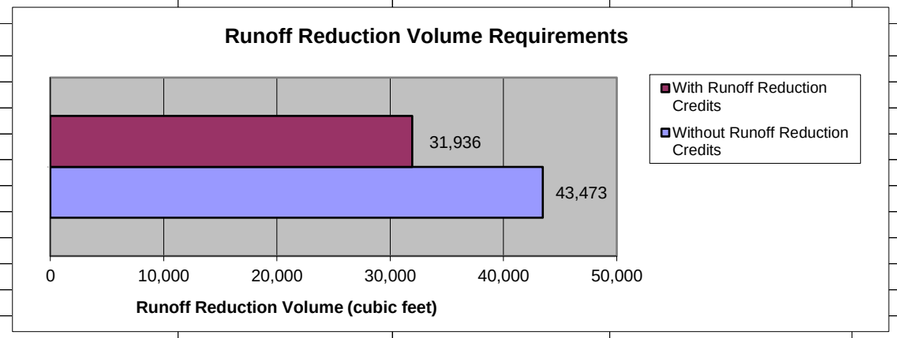
Stormwater Pond, Wetland, or Wet Swale 1	0.62	0.62	2565.7	None	1519.1	4084.8	1519.1	4084.8	Volume in Wet Pool and Extended Detention	5000.0	0.0	4084.8	4084.8	0.0	No Downstream Practice
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	0.0	0.0	
None	0.00	0.00	0.0	N/A	0.0	0.0	0.0	0.0	N/A	N/A	0.0	0.0	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	**2.22**	**1.30**									**1495.2**		**5580.0**		

Coastal Stormwater Supplement Site Planning & Design Worksheet

Revised July 2014

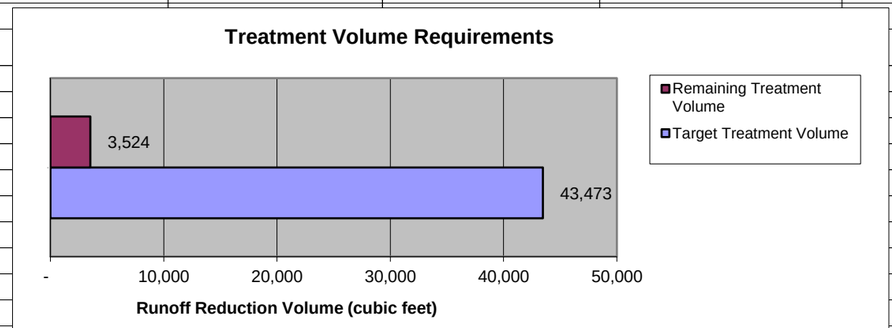
Stormwater Runoff Reduction Summary

Target Runoff Reduction and Treatment Volume, RRv (cubic feet)	43,473
Total Adjustment to Runoff Reduction Volume, RRv (cubic feet)	11,537
Percentage of Target Runoff Reduction Volume Achieved	27%
Runoff Reduction Volume Achieved (in)	0.32
Runoff Reduction Volume Remaining (cubic feet)	31,936



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)	39,949
Treatment Volume Remaining (cubic feet)	3,524



DRAINAGE AREA A
0.62 ACRES
IMPERVIOUS
STORMWATER POND
C/D

DRAINAGE AREA A

DRAINAGE AREA A
3.4 ACRES
IMPERVIOUS
STORMWATER POND
C/D

DRAINAGE
AREA A
5.4 ACRES
SIMPLE
DOWNSPOUT
DISCONNECTION
C/D

DRAINAGE
AREA A
6.8 ACRES
VEGETATED
FILTER STRIP
C/D

DRAINAGE
AREA B
0.92 ACRES
VEGETATED
FILTER STRIP
C/D

DRAINAGE
AREA B
0.68 ACRES
SIMPLE
DOWNSPOUT
DISCONNECTION

DRAINAGE AREA A

BLOCK 27

BLOCK 29-B

BLOCK 25

LAGOON

LAGOON

Striker Road

Lakeside Drive

Cold Creek Pass

Cold Creek Pass

Cold Creek Pass

Rock Trace

N

0 80 160 Feet

REV.	REVISIONS	BY	DATE
			###

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT No. 38245

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

CSS EXHIBIT

RICE HOPE
LAKESIDE PHASE 2 (PH 25, 27, 29-B)

Prepared For
FORESTAR

Project No.	21.255
Drawn By:	JJB
Designed By:	JJB
Checked By:	RAP
Scale:	1"=80'
Date:	03/1/23

SHEET
CSS

G:\Shared drives\Projects\Rice Hope\21-255 Lakeside 25 27 29B\Drawings\Exhibits\21-255 Lakeside Ph 25-27-29B CSS Exhibit.dwg



LAKESIDE PHASES 25, 27, 29B AT RICE HOPE DRAINAGE STUDY

PREPARED FOR:

BEP RICE HOPE, LLC

CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PREPARED BY:



November 16, 2022

Revised: March 20, 2023

Revised: April 27, 2023

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INLET AND PIPE SIZING DESIGN CONSIDERATIONS

SECTION 6: EXHIBITS
POST DEVELOPMENT BASIN EXHIBIT
POST DEVELOPMENT ICPR OUTFALL MAP
DEM MAP
POST-DEVELOPMENT ICPR NODE MAP

PROJECT DESCRIPTION

Lakeside Phases 25, 27, and 29B, located in Rice Hope Plantation, east of the existing I&D line, and south of Mulberry Blvd. Lakeside Phases 25, 27, and 29B at Rice Hope is proposing the construction of 151 single-family lots, road, sanitary sewer, domestic water, storm drainage and other associated infrastructure to support the residential site within Rice Hope Plantation. Access will be from the existing Lakeside development. The property is currently undeveloped and is included as part of the larger Rice Hope Plantation Composite Stormwater Drainage Study, revised September 27, 2022.

METHODOLOGY FOR STORMWATER ATTENUATION

Stormwater collection for the site will consist primarily of pipes which will outfall to a pipe network with an ultimate outfall into two proposed detention lagoons (EX LAG and L2 Lakeside). These lagoons will then discharge into an existing channel north of the Cottages at Rice Hope as shown in the master plan. Water quality will be controlled by allowing solids to settle in the onsite detention ponds before being released from the site. Water quantity will be maintained by sizing the outlets from onsite detention ponds in a manner such that post-development runoff rates do not exceed the pre-development max stages for applicable design storms. Port Wentworth, State, and Federal stormwater ordinances will be followed in the design of the stormwater system.

DESIGN TAIL WATER

The max water elevation for each lagoon was determined in the Rice Hope Comprehensive Stormwater Drainage Study. These 25-year max stages were used for each lagoon as the downstream tailwater elevation for the pipe sizing analysis. Each inlet has a frame elevation higher than the Post-Development ICPR model max stage for the 100-year storm.

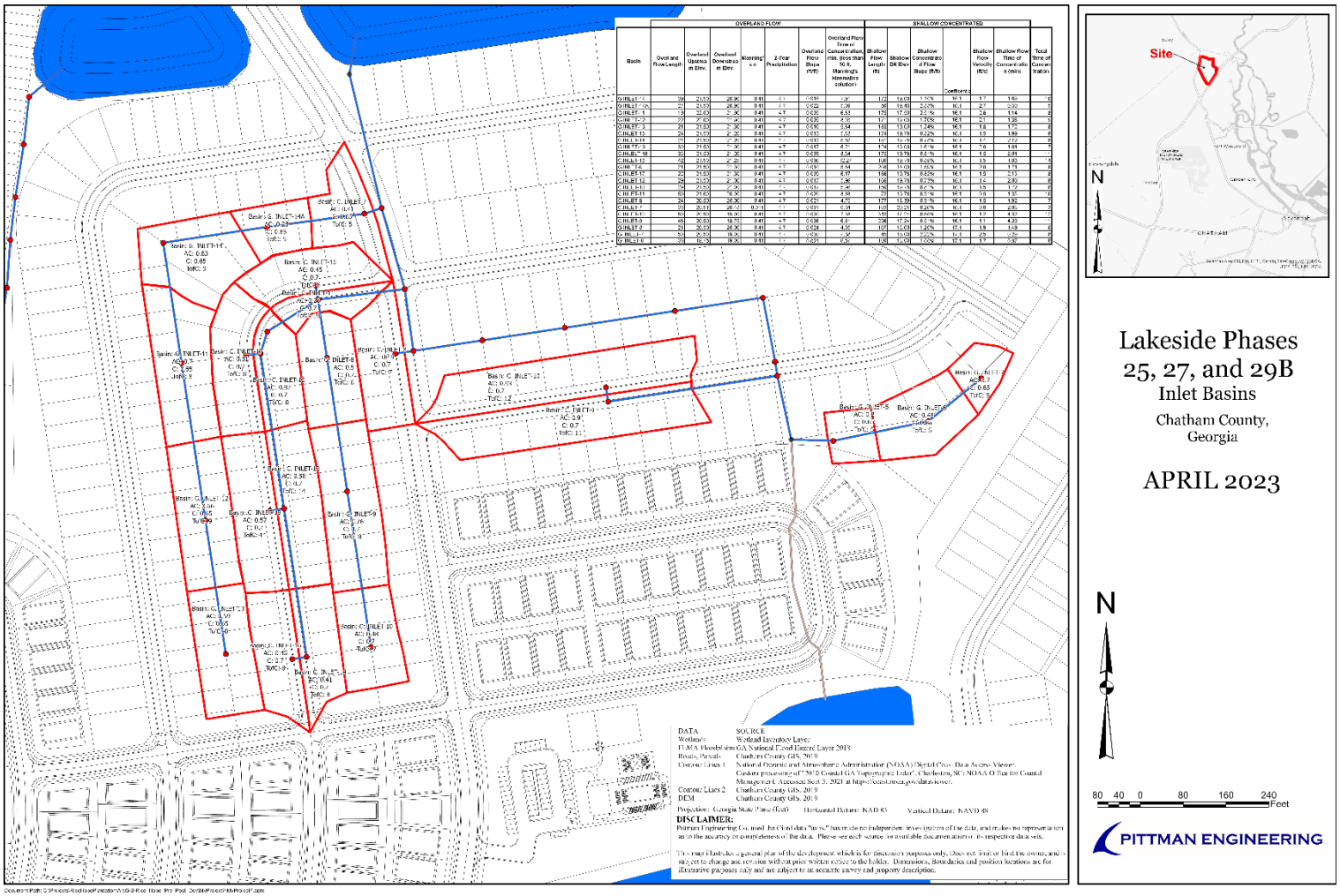
DESIGN STORM

DESIGN STORM SUMMARY (INCHES OVER 24 HOURS)						
1-YEAR	**2-YEAR**	**5-YEAR**	**10-YEAR**	**25-YEAR**	**50-YEAR**	**100-YEAR**
3.68	4.28	5.38	6.38	7.91	9.20	10.6

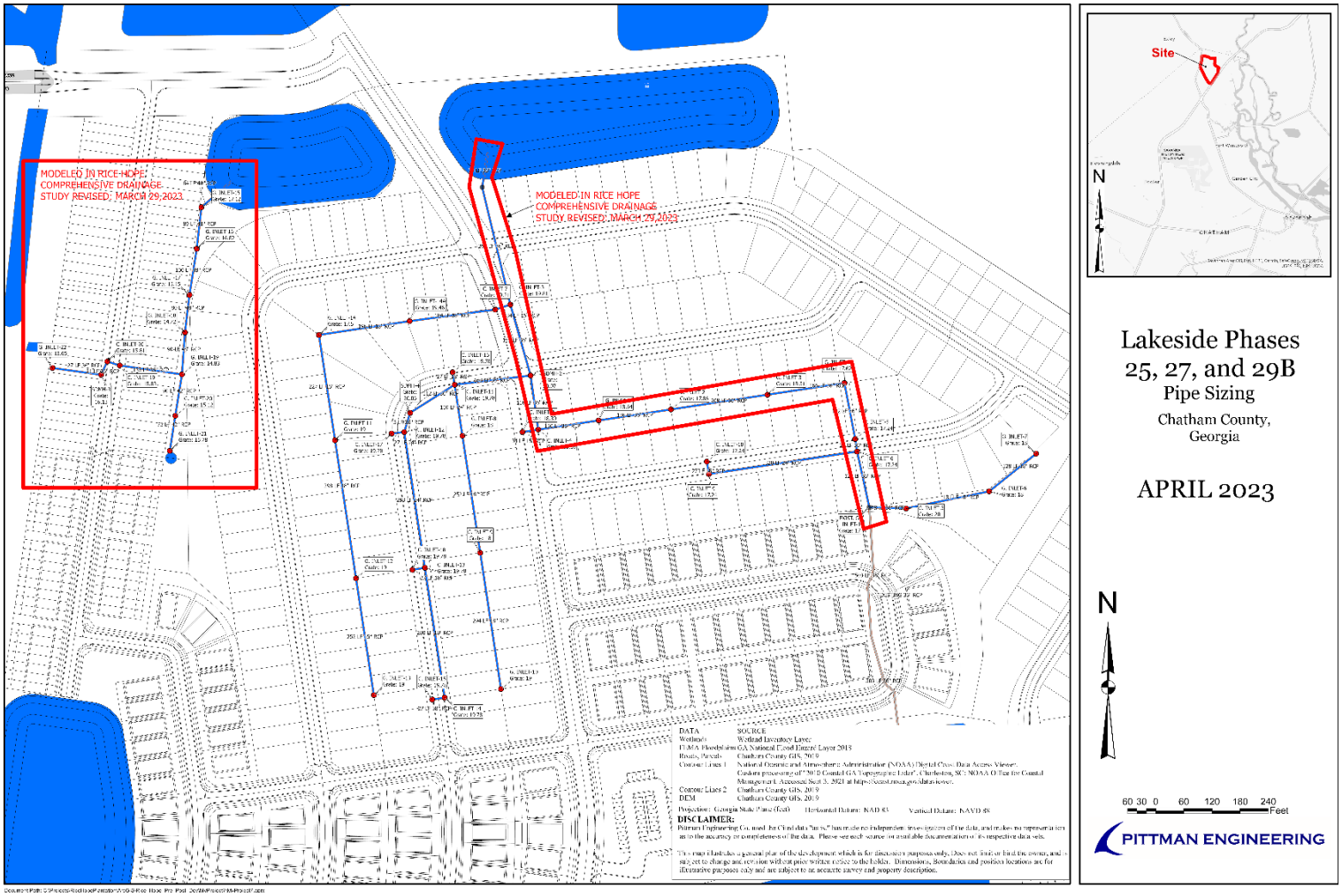
SECTION 2: POST-DEVELOPMENT

POST-DEVELOPMENT SUMMARY

The post development model is a comprehensive model consisting of several future development sites. This report is concentrated on the EX LAG and L2-Third Lake nodes in the Rice Hope Comprehensive Stormwater Drainage Model. This pipe network is designed to drain on-site runoff from the proposed Lakeside Phases 25, 27, and 29B basin areas. The site ultimately outfalls to the north into a temporary channel that outfalls into Riceboro Creek and into the Savannah River. Below are the Post Development basins zoomed in to the area of interest. A minimum travel time of 10 minutes was used for all basins in the proposed area and calculated in the attached pipe sizing spreadsheet. Curve numbers were based on a build out Land Use grid and soils calculated in ICPR for each basin in the Comprehensive Stormwater Drainage Model.



The proposed pipe sizing map and spreadsheet is shown below.


MODELED IN RICE HOPE COMPREHENSIVE DRAINAGE STUDY REVISED: MARCH 29,2023
MODELED IN RICE HOPE COMPREHENSIVE DRAINAGE STUDY REVISED: MARCH 29,2023
Site
N
Lakeside Phases 25, 27, and 29B
Pipe Sizing
Chatham County, Georgia
APRIL 2023
N
60 30 0 60 120 180 240 Feet
PITTMAN ENGINEERING

Results:

The hydrology for Lakeside Phases 25, 27, and 29B Drainage Study was performed by means of the TR-55 method. The Post-development conditions were designed to accommodate the 100-year frequency, twenty-four (24) hour storm event in the onsite lagoons and the 25-year frequency, twenty-four (24) hour storm event in the pipe system. The design tail water for the pipe network outfalls was calculated using the 25-year max elevation for on-site lagoons as shown in the Rice Hope Comprehensive Drainage Study. In addition, watersheds have been delineated for each inlet to generally reflect the proposed grading and routed to lagoons represented in the stormwater master plan. The times of concentration were calculated using the TR-55 method, based on the travel times for overland and shallow concentrated flows. The overland flow lengths were limited to fifty (50) feet and the remaining flow lengths consisted of shallow concentrated flow. The interconnecting pipe system was calculated in ICPR to accommodate the 100-yr, 24-hr storm event.

The Rice Hope Comprehensive Drainage Study ICPR model was created from 2010 LIDAR, aerial photography, the Wetland Inventory, Land Use maps, the Chatham County Parcel and road layout, field reconnaissance, and existing and proposed site plans where available. Cross Sections at each of the road and intermediate locations were created from the LIDAR and survey information and input into the ICPR computer model. In addition, cross sections upstream and downstream of each of the crossings were created from LIDAR topography and input into the computer model. Please note LiDAR does NOT penetrate water and thus in some cases the topographic elevation shown in the cross sections is the top of water and not the actual ground elevation. This report was previously submitted.

Summary of Results:

The 100-Year flood elevation has been calculated utilizing the SCS Methodology to calculate the respective Peak Discharge Rates. These Peak Discharge Parameters inputted into the ICPR Model resulted in a respective flood Elevation for Lakeside Phases 25, 27, and 29B of varying elevations shown in the Rice Hope Comprehensive Drainage Study Post development max stage elevations are equal or below the pre-development master plan max stage elevations due to the use of storm drainage ponds. The previously approved Rice Hope Comprehensive Stormwater Drainage Study, revised September 27,2022 includes the build-out of this site. Therefore, no updates to the Comprehensive model are required.

POST-DEVELOPMENT

Appendix A

BASIN MAP AND PIPE NETWORK MAP

PROJECT

LAKESIDE PHASES 25, 27, 29B AT RICE HOPE DRAINAGE STUDY

CHATHAM COUNTY, GEORGIA

Basin	OVERLAND FLOW							SHALLOW CONCENTRATED						
	Overland Flow Length	Overland Upstream Elev.	Overland Downstream Elev.	Manning's n	2-Year Precipitation	Overland Flow Slope (ft/ft)	Overland Flow Time of Concentration, min. (less than 50 ft, Manning's kinematics solution)	Shallow Flow Length (ft)	Shallow DN Elev	Shallow Concentrated Flow Slope (ft/ft)	Coefficient s	Shallow Flow Velocity (ft/s)	Shallow Flow Time of Concentration (min)	Total Time of Concentration
G.INLET-14	39	21.50	20.90	0.41	4.7	0.015	7.91	172	19.00	1.10%	16.1	1.7	1.69	10
G.INLET-14A	27	21.50	20.90	0.41	4.7	0.022	5.09	50	19.46	2.88%	16.1	2.7	0.30	5
G.INLET-11	19	22.00	21.90	0.41	4.7	0.005	6.83	175	17.50	2.51%	16.1	2.6	1.14	8
G.INLET-12	22	22.00	21.90	0.41	4.7	0.005	8.03	171	19.00	1.70%	16.1	2.1	1.36	9
G.INLET-13	21	21.50	21.30	0.41	4.7	0.010	5.84	185	19.00	1.24%	16.1	1.8	1.72	8
C.INLET-15	24	21.50	21.20	0.41	4.7	0.013	5.83	174	19.78	0.82%	16.1	1.5	1.99	8
C.INLET-14	24	21.50	21.20	0.41	4.7	0.013	5.83	181	19.78	0.78%	16.1	1.4	2.12	8
G.INLET-10	30	21.50	21.00	0.41	4.7	0.017	6.21	124	19.00	1.61%	16.1	2.0	1.01	7
C.INLELT-18	33	21.50	21.20	0.41	4.7	0.009	8.54	175	19.78	0.81%	16.1	1.5	2.01	11
C.INLET-13	42	21.50	21.25	0.41	4.7	0.006	12.27	166	19.78	0.89%	16.1	1.5	1.83	14
G.INLET-9	21	21.50	21.30	0.41	4.7	0.010	5.84	208	18.00	1.59%	16.1	2.0	1.71	8
C.INLET-17	22	21.50	21.30	0.41	4.7	0.009	6.17	186	19.78	0.82%	16.1	1.5	2.13	8
C.INLET-12	29	21.50	21.00	0.41	4.7	0.017	5.96	166	19.78	0.73%	16.1	1.4	2.00	8
C.INLET-16	29	21.50	21.00	0.41	4.7	0.017	5.96	150	19.78	0.81%	16.1	1.5	1.72	8
C.INLET-11	50	21.00	20.00	0.41	4.7	0.020	8.68	72	19.78	0.31%	16.1	0.9	1.35	10
C.INLET-8	24	20.50	20.00	0.41	4.7	0.021	4.75	177	18.39	0.91%	16.1	1.5	1.92	7
C.INLET-7	36	20.51	20.48	0.011	4.7	0.001	0.64	103	20.21	0.26%	16.1	0.8	2.08	3
C.INLET-10	50	20.50	19.00	0.41	4.7	0.030	7.38	313	17.24	0.56%	16.1	1.2	4.32	12
C.INLET-9	48	20.50	18.75	0.41	4.7	0.036	6.61	296	17.24	0.51%	16.1	1.1	4.29	11
G.INLET-8	21	20.50	20.00	0.41	4.7	0.024	4.05	167	18.00	1.20%	17.1	1.9	1.49	6
G. INLET-7	50	20.50	19.00	0.41	4.7	0.030	7.38	45	18.00	2.22%	17.1	2.5	0.29	8
G. INLET-6	36	19.75	19.00	0.41	4.7	0.021	6.57	100	18.00	1.00%	17.1	1.7	0.97	8

Basin: C. INLET-7
AC: 0.41
C: 0.65
TofC: 5

Basin: G. INLET-14A
AC: 0.28
C: 0.65
TofC: 5

Basin: G. INLET-14
AC: 0.63
C: 0.65
TofC: 9

Basin: C. INLET-16
AC: 0.45
C: 0.7
TofC: 8

Basin: G. INLET-11
AC: 0.20
C: 0.7
TofC: 10

Basin: G. INLET-11
AC: 0.7
C: 0.65
TofC: 8

Basin: C. INLET-17
AC: 0.51
C: 0.7
TofC: 8

Basin: C. INLET-12
AC: 0.37
C: 0.7
TofC: 8

Basin: G. INLET-8
AC: 0.5
C: 0.7
TofC: 6

Basin: C. INLET-8
AC: 0.49
C: 0.7
TofC: 7

Basin: C. INLET-10
AC: 0.93
C: 0.7
TofC: 12

Basin: C. INLET-9
AC: 0.9
C: 0.7
TofC: 11

Basin: G. INLET-5
AC: 0.2
C: 0.65
TofC: 5

Basin: G. INLET-6
AC: 0.48
C: 0.65
TofC: 5

Basin: G. INLET-7
AC: 0.2
C: 0.65
TofC: 5

Basin: C. INLET-13
AC: 0.58
C: 0.7
TofC: 14

Basin: G. INLET-12
AC: 0.66
C: 0.65
TofC: 9

Basin: C. INLET-18
AC: 0.57
C: 0.7
TofC: 11

Basin: G. INLET-9
AC: 0.76
C: 0.7
TofC: 8

Basin: G. INLET-13
AC: 0.59
C: 0.65
TofC: 8

Basin: G. INLET-10
AC: 0.48
C: 0.7
TofC: 7

Basin: C. INLET-15
AC: 0.45
C: 0.7
TofC: 8

Basin: C. INLET-14
AC: 0.41
C: 0.7
TofC: 8

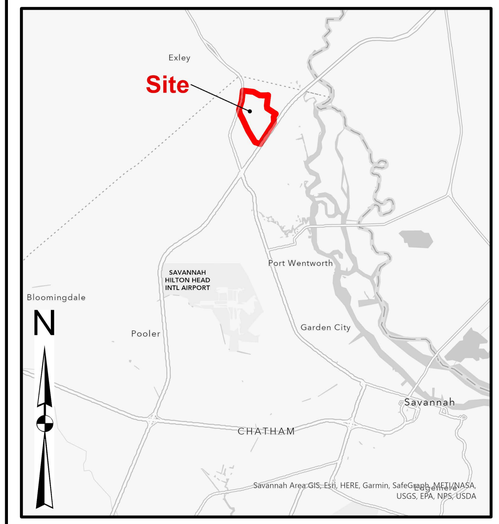
DATA	SOURCE
Wetlands	Wetland Inventory Layer
FEMA Floodplains	GA National Flood Hazard Layer 2018
Roads, Parcels	Chatham County GIS, 2019
Contour Lines 1	National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer. Custom processing of "2010 Coastal GA Topographic Lidar". Charleston, SC: NOAA Office for Coastal Management. Accessed Sept 3, 2021 at https://coast.noaa.gov/dataviewer.
Contour Lines 2	Chatham County GIS, 2019
DEM	Chatham County GIS, 2019

Projection: Georgia State Plane (feet) Horizontal Datum: NAD 83 Vertical Datum: NAVD 88

DISCLAIMER:

Pittman Engineering Co. used the Cited data "as is," has made no independent investigation of the data, and makes no representation as to the accuracy or completeness of the data. Please see each source for available documentation of its respective data sets.

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Lakeside Phases 25, 27, and 29B

Inlet Basins

Chatham County, Georgia

APRIL 2023

N

80 40 0 80 160 240 Feet

PITTMAN ENGINEERING

Document Path: C:\Projects\RiceHopePlantation\ArcGIS\Rice Hope Pre Post Dev\MvProject7\MvProject7.aprx

MODELED IN RICE HOPE
COMPREHENSIVE DRAINAGE
STUDY REVISED: MARCH 29,2023

MODELED IN RICE HOPE
COMPREHENSIVE DRAINAGE
STUDY REVISED: MARCH 29,2023

84 LF 48" RCP
G. INLET-15
Grate: 17.12
89 LF 48" RCP
G. INLET-16
Grate: 16.82
100 LF 48" RCP
G. INLET-17
Grate: 15.15
80 LF 48" RCP
G. INLET-18
Grate: 14.72
90 LF 48" RCP
G. INLET-19
Grate: 14.83
90 LF 42" RCP
G. INLET-20
Grate: 15.12
75 LF 42" RCP
G. INLET-21
Grate: 15.78
G. INLET-22
Grate: 13.65
27 LF 36" RCP
31 LF 36" RCP
C. INLET-20
Grate: 15.81
135 LF 36" RCP
C. INLET-19
Grate: 15.83
SDMH-3
Grate:
16.13

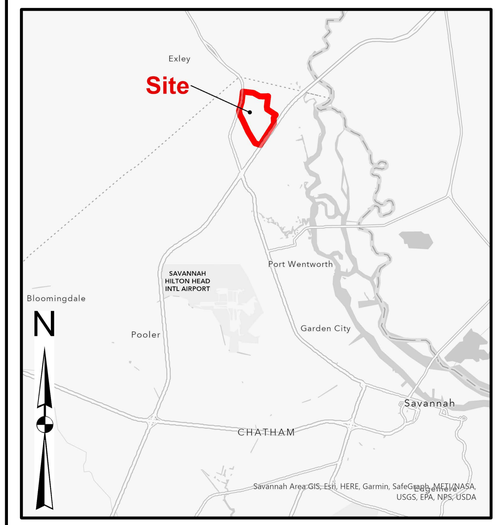
25 LF 36" RCP
C. INLET-7
Grate: 20.21
C. INLET-3
Grate: 19.81
34 LF 15" RCP
15 LF 36" RCP
G. INLET-14A
Grate: 19.46
184 LF 18"" RCP
G. INLET-14
Grate: 17.5
196 LF 18"" RCP
C. INLET-16
Grate: 19.78
27 LF 18" RCP
163 LF 36"" RCP
SDMH-2
Grate:
20.07
227 LF 15" RCP
SDMH-4
Grate:
20.06
112 LF 36" RCP
C. INLET-11
Grate: 19.78
110 LF 24" RCP
116 LF 36" RCP
G. INLET-11
Grate: 19
43 LF 36" RCP
C. INLET-12
Grate: 19.78
27 LF 24" RCP
G. INLET-8
Grate: 18
C. INLET-17
Grate: 19.78
34 LF 15" RCP
C. INLET-4
Grate: 18.55
130 LF 36"" RCP
G. INLET-18
Grate: 18.64
156 LF 36"" RCP
G. INLET-2
Grate: 17.86
208 LF 36"" RCP
G. INLET-3
Grate: 18.31
166 LF 36"" RCP
G. INLET-4
Grate: 17.62
12 LF 36" RCP
C. INLET-5
Grate: 17.24
2 LF 36" RCP
C. INLET-6
Grate: 17.24
12 LF 36" RCP
C. INLET-10
Grate: 17.24
320 LF 24" RCP
27 LF 15" RCP
C. INLET-9
Grate: 17.24
298 LF 18" RCP
293 LF 24" RCP
252 LF 18"" RCP
G. INLET-9
Grate: 18
C. INLET-18
Grate: 19.78
C. INLET-13
Grate: 19.78
27 LF 18" RCP
G. INLET-12
Grate: 19
252 LF 15" RCP
280 LF 18" RCP
294 LF 18" RCP
G. INLET-13
Grate: 19
C. INLET-15
Grate: 19.78
27 LF 18" RCP
C. INLET-14
Grate: 19.78
G. INLET-10
Grate: 19
G. INLET-7
Grate: 18
128 LF 18" RCP
G. INLET-6
Grate: 18
181 LF 18" RCP
G. INLET-5
Grate: 20
78 LF 36" RCP
EXIST. G
INLET-1
Grate: 17
503 LF 36" RCP
EXISTING 36" RCP
503 LF 36" RCP

DATA	SOURCE
Wetlands	Wetland Inventory Layer
FEMA Floodplains	GA National Flood Hazard Layer 2018
Roads, Parcels	Chatham County GIS, 2019
Contour Lines 1	National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer. Custom processing of "2010 Coastal GA Topographic Lidar". Charleston, SC: NOAA Office for Coastal Management. Accessed Sept 3, 2021 at https://coast.noaa.gov/dataviewer.
Contour Lines 2	Chatham County GIS, 2019
DEM	Chatham County GIS, 2019

Projection: Georgia State Plane (feet) Horizontal Datum: NAD 83 Vertical Datum: NAVD 88

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Lakeside Phases 25, 27, and 29B
Pipe Sizing

Chatham County,
Georgia

APRIL 2023

N

60 30 0 60 120 180 240 Feet

PITTMAN ENGINEERING

POST-DEVELOPMENT

Appendix B

PIPE SIZING SPREADSHEET

PROJECT

LAKESIDE PHASES 25, 27, 29B AT RICE HOPE DRAINAGE STUDY

CHATHAM COUNTY, GEORGIA

	OVERLAND FLOW							SHALLOW CONCENTRATED						
Basin	**Overland Flow Length**	**Overland Upstream Elev.**	**Overland Downstream Elev.**	**Manning's n**	**2-Year Precipitation**	**Overland Flow Slope (ft/ft)**	**Overland Flow Time of Concentration, min. (less than 50 ft, Manning's kinematics solution)**	**Shallow Flow Length (ft)**	**Shallow DN Elev**	**Shallow Concentrated Flow Slope (ft/ft)**	Coefficent a	**Shallow Flow Velocity (ft/s)**	**Shallow Flow Time of Concentration (min)**	**Total Time of Concentration**
G.INLET-14	39	21.50	20.90	0.41	4.7	0.015	7.91	172	19.00	1.10%	16.1	1.7	1.69	10
G.INLET-14A	27	21.50	20.90	0.41	4.7	0.022	5.09	50	19.46	2.88%	16.1	2.7	0.30	5
G.INLET-11	19	22.00	21.90	0.41	4.7	0.005	6.83	175	17.50	2.51%	16.1	2.6	1.14	8
G.INLET-12	22	22.00	21.90	0.41	4.7	0.005	8.03	171	19.00	1.70%	16.1	2.1	1.36	9
G.INLET-13	21	21.50	21.30	0.41	4.7	0.010	5.84	185	19.00	1.24%	16.1	1.8	1.72	8
C.INLET-15	24	21.50	21.20	0.41	4.7	0.013	5.83	174	19.78	0.82%	16.1	1.5	1.99	8
C.INLET-14	24	21.50	21.20	0.41	4.7	0.013	5.83	181	19.78	0.78%	16.1	1.4	2.12	8
G.INLET-10	30	21.50	21.00	0.41	4.7	0.017	6.21	124	19.00	1.61%	16.1	2.0	1.01	7
C.INLELT-18	33	21.50	21.20	0.41	4.7	0.009	8.54	175	19.78	0.81%	16.1	1.5	2.01	11
C.INLET-13	42	21.50	21.25	0.41	4.7	0.006	12.27	166	19.78	0.89%	16.1	1.5	1.83	14
G.INLET-9	21	21.50	21.30	0.41	4.7	0.010	5.84	208	18.00	1.59%	16.1	2.0	1.71	8
C.INLET-17	22	21.50	21.30	0.41	4.7	0.009	6.17	186	19.78	0.82%	16.1	1.5	2.13	8
C.INLET-12	29	21.50	21.00	0.41	4.7	0.017	5.96	166	19.78	0.73%	16.1	1.4	2.00	8
C.INLET-16	29	21.50	21.00	0.41	4.7	0.017	5.96	150	19.78	0.81%	16.1	1.5	1.72	8
C.INLET-11	50	21.00	20.00	0.41	4.7	0.020	8.68	72	19.78	0.31%	16.1	0.9	1.35	10
C.INLET-8	24	20.50	20.00	0.41	4.7	0.021	4.75	177	18.39	0.91%	16.1	1.5	1.92	7
C.INLET-7	36	20.51	20.48	0.011	4.7	0.001	0.64	103	20.21	0.26%	16.1	0.8	2.08	3
C.INLET-10	50	20.50	19.00	0.41	4.7	0.030	7.38	313	17.24	0.56%	16.1	1.2	4.32	12
C.INLET-9	48	20.50	18.75	0.41	4.7	0.036	6.61	296	17.24	0.51%	16.1	1.1	4.29	11
G.INLET-8	21	20.50	20.00	0.41	4.7	0.024	4.05	167	18.00	1.20%	17.1	1.9	1.49	6
G. INLET-7	50	20.50	19.00	0.41	4.7	0.030	7.38	45	18.00	2.22%	17.1	2.5	0.29	8
G. INLET-6	36	19.75	19.00	0.41	4.7	0.021	6.57	100	18.00	1.00%	17.1	1.7	0.97	8

4/26/2023					A	n	Tc	C	Cc	Ii	Ic	Qi	Qc	S		Dm	V	L		hf	Ke	hm			
										INLET	COMPOSITE												DOWNSTREAM	INLET	FREEBOARD
FROM	US I.E.	TO	DS I.E.	INLET	TOTAL	MANNING'S	TIME OF	RUNOFF	COMPOSITE	RAINFALL	RAINFALL	INLET	CUMULATIVE		MANNING'S	MANNING'S	MANNING'S	SEGMENT	FRAME	FRICTION	TOTAL	MINOR	MAX. STAGE	PONDING	(FT)
INLET		INLET		AREA	AREA	COEFF.	CONC.	COEFF.	RUNOFF	INTENSITY	INTENSITY	DISCHARGE	DISCHARGE	SLOPE	Dtheo	SIZE	VELOCITY	LENGTH	ELEV	LOSSES		LOSSES	ELEV	ELEV	(FRAME-INLET
				(ACRES)	(ACRES)		(MIN)		COEFF.	(IN./HR.)	(IN./HR.)	(CFS)	(CFS)	(FT/FT)	(IN)	(IN)	(FT/SEC)	(FT)	(FT)	(FT)		(FT)	(FT)	(FT)	ONDING-0.5 F
																									(FT)
C. INLET-10	13.24	C. INLET-9	13.16	0.93	0.93	0.013	12	0.65	0.65	8.49	8.49	5.13	5.13	0.003	18	**15**	4.18	27	17.24	0.1696	0.5	0.14	14.50	14.81	1.93
C. INLET-9	13.15	C. INLET-6	12.19	0.90	1.83	0.013	11	0.65	0.65	8.49	8.49	4.97	10.10	0.003	23	**24**	3.22	320	17.24	0.6353	0.5	0.08	13.78	14.50	2.24
C. INLET-8	14	C. INLET-4	13.9	0.49	0.49	0.013	7	0.65	0.65	8.49	8.49	2.70	2.70	0.003	14	**15**	2.20	34	18.39	0.0592	0.5	0.04	13.56	13.66	4.23
C. INLET-15	15.78	C. INLET-14	15.7	0.45	0.45	0.013	8	0.65	0.65	8.49	8.49	2.48	2.48	0.003	14	**18**	1.40	27	19.78	0.0150	0.5	0.02	16.86	16.90	2.38
C. INLET-14	15.7	C. INLET-13	14.86	0.41	0.86	0.013	8	0.65	0.65	8.49	8.49	2.26	4.75	0.003	17	**18**	2.69	280	19.78	0.5703	0.5	0.06	16.23	16.86	2.42
C. INLET-18	15.78	C. INLET-13	15.7	0.57	0.57	0.013	11	0.65	0.65	8.49	8.49	3.15	3.15	0.003	15	**18**	1.78	27	19.78	0.0242	0.5	0.02	16.23	16.27	3.01
C. INLET-13	14.86	C. INLET-12	13.98	1.57	3.00	0.013	14	0.65	0.65	8.49	8.49	8.66	16.56	0.003	27	**24**	5.27	293	19.78	1.5637	0.5	0.22	14.45	16.23	3.05
C. INLET-17	11.64	C. INLET-12	11.56	0.51	0.51	0.013	8	0.65	0.65	8.49	8.49	2.81	2.81	0.003	14	**18**	1.59	27	19.78	0.0192	0.5	0.02	14.45	14.49	4.79
C. INLET-12	11.56	SDMH-4	11.43	0.37	3.88	0.013	8	0.65	0.65	8.49	8.49	2.04	21.41	0.003	30	**36**	3.03	43	19.78	0.0441	0.5	0.07	14.34	14.45	4.83
SDMH-4	11.43	C. INLET-11	11.09	0.00	3.88	0.013	8	0.65	0.65	8.49	8.49	0.00	21.41	0.003	30	**36**	3.03	112	20.06	0.1149	0.5	0.07	14.16	14.34	5.22
G. INLET-10	15	G. INLET-9	14.12	0.48	0.48	0.013	7	0.65	0.65	8.49	8.49	2.65	2.65	0.003	14	**18**	1.50	294	19.00	0.1864	0.5	0.02	15.61	15.82	2.68
G. INLET-9	13	G. INLET-8	12.24	0.76	1.24	0.013	8	0.65	0.65	8.49	8.49	4.19	6.84	0.003	20	**18**	3.87	252	18.00	1.0644	0.5	0.12	14.43	15.61	1.89
G. INLET-8	12.24	C. INLET-11	11.91	0.50	1.74	0.013	6	0.65	0.65	8.49	8.49	2.76	9.60	0.003	22	**24**	3.06	110	18.00	0.1973	0.5	0.07	14.16	14.43	3.27
C. INLET-16	15.78	C. INLET-11	15.7	0.45	0.45	0.013	8	0.65	0.65	8.49	8.49	2.48	2.48	0.003	14	**18**	1.40	27	19.78	0.0150	0.5	0.02	14.16	14.20	5.28
C. INLET-11	11.08	SDMH-2	10	0.21	6.28	0.013	10	0.65	0.65	8.49	8.49	1.16	34.66	0.007	31	**36**	4.91	163	19.78	0.4383	0.5	0.19	13.53	14.16	5.32
G. INLET-7	14.7	G. INLET-6	14.32	0.20	0.20	0.013	8	0.65	0.65	8.49	8.49	1.10	1.10	0.003	10	**18**	0.62	128	18.00	0.0140	0.5	0.00	0.39	0.40	17.30
G. INLET-6	14.32	G. INLET-5	13.78	0.48	0.68	0.013	8	0.65	0.65	8.49	8.49	2.65	3.75	0.003	16	**18**	2.12	181	18.00	0.2298	0.5	0.03	0.13	0.39	17.31
G. INLET-5	13.78	EXISTING. G.INLET-1	10	0.00	0.68	0.013	8	0.65	0.65	8.49	8.49	0.00	3.75	0.048	10	**18**	2.12	79	20.00	0.1003	0.5	0.03	0.00	0.13	19.57
G. INLET-13	13.57	G. INLET-12	12.82	0.59	0.59	0.013	8	0.65	0.65	8.49	8.49	3.26	3.26	0.003	15	**15**	2.66	252	19.00	0.6394	0.5	0.05	16.94	17.63	0.87
G. INLET-12	12.82	G. INLET-11	11.92	0.66	1.25	0.013	9	0.65	0.65	8.49	8.49	3.64	6.90	0.003	20	**18**	3.91	298	19.00	1.2808	0.5	0.12	15.54	16.94	1.56
G. INLET-11	11.92	G. INLET-14	11.24	0.70	1.95	0.013	9	0.65	0.65	8.49	8.49	3.86	10.76	0.003	23	**24**	3.43	227	17.50	0.5115	0.5	0.09	14.94	15.54	1.46
G. INLET-14	11.24	G. INLET-14A	10.65	0.63	2.58	0.013	8	0.65	0.65	8.49	8.49	3.48	14.24	0.003	26	**24**	4.54	196	19.00	0.7735	0.5	0.16	14.01	14.94	3.56
G. INLET-14A	10.65	C. INLET-7	10.1	0.28	2.86	0.013	8	0.65	0.65	8.49	8.49	1.55	15.78	0.003	27	**30**	3.22	184	19.46	0.2712	0.5	0.08	13.66	14.01	4.95
C. INLET-7	10.1	C. INLET-3	10	0.41	3.27	0.013	5	0.65	0.65	8.49	8.49	2.26	18.05	0.003	28	**30**	3.68	34	20.21	0.0656	0.5	0.10	13.49	13.66	6.25

Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen) (1st Reading)

Issue/Item: Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen) (1st Reading)

Background: The subject property is currently woodland and open area.

Facts and Findings: The total amount of property to be rezoned is 7.843 acres. The applicant is requesting to rezone for a commercial development that will include a Convenience Store/Gas Station and two (2) Out-Parcels. The project will also include associated parking and drainage. The proposed access will be off Highway 30. The Developer intends to connect to City of Port Wentworth water and sanitary sewer utilities. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Rural Neighborhood Character Area. This project is located in City Council District 1.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2023 at 3:30 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Signed App 5.24.23 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Adj Prop. Owners (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Rezoning Exhibit 5.24.23 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Concept Plan 11.3.22 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Sub Plat Rev 3 11.3.22 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 25p Page 10 (TIF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Book 41S Page 29 (TIF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed 1.98 Acre Lot (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Deed-Lots 1 & 2 (PDF)
- ZMA PARKERS KITCHEN GAS STATION RA TO C2 2023-Auth of Property Owner (PDF)

- Wentworth Grove Major Subdivision P-Plat 2023 - Timeline (DOCX)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Drayton Parker Companies C/O Daniel Ben-Yisrael Phone # 912-677-0593

Mailing Address: 17 W. McDonough Street, Savannah, GA 31401

Property Owner: Floyd Frank Neville Phone #

Use back if more than one owner

Owner Address: 120 State Road 30, Port Wentworth, GA 31407

PIN #('s): 70976-02029; 70976-02003; 70976B01001B # of Acres 7.843

Zoning Classification: Present R-A Requested C-2

Use of Property: Present Undeveloped Field Requested Gas Station

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

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

These properties combine to create the northwest quadrant of the intersection of Highway 21 & 30
The uses to the east, west and south are all commercial and include 1.) The City of Port Wentworth
2.) CVS Pharmacy 3.) Car Wash 4.) Coastal Nursery & Landscape Supply
The proposed rezoning would not be in conflict with adjacent zonings or uses in these areas.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form. N/A
6. Disclosure of Financial Interests form N/A
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $356.00 + $50.00 per acre + $50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this 24 day of May, 2023.

Notary Public

Signature of Applicant

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

LILY LEROY NOTARY PUBLIC SOUTH CAROLINA

DISCLOSURE OF FINANCIAL INTERESTS

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

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

N/A

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

N/A

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

N/A

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

N/A

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

---

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

Sworn to and subscribed before me this 24 day of May, 2023.

Notary Public

Signature of Official

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

LILY LEROY
NOTARY PUBLIC
SOUTH CAROLINA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

N/A

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

N/A

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

Sworn to and subscribed before me this
24 day of May, 2023.

Notary Public

Signature of Applicant

LILY LEROY
Notary Public, State of South Carolina
My Commission Expires
Feb. 16, 2033

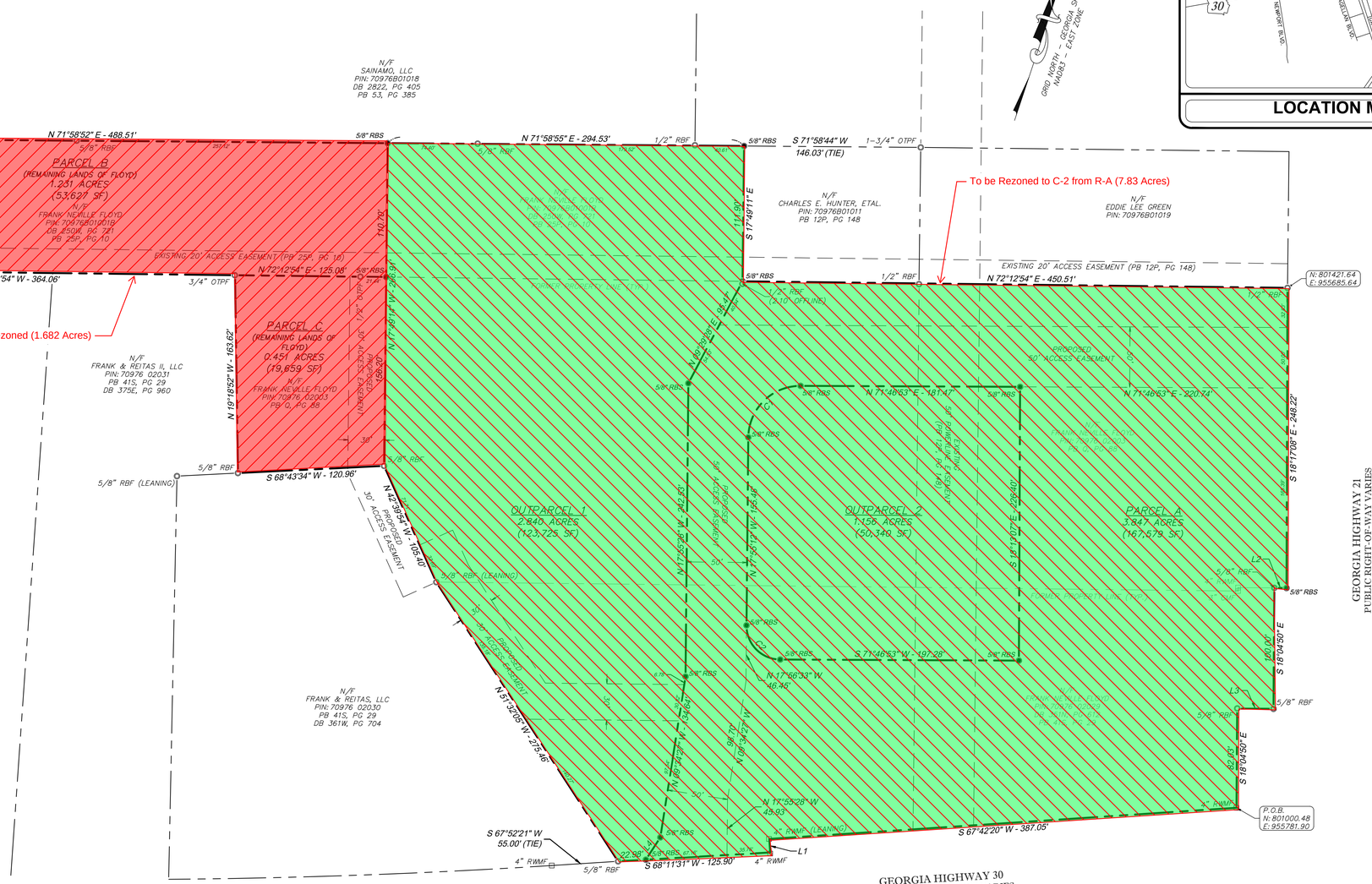
LILY LEROY NOTARY PUBLIC SOUTH CAROLINA

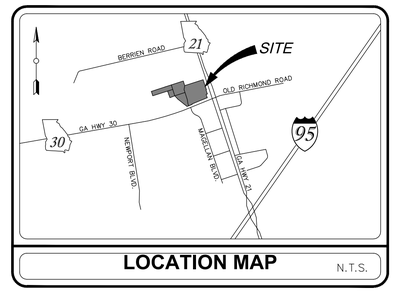
22-2059 Parkers – Highway 21 & 30, Port Wentworth

Adjacent property owners within 250’ of property boundaries:

1.) Frank & Reita’s LLC; 70976 02030; 134 Highway 30; 1716 E Highway 80, Bloomingdale, GA 31302
2.) Green Eddie Lee; 70976B01018 & 70976B01019; Highway 21; 7317 Highway 21, Port Wentworth, GA 31407
3.) Hunter Charles & Rosella; 70976B01001A; 7229 Highway 21, Port Wentworth, GA 31407
4.) Jones Rosella ET AL; 70976B01002; Augusta Road; 116 Village Lake Drive, Pooler, GA 31322
5.) Hunter Charles E ET AL; 70976B01011; Augusta Road; 7229 Highway 21, Port Wentworth, GA 31407
6.) Port City Car Wash, LLC.; 70037 02007; 38 Magellan Blvd.; 118 Pipemakers Circle, Suite 100, Pooler, GA 31322
7.) Double Reverse, LLC.; 70037 02006; 0 Magellan Blvd.; 250 N. Orange Avenue, Suite 1500, Orlando, FL 32801
8.) WPB Estate Management LLC.; 70037 02016; 0 Highway 21; 4107 Columbia Road, Augusta, GA 30907

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION





LOCATION MAP N.T.S.

NO.	REVISION DESCRIPTION	DATE
1	REVISE SUBDIVISION & EASEMENT LINE	9/28/22
2	CORRECT ACREGE/SIGNATURE LINES	10/12/22
3	REVISE LOT LINES (PARCEL A, OP 1 & OP 2)	11/03/22

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

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0030G; Effective Date: August 16, 2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional 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 known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
11. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

SURVEY DATA

Parcel A:	3.847 Acres (167,579 Square Feet)
Outparcel 1:	2.840 Acres (123,725 Square Feet)
Outparcel 2:	1.156 Acres (50,340 Square Feet)
Parcel B:	1.231 Acres (53,627 Square Feet)
Parcel C:	0.451 Acres (19,659 Square Feet)
Total Area:	9.525 Acres (414,930 Square Feet)

Plat Closure: 1 in 1,273,168

Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used: Carlson CR2+ Robotic Total Station
Carlson BRx6 GNSS GPS/eGPS Network

Field Work Completed on: September 23, 2022

REFERENCES

PB 75, PG 34	PB 12P, PG 148B	PB 25, PG 10
PB 41S, PG 29	PB Q, PG 88	DB 1250W, PG 721

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WITTMAN

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.

Wesley P. Wittman — 11/3/2022

GA REG. L. S. NO. 3343 — DATE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22° 13' 35"E	11.19
L2	S72° 08' 50"W	10.09
L3	S71° 51' 49"W	30.00
L4	N14° 27' 29"E	22.00

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N26° 55' 51"E	60.65	43.00	67.32
C2	N63° 04' 09"W	39.70	28.00	44.13

LEGEND

PROPERTY BOUNDARY		POINT OF BEGINNING	P.O.B.
ADJACENT PROPERTY LINE / FORMER PROPERTY LINE		PROPERTY ID NUMBER	PIN
METES AND BOUNDS	N 47°45'54" E - 497.06'	NOW OR FORMERLY	N/F
TAG LABEL	L# or C#	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" RBF	PLAT BOOK	PB
RIGHT-OF-WAY MONUMENT FOUND	⊡ RWMF	DEED BOOK	DB
5/8" IRON REBAR SET W/CAP	● RBS	PAGE	PG
MEANDER POINT	○	NOT TO SCALE	N.T.S.

CERTIFICATE OF DEDICATION

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

OWNER — DATE

CERTIFICATE OF APPROVAL

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

EMC ENGINEERING SERVICES, INC.
PO Box 2086
721 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

RECOMBINATION AND SUBDIVISION PLAT

FLOYD PROPERTY - 9.525 ACRES

8th G.M. DISTRICT
CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
DRAYTON PARKER COMPANIES

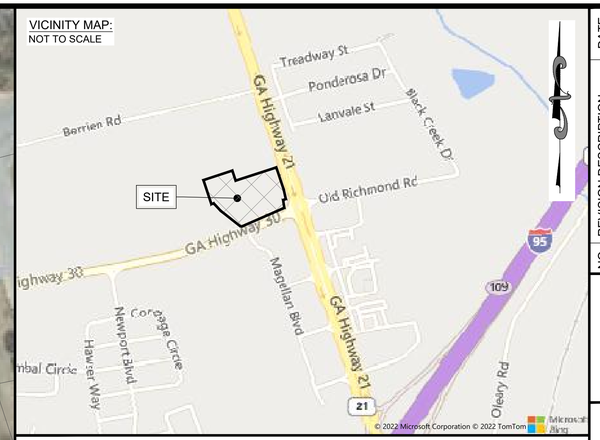
PROJECT NO.:	22-2059
DRAWN BY:	WPW/WEC
DESIGNED BY:	
SURVEYED BY:	NCH
SURVEY DATE:	9/23/2022
CHECKED BY:	WPW
SCALE:	1" = 50'
DATE:	9/23/2022

SHEET 1 OF 1

O:\2022\22-2059 PARKERS - HWY 21 & HWY 30\DWG\22-2059V_S01 HWY 21 @ 30 SUBDIVISION PLAT.DWG 11/3/2022 3:51 PM



VICINITY MAP:
NOT TO SCALE



SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF UNDEVELOPED/OPEN SPACE, LYING ON 3 PARCEL(S) OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A CONVENIENCE STORE / GAS STATION AT THE CORNER OF HWY. 21 AND HWY. 30. THE DEVELOPER ALSO PLANS TO INSTALL AN ACCESS ROAD OFF OF HWY. 30 TO SERVE THE CONVENIENCE STORE DIESEL FUELING STATION AS WELL AS OUT-PARCELS TO BE LOCATED WEST OF THE ACCESS ROAD.	
PROPERTY DESCRIPTION	NORTHWEST INTERSECTION OF HWY. 21 & HWY. 30 PIN #: 70976-02029, 70976-02003 & 70976B01001B	
AREA	TOTAL PROPERTY AREA	7.83 ACRES
	SUBJECT PROPERTY AREA	3.84 ACRES
	OUT-PARCEL AREA	OUT-PARCEL #1- 2.83 ACRES OUT-PARCEL #2- 1.16 ACRES
	DISTURBED AREA	TBD
ZONING	EXISTING	R-A
	PROPOSED	C-3 (GENERAL-BUSINESS) (REZONING REQUIRED)
SETBACKS	FRONT SETBACK:	40-FT
	SIDE SETBACK:	10-FT
	REAR SETBACK:	10-FT
UTILITIES	WATER SANITARY SEWER	THE DEVELOPER INTENDS TO CONNECT TO THE CITY OF PORT WENTWORTH'S UTILITY MAINS FOR WATER AND SANITARY SEWER SERVICE.

OFF STREET PARKING NOTES:

REQUIRED PARKING	1 SPACE PER 200 SQ. FT. + 1 SPACE PER FUEL PUMP
REQUIRED PARKING DESIGN CONSTRAINT	5,175 SQ. FT. 7 PUMPS
REQUIRED PARKING CALCULATION	(1 SPACE PER 200 SQ. FT. * 5,175 SQ. FT.) + (1 SPACE PER FUEL PUMP * 7 PUMPS) = 33 SPACES REQUIRED
PARKING PROVIDED	31 9-FT WIDE REGULAR AUTO SPACES 2 9-FT WIDE ADA AUTO SPACES 33 TOTAL SPACES

HATCH LEGEND:

- PROPOSED ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- DUMPSTER PAD

CONCEPTUAL PLAN SPECIAL NOTES	
1	PYLON SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
2	24' X 186' AUTO CANOPY
3	DUMPSTER ENCLOSURE
4	CONCRETE PAD W/ (3) UNDERGROUND FUEL STORAGE TANKS

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE024206
PROFESSIONAL
11/03/2022
ENGINEER
COLBY PRESTON ROGERS
PRELIMINARY

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

EMC ENGINEERING SERVICES, INC.
PO Box 2088
721 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

CONCEPTUAL PLAN

PARKER'S KITCHEN

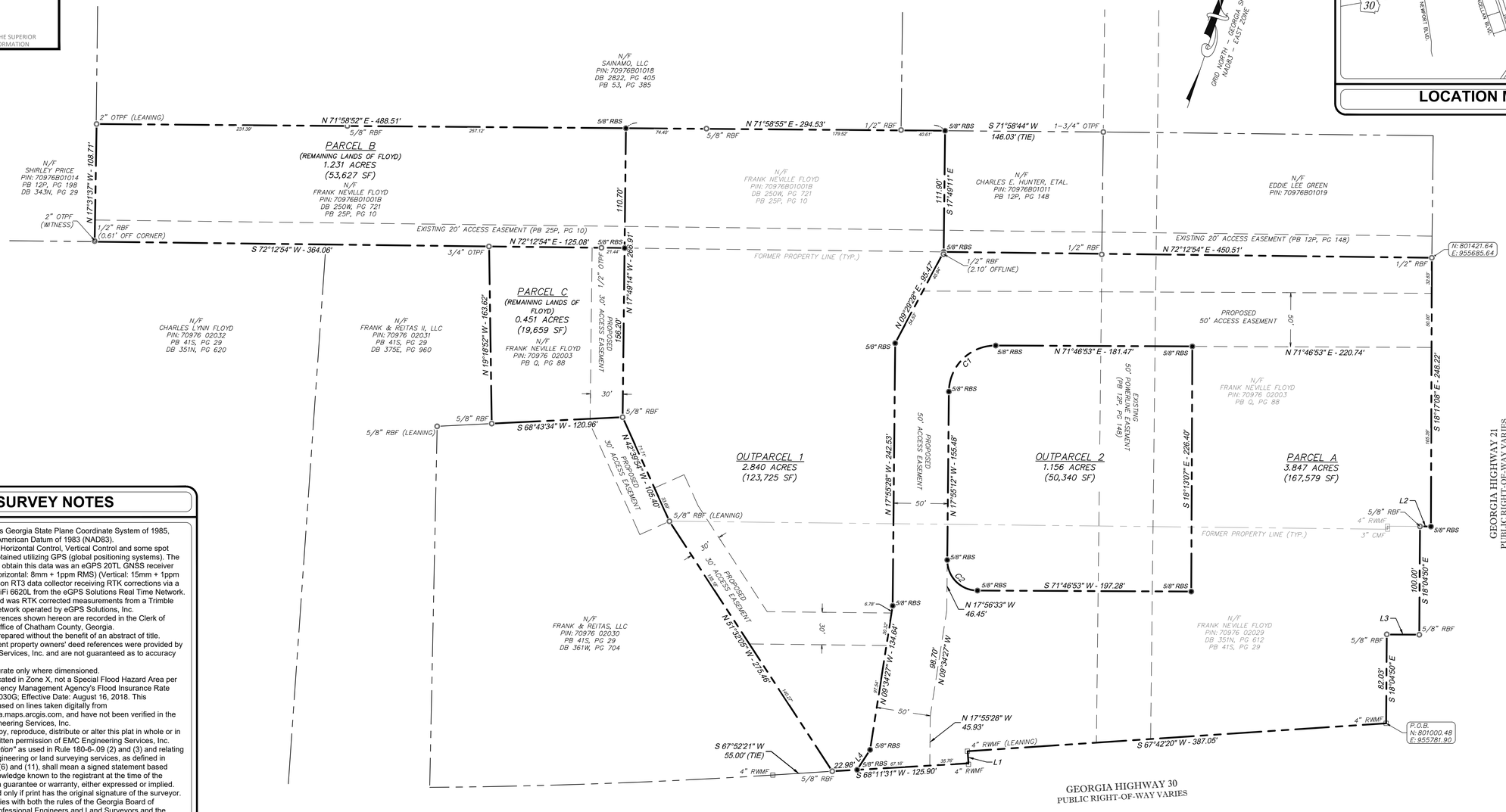
HWY. 21 & HWY. 30
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared for:
THE PARKER COMPANIES

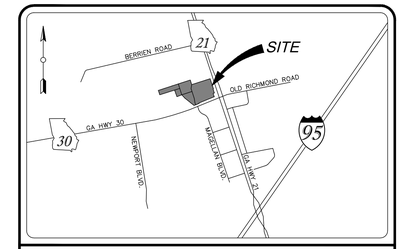
PROJECT NO.:	22-2059
DRAWN BY:	KES
DESIGNED BY:	KES
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	CPR
SCALE:	1" = 50'
DATE:	11/03/2022

SHEET
1
OF 1

G:\22\22-2059 PARKER'S- HWY 21 & HWY 30\DWG\22-2059C_B01.DWG 11/3/2022 11:49 AM

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION





LOCATION MAP N.T.S.

NO.	REVISION DESCRIPTION	DATE
1	REVISE SUBDIVISION & EASEMENT LINE	9/28/22
2	CORRECT ACREGE/SIGNATURE LINES	10/12/22
3	REVISE LOT LINES (PARCEL A, OP 1 & OP 2)	11/03/22

GRAPHIC SCALE: 1" = 50'

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0030G; Effective Date: August 16, 2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional 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 known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
11. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

SURVEY DATA

Parcel A:	3.847 Acres (167,579 Square Feet)
Outparcel 1:	2.840 Acres (123,725 Square Feet)
Outparcel 2:	1.156 Acres (50,340 Square Feet)
Parcel B:	1.231 Acres (53,627 Square Feet)
Parcel C:	0.451 Acres (19,659 Square Feet)
Total Area:	9.525 Acres (414,930 Square Feet)
Plat Closure:	1 in 1,273,168

Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network
Field Work Completed on:	September 23, 2022

REFERENCES

PB 75, PG 34	PB 12P, PG 148B	PB 25, PG 10
PB 41S, PG 29	PB Q, PG 88	DB 1250W, PG 721

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WETTMAN

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.

Wesley P. Wettman — 11/3/2022

GA REG. L. S. NO. 3343 — DATE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22° 13' 35"E	11.19
L2	S72° 08' 50"W	10.09
L3	S71° 51' 49"W	30.00
L4	N14° 27' 29"E	22.00

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N26° 55' 51"E	60.65	43.00	67.32
C2	N63° 04' 09"W	39.70	28.00	44.13

LEGEND

PROPERTY BOUNDARY		POINT OF BEGINNING	P.O.B.
ADJACENT PROPERTY LINE		PROPERTY ID NUMBER	PIN
FORMER PROPERTY LINE		NOW OR FORMERLY	N/F
METES AND BOUNDS	N 47°45'54" E - 497.06'	RIGHT-OF-WAY	R/W
TAG LABEL	L# or C#	PLAT BOOK	PB
5/8" IRON REBAR FOUND	5/8" RBF	DEED BOOK	DB
RIGHT-OF-WAY MONUMENT FOUND	RWMF	PAGE	PG
5/8" IRON REBAR SET W/CAP	RBS	NOT TO SCALE	N.T.S.
MEANDER POINT			

CERTIFICATE OF DEDICATION

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

OWNER — DATE

CERTIFICATE OF APPROVAL

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

EMC ENGINEERING SERVICES, INC.
PO Box 2088
121 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
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CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

RECOMBINATION AND SUBDIVISION PLAT

FLOYD PROPERTY - 9.525 ACRES

8th G.M. DISTRICT

CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

Prepared for:
DRAYTON PARKER COMPANIES

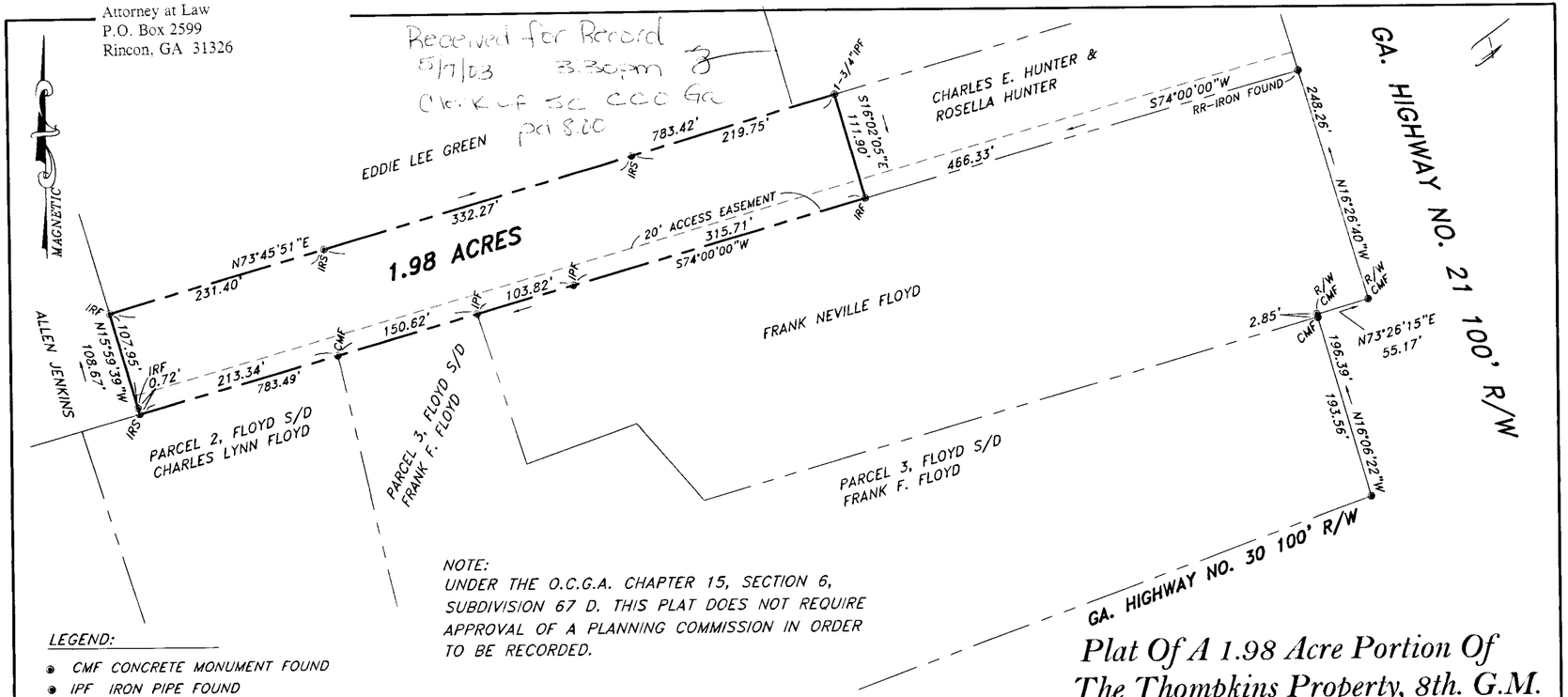
PROJECT NO.:	22-2059
DRAWN BY:	WPW/WEC
DESIGNED BY:	
SURVEYED BY:	NCH
SURVEY DATE:	9/23/2022
CHECKED BY:	WPW
SCALE:	1" = 50'
DATE:	9/23/2022

SHEET 1 OF 1

O:\2022\22-2059 PARKERS - HWY 21 & HWY 30\DWG\22-2059VL_SDI HWY 21 @ 30 SUBDIVISION PLAT.DWG 11/3/2022 3:51 PM

Theodore T. Carellas, P.C.
Attorney at Law
P.O. Box 2599
Rincon, GA 31326

Received for Record
5/7/03 3:30pm
Clerk of Sc Ccc Ga
pd $10



NOTE:
UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBDIVISION 67 D. THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.

LEGEND:

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND

R/W RIGHT OF WAY

REFERENCE:
1. S.M.B. 7-S PAGE 34
2. D.B. 110 U PAGE 587
3. D.B. 169 L PAGE 396
4. P.R.B. 12 P PAGE 198
5. P.R.B. 12 P PAGE 148

ACCORDING TO THE FLOOD INSURANCE RATE MAP 130030 0030 C DATED 5-19-87 THE SURVEYED PROPERTY IS NOT WITHIN THE 100 - YEAR FLOOD ZONE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ERROR OF CLOSURE :
FIELD: 1/23,338
ANGULAR ERROR: 05" PER POINT
ADJUSTED BY COMPASS METHOD
PLAT: 1/306,755
EQUIPMENT: TOPCON ROBODIC SINGLE PRISM

GEORGIA REGISTERED NO. 1882 LAND SURVEYOR VINCENT HELMY

COASTAL SURVEYING CO., INC.
2640 QUACCO ROAD
SUITE 203, POOLER, GA. 31322
(912) 748-2154

Plat Of A 1.98 Acre Portion Of The Thompkins Property, 8th. G.M. District, Chatham County, Georgia

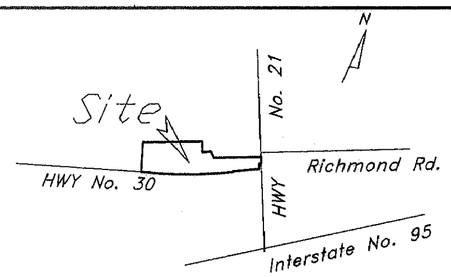
For: Frank Floyd

25 P 90

Date: April 10, 2003
Job No. 03-183

RECEIVED FOR RECORD
2009 APR -7 PM 3:44
CLERK SUPERIOR COURT





Vicinity Map
NTS

Iraj Shambayati &
Isadoost Shambayati
Pin# 7-0976-02-027

Taniqua J. Price
Pin# 7-0976B-01-014

Frank Neville Floyd
Pin# 7-0976B-01-001B
D.B. 250 W PAGE 721
P.R.B. 25 P PAGE 10

Frank Neville Floyd
Pin# 7-0976B-01-003

N74°00'00"E 894.82'
N74°00'00"E 662.57'
443.51'
N11°38'45"W
140.21'
25' BSL
140.35'
461.55'
N11°38'45"W
30' Utility Esmt. City Of Port Wentworth D.B. 220 S Page 564
N11°54'38"W 419.74'
245' S.E.P.Co. Esmt. D.B. 101-Q Page 723
463.63'
493.45'
N17°23'10"W
Underground Gas Line
50' SCG Pipe Line Esmt. (D.B. 268 F Page 106)
20'
499.33'
N12°39'25"W
150.63'
S17°38'00"E 163.44'
331.64'
N15°27'51"W
N70°26'05"E 50.31'
N70°26'05"E 121.10'
S40°46'30"E 105.50'
N49°41'40"W 275.61'
S16°29'56"E 248.27'
N73°40'12"E 30.00'
S17°40'10"E 2.77'
R/W cmf
S73°40'12"W 10.09'
S16°14'20"E 100.00'
S73°40'12"W 30.00'
S16°14'20"E 82.03'
10.13'
Lot 6
1.45 Ac.
Lot 5
1.51 Ac.
Lot 4
5.26 Ac.
Lot 3
1.54 Ac.
Lot 2
2.04 Ac.
Lot 1
2.83 Ac.
10' BSL
25' BSL
Power Pole
op
irs
ipf
cmf
irf
Single- Story Brick Res:
Fire Hydrant
Water Lateral
55.00'
15' Utility Esmt.
S69°59'35"W 180.82'
125.82'
386.97'
S69°30'23"W
S20°25'32"E 11.19'
Old R/W cmf
San. Manhole
R/W cmf
Arc. 140.00'
Rad. =5679.58
Ch.Brg. S81°22'49"W
Ch. 140.00'
Arc. 140.00'
Rad.5679.58
Ch.Brg. S79°58'04"W
Ch. 140.00'
30' Bldg. Line
Benchmark Spike In 18" Oak El.24.97(NGVD1929)
Arc. 471.40'
Rad. =5679.58'
Ch.Brg. S76°53'02"W
Ch. 471.26'
Total Arc. =1199.24'
Rad. =5679.58
Ch.Brg. S76°02'14"W
Ch.1197.01'
Arc. 131.09'
Rad.=5679.58'
Ch.Brg S73°50'42"W
Ch.131.09'
Benchmark Spike In 16" Pine El.26.55
Arc. =316.75'
Rad. =5679.58
Ch.BrgS71°35'10"W
Ch.316.71'
Utility Esmt. (Some Where In This Area) City Of Port Wentworth D.B. 220 S Page 578 (Can Not Plot From Description)
Benchmark Spike In power Pole El.22.13 (NGVD1929)
D.B. 220 S PAGE 575
20' Utility Esmt. (Some Where In This Area) City Of Port Wentworth (Can Not Plot From Description)

Ga. Highway No. 30 100' R/W

Ga. Highway No. 21
100' R/W

APPROVED FOR THE CITY OF PORT WENTWORTH BY:

MAYOR	3/26/09 DATE
CHAIRMEN PLANNING AND ZONING	4/2/09 DATE
CITY ENGINEER	DATE
COUNCIL MEMBER	3/26/09 DATE
COUNCIL MEMBER	3/26/09 DATE
COUNCIL MEMBER	3/26/09 DATE
COUNCIL MEMBER	3-26-09 DATE
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE

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

Environmental Health Director — 4-2-09 DATE

REFERENSES:

1. S.M.B. 7 S PAGE 34
2. P.R.B. 25 P PAGE 10
3. D.B. 268 F PAGE 106
4. D.B. 220 S PAGE 564
5. D.B. 242 U PAGE 360
6. D.B. 220 S PAGE 574
7. D.B. 245 I PAGE 067
8. R/W PROJECT: EDFR-041-2 (36)
9. D.B. 101 Q PAGE 723
10. D.B. 250 W PAGE 721
11. 220 S PAGE 578

Original Lots = 3
New Lots = 6
Total Area: 14.57 Acres

Legend:

irs	Iron Rod Set
R/W	Right-Of-Way
cmf	Conc. Monument Found
ipf	Iron Pipe Found
lpf	Iron Rod Found
op	Overhead Power

ACCORDING TO THE FLOOD INSURANCE RATE MAP 130030 0030 C DATED MAY 19, 1987 THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS PROPERTY LIES IN ZONE "X"

GEORGIA REGISTERED NO. 1982 LAND SURVEYOR VINCENT HELMLY

0 100'
SCALE: 1" =100'

NOTES:

1. LOTS 1,2 & 3 ARE DIVIDED FROM FLOYD SUBDIVISION PARCEL 3, PIN # 7-0976-02-002A.
2. LOT 4 IS A RECOMBINATION OF FLOYD SUBDIVISION PARCEL 2 AND THE EASTERN PORTION OF PARCEL 1. PARCEL 2 = PIN# 7-0976-02-02B.
3. LOTS 5 & 6 ARE DIVIDED FROM THE WESTERN PORTION OF FLOYD SUBDIVISION PARCEL 1. PARCEL 1 = PIN# 7-0976-02-002.
4. LOTS TO BE SERVED BY CITY OF PORT WENTWORTH WATER & SEWER SYSTEMS.

A Resubdivision Of Parcels 1,2 & 3, Floyd Subdivision, 8th. G.M. District, Port Wenthworth, Chatham County, Georgia

FOR: Estate Of Alma Reita Floyd

415-pg. 29

- ERROR OF CLOSURE:
  FIELD : 1/ 23,258
  ANG. ERROR : 3"PER ANG. PT.
  ADJUSTED BY : COMPASS METHOD
  PLAT : 1/256,456
  EQUIPMENT: TOPCON GTS GTS236W TOTAL STATION SINGLE PRISM

Vincent Helmly
317 Derrick Inn Road
SAVANNAH, GEORGIA
(912) 925-3523

SCALE: 1"=100'
DATE: July 23, 2008
JOB# 08-152

Clock#: 389528
FILED FOR RECORD

5/07/2003 02:24pm

PAID: 12.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

PAID $*24.00

For Clerk of Superior Court

BOOK 250 PAGE 721

Return Recorded Document to:
Theodore T. Carellas, P.C.
Post Office Box 2599
Rincon, GA 31326

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

File #: **0267-03**

This Indenture made this **23rd** day of **April, 2003** between **Alex Jenkins** , of the County of Dade, State of Florida, as party or parties of the first part, hereinafter called Grantor, and **Frank Neville Floyd** , as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

Alex Jenkins (Seal)

(Seal)

OFFICIAL NOTARY SEAL
JOHN HENRY BAKER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC
MY COMMISSION EXP. OCT. 29, 20

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=16909545&key1=250W&key2=721&county=25&countyname=CHATHAM&userid=34458&ap... 1/2

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, containing 1.98 acres and being a portion of TheThompkins Property, as shown and more particularly described on that certain map or plat made by Vincent Helmly, R.L.S. #1882, dated April 10, 2003, recorded in Plat Book 25P, Folio 10, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Charlie Thompkins to Alex Jenkins, dated April 28, 1978, recorded in Deed Book 110-U, page 587, aforesaid records.

SUBJECT TO AND INCLUDED HEREWITH is a 20 foot access easement for ingress and egress purposes across the Southern side of the above-described property as shown on the aforedescribed plat.

BOOK 250 PAGE 722

Clock#: 1160343
FILED FOR RECORD
5/22/2009 10:04am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

RECORD AND RETURN TO:
CARELLAS & NEWBERRY, P.C.
POST OFFICE BOX 2599
RINCON, GA 31326

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

EXECUTOR'S DEED

THIS INDENTURE, Made this the 15 day of MAY, 2009, between FRANK NEVILLE FLOYD and CHARLES LYNN FLOYD, Executors of the Estate of ALMA REITA FLOYD, late of the State of Georgia, and County of Chatham, deceased, as Parties of the First Part (hereinafter called "grantors") and FRANK NEVILLE FLOYD, as Party of the Second Part (hereinafter called "grantee"), the words "grantor(s)" and "grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

BOOK 351N PAGE 612

WITNESSETH: That the said grantors (acting under and by virtue of the power and authority contained in the Last Will and Testament of Alma Reita Floyd, the same having been duly probated and recorded in the Court of Probate of Chatham County, Georgia) and all debts of said estate of Alma Reita Floyd having been paid, for and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS In hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, the following described property, to wit:

See "Exhibit A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

And the said Parties of the First Part, their heirs, executors, successors and assigns will warrant and forever defend the right and title to the above described property unto the said Party of the Second Part, his executors, administrators, heirs and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantors herein have hereunto set their hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Frank Neville Floyd (SEAL)
FRANK NEVILLE FLOYD, Executor of the Estate
of Alma Reita Floyd

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Charles L. Floyd (SEAL)
CHARLES LYNN FLOYD, Executor of the Estate
of Alma Reita Floyd

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M.D., County of Chatham, State of Georgia, and known as Lot One (1), containing 2.83 acres, more or less, as shown upon a map or plat of record in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 41S, page 29, known as A Resubdivision of Parcels 1, 2 & 3, Floyd Subdivision, 8th. G. M. District, by Vincent Helmly, Surveyor, RLS #1882, said plat dated July 23, 2008, for the Estate of Alma Reita Floyd.

Subject to conditions, restrictions and easements of record and as shown n the aforedescribed plat of survey.

BOOK 351 N PAGE 613

Clock#: 1160344
FILED FOR RECORD
5/22/2009 10:04am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK 351 N PAGE 614

RECORD AND RETURN TO:
CARELLAS & NEWBERRY, P.C.
POST OFFICE BOX 2599
RINCON, GA 31326

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

EXECUTOR'S DEED

THIS INDENTURE, Made this the 15 day of MAY, 2009, between FRANK NEVILLE FLOYD and CHARLES LYNN FLOYD, Executors of the Estate of ALMA REITA FLOYD, late of the State of Georgia, and County of Chatham, deceased, as Parties of the First Part (hereinafter called "grantors") and FRANK FORREST FLOYD, as Party of the Second Part (hereinafter called "grantee"), the words "grantor(s)" and "grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of Alma Reita Floyd, the same having been duly probated and recorded in the Court of Probate of Chatham County, Georgia, for and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS In hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, the following described property, to wit:

See "Exhibit A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the grantors herein have hereunto set their hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Frank Neville Floyd (SEAL)
FRANK NEVILLE FLOYD, Executor of the Estate
of Alma Reita Floyd

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

THEODORE T. CARELLAS NOTARY PUBLIC Comm. Exp. 5/26/09 CHATHAM COUNTY, GA.

Charles L. Floyd (SEAL)
CHARLES LYNN FLOYD, Executor of the Estate
of Alma Reita Floyd

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M.D., County of Chatham, State of Georgia, and known as Lot Two (2), containing 2.04 acres, more or less, as shown upon a map or plat of record in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 41S, page 29, known as A Resubdivision of Parcels 1, 2 & 3, Floyd Subdivision, 8th. G. M. District, by Vincent Helmly, Surveyor, RLS #1882, said plat dated July 23, 2008, for the Estate of Alma Rita Floyd.

Subject to conditions, restrictions and easements of record and as shown on the aforementioned plat of survey.

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AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Drayton-Parker Companies, LLC C/O Daniel Ben-Yisrael

Address: 17 W. McDonough Street, Savannah, GA 31401

Telephone Number: 912-677-0593

ESTATE OF FRANK NEVILLE FLOYD

Signature of Owner WILLIAM NEVILLE FLOYD
AS CO-EXECUTOR OF THE ESTATE

ESTATE OF FRANK NEVILLE FLOYD

Signature of Owner FRANK FORREST FLOYD
AS CO-EXECUTOR OF THE ESTATE

Personally appeared before me

William Neville Floyd and Frank Forrest Floyd

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

Janelle W Drawdy

Notary Public

9/22/22

Date

JANELLE W DRAWDY
NOTARY PUBLIC
Comm. Exp. 02/25/26
EFFINGHAM COUNTY, GA

Project Timeline

Project Number: 230120

Project Name: Wentworth Grove Major Subdivision P-Plat 2023

Applicant: Scott K Monson, T&H Engineering

Owner: Port Wentworth SFR LLC

Planning Commission Date:07/10/2023

Council Date: 07/27/2023

- 04.10.2023 – Application received-Incomplete (SC)
- 04.12.2023 – Email with Link to Electronic Copy Received (ME)
- 05.05.2023 – 2nd Submittal Received (SC)
- 05.08.2023 – Email sent to T&H regarding the Deed restrictions or Subdivision Covenants
- 05.09.2023 - Site plan/subdivision review request emailed to TRLong to start
- 06.06.2023 – 1st Review by TR Long received. (Email sent to Scott Monson) SC
- 06.07.2023 – Response email from Scott regarding pipes sent to TRLong (SC)
- 06.07.2023 – 1st Comment received by T&H (Email sent to TRLong) SC
- 06.08.2023 – Electronic Subdivision application received for Ph. 1,2,&3
- 06.09.2023 – Hard copy of Subdivision Application for each Phase received
- 06.11.2023 – Concurrence Letter received from TR Long
- 06.12.2023 – Email sent to Scott Monson regarding no Site Plan Application & Balance owed for Subdivision Submittals
- 06.13.2023 – Email from ME sent to Scott Monson regarding Site Plan Application needed with Full payment for Site Plan & Subdivision Applications
- 06.14.2023 – Email sent to Scott Monson regarding items needing to be corrected on preliminary plats for Phases 1,2,& 3
- 06.14.2023 – Public Hearing Notice Letters mailed out to APO's.
- 06.16.2023 – Public Hearing notice sent to newspaper to be ran for Wednesday, June 21, 2023
- 06.16.2023 – Received revised plats from T & H to include addresses