CITY OF PORT WENTWORTH

CITY COUNCIL

FEBRUARY 6, 2020

Council Meeting Room	Special Called Meeting	6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER
2. PRAYER AND PLEDGE OF ALLEGIANCE
3. ROLL CALL - CLERK OF COUNCIL
4. APPROVAL OF AGENDA
5. RECOGNITION OF SPECIAL GUESTS
6. ELECTIONS & APPOINTMENTS
7. ADOPTION OF MINUTES
   - A. City Council - Regular Meeting - Nov 21, 2019 6:30 PM
   - B. City Council - Regular Meeting - Dec 19, 2019 6:30 PM
   - C. City Council - Special Called Meeting - Jan 9, 2020 6:30 PM
   - D. City Council - Regular Meeting - Jan 21, 2020 6:30 PM
8. COMMUNICATIONS & PETITIONS
9. COMMITTEE REPORTS
   - A. Committee Reports
10. CONSENT AGENDA
    - A. Agreement with Music Garden for the 2020 Stand Up For America Day
    - B. Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day
    - C. Change Order No. 1 for the Mobley Park Drainage Improvements Phase 2
    - D. Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2
    - E. Pay Request No 6 for the Hendley Rd & Monteith Rd Roadway Improvement Project
11. UNFINISHED BUSINESS
12. NEW BUSINESS
    - A. Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019
      - ➢Public Hearing

- Action

B. Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021

- Public Hearing
- Action

C. Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030

- Public Hearing
- Action

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

14. EXECUTIVE SESSION

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

16. ADJOURNMENT

CITY OF PORT WENTWORTH

CITY COUNCIL

NOVEMBER 21, 2019

Council Meeting Room | Regular Meeting | 6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Mayor Gary Norton called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Debbie Johnson	Mayor Pro Tem	Present	
Linda Smith	Council Member	Present	
Shari Dyal	Council Member	Present	
Mark Stephens	Council Member	Present	
Bill Herrin	Council Member	Present	
Thomas Barbee	Council Member	Present	
Phil Jones	City Administrator	Present	
James L. Coursey, Jr.	City Attorney	Present	
Shanta Scarboro	Clerk of Council	Present	
Brian Harvey	Director of Development Services	Present	
Tiffany Lancaster	Director of Leisure Services	Present	
Matt Libby	Director of Public Safety	Present	
Lee Sherrod	Police Major	Present	
Lance Moore	Chief of Fire Operations	Present	

4. APPROVAL OF AGENDA

Council Member Thomas Barbee made a motion to approve the agenda with the following additions:

1. Under Elections & Appointments add Item # A. the appointment of Steve Davis to Interim City Administrator and modify Phil Jones' contract to serve as a Consultant to bring Mr. Davis up to par on City affairs.

2. Under New Business, add Item # J. - Gift Deed by and between L-A Savannah-Crossgate, LLC and the City of Port Wentworth for a certain parcel of land situate, lying and being south of Crossgate Road, approximately 900 feet southeast of the intersection of Crossgate Road and Norfolk Southern Railway Company (50-foot right-of-way).

3. Under New Business, add Item # K. -City Hall 2nd Floor Council Chambers Build-Out quote submitted by Gaylor Contracting, Inc. in the amount of $227,567.00 and the audio/visual bid from Stage Front in the amount of $140,041.46.

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

4. Under New Business, add Item # L. -Action required to separate increasing the monthly Port Wentworth City Retirement fee for Council, from $25.00 to $50.00 for each year served, from the Charter Amendments (as originally motioned during the August 22, 2019 Regular City Council Meeting) and enact on this plan as a separate item. Council is eligible to receive the retirement benefit after reaching age sixty-two (62) and when no longer serving on City Council.

Seconded by Council Member Mark Stephens. Council Member Linda Smith and Council Member Bill Herrin vote No/Nay against adding Item #A Under Elections & Appointments.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

Council Member Thomas Barbee made a motion to approve the agenda with the addition of appointing Steve Davis to Interim City Administrator and modifying Phil Jones' contract to serve as a Consultant to Mr. Davis to help bring him up to par on City affairs.

Seconded by Council Member Mark Stephens. All were in favor, except Council Member Linda Smith and Council Member Bill Herrin who voted No/Nay against the appointment of Steve Davis.

City Attorney James L. Coursey, Jr. suggested to Council that they table the matter for one month and consider other applicants.

Council Member Thomas Barbee stated that the Interim City Administrator position does not have to be advertised and that he would like it to be done effective immediately.

Council Member Linda Smith suggested meeting all applicants and then making a decision.

Council Member Bill Herrin stated that "the modification of Phil Jones' Contract and the appointment of Steve Davis needed to be handled in Executive Session".

FINAL VOTE:

Motion carried in favor of appointing Steve Davis as Interim City Administrator.

Council Member Thomas Barbee - Yes/Aye
Council Member Linda Smith - No/Nay
Council Member Bill Herrin - No/Nay
Council Member Shari Dyal - Yes/Aye
Council Member Mark Stephens - Yes/Aye
Mayor Pro Tem Debbie Johnson - Yes/Aye

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Oct 24, 2019 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

8. COMMUNICATIONS & PETITIONS

There were none to report.

9. COMMITTEE REPORTS

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

A. Committee Reports

Council Member Mark Stephens made a motion to adopt the committee reports and make them part of the minutes. Seconded by Council Member Shari Dyal. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Shari Dyal, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

10. CONSENT AGENDA

A. Pay Request No. 3 for the Mobley Park Drainage Improvements Phase 2 in the amount of $62,493.75 to B & D Clearing, Inc.

B. Pay Request No. 5 for the Hendley Road & Monteith Road Improvement Project in the amount of $71,796.17 to Griffin Contracting, Inc.

11. UNFINISHED BUSINESS

There were none to report.

12. NEW BUSINESS

A. 2020 Inauguration Date/Planning for Newly Elected Council Members

Council unanimously voted that the 2020 Inauguration, for the newly elected Council Members, will be held on Tuesday, January 7, 2020 7 o'clock pm at the P.B. Edwards, Jr. Gymnasium, 101 Turnberry Street, Port Wentworth, Georgia 31407.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Shari Dyal, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

B. Health Insurance Premium Coverage for Full-Time Employees

Phil Jones, City Administrator, spoke on behalf of this item to Mayor and Council by stating that the City is still waiting on a final quote and bid from Anthem BlueCross and BlueShield. Mr. Jones also stated that although there was a 64-65% increase with the current insurance carrier Humana, it is still significantly less than what was paid in the previous year for health care costs. "The City can still afford to pay 100% of the premium for full time employees because it wouldn't cost the City more. The cost difference is about $700,000 verses an increase to almost 1 million dollars for the previous year." Mr. Jones went on to further state the our insurance broker put the insurance out for bid but the final numbers aren't in yet and that employee usage is what ultimately drove the cost up, which is typical.

DISCUSSION 1
Council Member Debbie Johnson asked how will this affect the employees pay check?
Mr. Jones stated that if Council approves to cover 100% of the medical premium, the only cost to the employee would be if they opt to elect dental, vision and some of the other supplemental coverages.

Council Member Shari Dyal asked what was the percentage of decrease from last year?
Mr. Jones replied by stating over 100%.

DISCUSSION 2

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

Mr. Jones also explained to Council that currently, the City has about five (5) individuals on staff who smoke so the City pays the $150.00 per pay period additional surge charge and asked if Council would like to continue to do so.

Council Member Bill Herrin asked Council to keep in mind that covering the cost of insurance is a great benefit for staff, which helps the City retain them as employees.

Council Member Shari Dyal suggested to fully fund all non-smoking staff members at 100% and pay half of the additional surcharge for those who smoke, which would be $150.00 per month.

Council Member Bill Herrin made a motion to fully fund all non-smoking staff members at 100% and pay half of the additional surcharge for those who smoke, which would be $150.00 per month. Seconded by Council Member Mark Stephens. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

C. Solid Waste Proposals

Kevin Exley, Waste Pro, was present to answer any questions of Mayor and Council. Mr. Exley also went over some of the details listed in the RFP.

Council Member Thomas Barbee asked Mr. Exley what would the pickup schedule for Port Wentworth be, for example once a week and, what would the turnaround time be if someone was missed? Mr. Exley responded by stating that the turnaround time would be within twenty-four (24) hours after reviewing the video-Track Easy.

Council Member Thomas Barbee also asked if Waste Pro will pickup TV's and refrigerators?
Mr. Exley replied by stating that those type of items will be part of bulk pickup.

Mayor Gary Norton asked "is this a three (3) person per truck deal?"
Mr. Exley stated, "no sir, it will only be two (2). It is by street address as shown in the bid packet. We would use two (2) trucks on Monday's and Tuesday's using Highway 21 as the divider. If a customer needs to know there pickup days, it will be posted on the website." As of now, we are looking to make Wednesday's bulk and yard waste pickup and recycling Thursday's and Friday's.

Mayor Pro Tem Debbie Johnson asked what is the latest time that dispatch is open? Mr. Exley stated 8pm, with the office closing at 5:30pm. However, residents will be able to use Track Easy to schedule replacement of broken carts.

Council Member Mark Stephens asked Mr. Exley to expand on the 3rd eye system?
Mr. Exley stated that Waste Pro will receive an email every afternoon on driver observation. Someone will review any problems from that day, i.e. cell phone breaks, problems in a neighborhood, etc. which are recorded at twenty (20) second increments, before an incident actually happens, to help identify problems. Mr. Exley stated that this is a great tool for misses.

Council Member Mark Stephens asked if awarded the contract would you be willing to pull from different areas to assist if needed?
Mr. Exley responded "yes, we've pulled from other areas to assist in other municipalities that we service."

Council Member Bill Herrin asked if Waste Pro provides rental dumpster's for residents if needed, for various things such as spring cleanups?

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

Mr. Exley stated that they do offer a 10 yard dumpster similar to a 20 yard, but much easier to maneuver. Price wise it is very competitive. Mr. Exley stated that he can put together a price point for residents if required.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Council Member
SECONDER:	Bill Herrin, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

D. Albert Wayne Champagne Sewage Issues

Council Member Linda Smith made a motion to approve a full refund of the monies spent by Mr. Wayne Champagne to repair issues related to water and sewer problems provided he submits all legitimate receipts related to his expenditures. Seconded by Council Member Bill Herrin. Vote was unanimous.

City Attorney, James L. Coursey, Jr., recommended to Council that they be very careful in moving forward to refund money for this type of concern by a resident because it will set a precedent for others to come.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Linda Smith, Council Member
SECONDER:	Bill Herrin, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

E. Site Plan Review Application submitted by Eagle Engineering, Inc., on behalf of Chatham Healthcare Properties, Inc., for PIN # 7-0010-02-001 (1000 Dorset Road) for a Specific Development Plan to allow a Parking Lot Addition in a P-RIP (Planned Residential Institutional) Zoning District

Jeremy Roberts, Eagle Engineering, Inc., was present to answer any questions for Mayor and Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Linda Smith, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

F. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Duke Realty for PIN #7-0039A-01-003 (605 Expansion Blvd) for a Specific Development Plan to allow a Warehouse Addition in a P-I-1 (Planned Industrial) Zoning District

Chad Zittrouer, Kern & Co., LLC, was present to answer any questions or Mayor and Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Debbie Johnson, Shari Dyal
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

G. Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a General Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Phillip McCorkle, McCorkle & Johnson, LLP, was present to answer any questions of Mayor and Council.

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

Several parties, both residents of Port Wentworth and non-residents, were present to speak in favor of and in opposition of the project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

H. Application to Amend the Zoning Map submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) to rezone the properties from P-C-3 (Planned General Business) to P-I-2 (Planned Industrial)

Council Member Bill Herrin made a motion to approve Item # H., but the motion failed due to three (3) Council Members voting No/Nay and Mayor Pro Tem Debbie Johnson recusing herself from the vote due to accepting a monetary donation from Greenland Developers, Inc. to assist with her annual Back-To-School event.

RESULT:	FAILED [2 TO 3]
MOVER:	Bill Herrin, Council Member
SECONDER:	Linda Smith, Council Member
AYES:	Smith, Herrin
NAYS:	Dyal, Stephens, Barbee
RECUSED:	Johnson

I. Site Plan Review Application submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s: 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) for a General Development Site Plan to allow Industrial Warehousing / Distribution in a P-I-2 (Planned Industrial) Zoning District

Council Member Bill Herrin made a motion to approve Item # H., but the motion failed due to three (3) Council Members voting No/Nay and Mayor Pro Tem Debbie Johnson recusing herself from the vote due to accepting a monetary donation from Greenland Developers, Inc. to assist with her annual Back-To-School event. Therefore, Item # I. was withdrawn from the agenda.

RESULT:	WITHDRAWN [2 TO 3]
MOVER:	Bill Herrin, Council Member
SECONDER:	Linda Smith, Council Member
AYES:	Smith, Herrin
NAYS:	Dyal, Stephens, Barbee
RECUSED:	Johnson

J. Gift Deed by and between L-A Savannah-Crossgate, LLC and the City of Port Wentworth

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Shari Dyal, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

K. City Hall 2nd Floor Council Chambers Build-Out

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

L. Port Wentworth City Retirement Fee

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shari Dyal, Council Member
SECONDER:	Debbie Johnson, Mayor Pro Tem
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

14. EXECUTIVE SESSION

There were none to report.

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Debra Mathews, 228 Monteith Road, approached Mayor and Council to state that she was not in agreement with the development on Hendley and Monteith Road being passed.

Ben Wall, Atlantic Waste, wanted to make mention to Mayor and Council of some of the issues that Waste Pro had in the past with Tybee Island and the Town of Thunderbolt. Mr. Wall also stated that he understands that the approval of the new Waste Pro contract is only for one year and the he hopes to have the opportunity to bid again when the time comes.

16. ADJOURNMENT

There being no further business, Council Member Bill Herrin made a motion to adjourn. Seconded by Council Member Shari Dyal. Vote was unanimous.

_____
Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2019.

ATTEST:

_____
Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Nov 21, 2019 6:30 PM (Adoption of Minutes)

CITY OF PORT WENTWORTH

CITY COUNCIL

DECEMBER 19, 2019

Council Meeting Room | Regular Meeting | 6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Mayor Gary Norton called the meeting to order then proceeded to read aloud a written statement referencing his role as CEO of the City of Port Wentworth and the legal consequences of the firing of Phil Jones and the hiring of Steve Davis. In summary the Mayor stated "as the CEO of this City, I am charged with the duty and responsibility to require this City to operate within the boundaries of the law. I am ruling that further discussion of the firing of Phil Jones and the hiring of Steve Davis be out of order." Council Member Mark Stephens made the statement "challenge to the ruling of the chair" which was met with the banging of the gavel by Mayor Norton declaring Councilman Stephens out of order. Per Roberts Rules of Order, a Council Member desiring to speak must obtain the floor by being acknowledged by the Council Chair, Mayor Gary Norton.

After the banging of the gavel for several instances, Mayor Norton acknowledged Council Member Linda Smith's desire to speak and she proceeded to site the ordinance numbers and Georgia codes quoted in the written statement read aloud by Mayor Norton. Councilwoman Smith stated the Ordinance numbers were "Article II Section 3-5-B4 and Article II Section 2-5-B4", as well as Georgia law "O.C.G.A. 50-14-1". While still having the floor, Councilwoman Smith asked if "we can have the pre-agenda, prayer and Pledge of Allegiance and move forward with the meeting?" Mayor Norton responded to Council Member Smith's question by stating "yes".

2. PRAYER AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Debbie Johnson	Mayor Pro Tem	Present	
Linda Smith	Council Member	Present	
Shari Dyal	Council Member	Present	
Mark Stephens	Council Member	Present	
Bill Herrin	Council Member	Present	
Thomas Barbee	Council Member	Present	
Steve Davis	City Administrator	Present	
Shanta Scarboro	Clerk of Council	Present	
Brian Harvey	Director of Development Services	Present	
Tiffany Lancaster	Director of Leisure Services	Present	
Bradwick Sherrod	Interim Chief of Police	Present	
Lance Moore	Chief of Fire Operations	Present	
Chris Lee	Project Manager	Present	

4. APPROVAL OF AGENDA

Minutes Acceptance: Minutes of Dec 19, 2019 6:30 PM (Adoption of Minutes)

Council Member Mark Stephens stated "I move to add four (4) new items to the agenda". Mayor Norton met Councilman Stephens move with the banging of the gavel declaring him out of order. After the banging of the gavel for several instances, Mayor Norton acknowledged Council Member Linda Smith's desire to speak and she proceeded to ask once more "if you do not mind, can we skip the pre-agenda because we see its going to be challenged and just move on with the prayer and Pledge of Allegiance?" Council Member Mark Stephens responded to Councilwoman Smith's request by stating "no". Mayor Gary Norton banged the gavel yet again in an attempt to bring the meeting to order. Council Member Thomas Barbee stated that "I agree with Linda, I think we should move on with the meeting". Council Member Smith went on to state in regards to the hiring of Steve Davis that "we had no vetting process, no interviews-if they had them we didn't know about it-we were in the dark about it and we were blindsided in November." Councilman Stephens posed a question to Councilwoman Smith asking "so your saying I willingly committed a crime?" Council Member Smith did not answer Councilman Stephens question, but instead asked the audience to stand for the Pledge of Allegiance. Pastor Paul Mongin proceeded to say a prayer.

After the prayer and roll call, Council Member Thomas Barbee stated "I would like to recommend the approval of the agenda with the three added items". Mayor Norton met Councilman Barbee's recommendation with the banging of the gavel declaring him out of order. Newly appointed Interim City Administrator Steve Davis addressed the Chair and stated that "any member of Council has a right to make a motion".

Mayor Norton responded to his statement by saying "you are not a lawyer" and proceeded to bang the gavel due to a debate on the floor ensuing. Council Member Mark Stephens stated "challenge to the ruling of the chair" and Council Member Barbee seconded the challenge. Mayor Norton banged the gavel and stated "out of order".

Mayor Norton banged the gavel yet again and called for adjournment. An adjournment was not honored due to the motion having to come from the floor and a motion nor second was approved. Thus, a debate on the floor continued regarding the hiring of Steve Davis. At this time, the Clerk of Council exited the Council Chambers and the Mayor called for a brief recess. After a few moments, the Clerk of Council returned to the Council Chambers and the meeting proceeded with Council Member Thomas Barbee making a motion to add three items to the agenda:

1. Under Section 6. Elections & Appointments to appoint Steve Davis to full time City Administrator;

2. Under Section 6. Elections & Appointments to accept the resignation of the City Attorney agreement for James L. Coursey, Jr.;

3. Under Section 6. Elections & Appointments to ratify the termination of the Director of Public Safety, Matt Libby.

Council Member Barbee also stated that he would like to add the addition of the hiring of a Fiance Director under Section 6. Elections & Appointments and move Public Comments after Executive Session. Mayor Norton met Councilman Barbee's motion with the banging of the gavel declaring him out of order. Again, per Roberts Rules of Order, a Council Member desiring to speak must obtain the floor by being acknowledged by the Council Chair, Mayor Gary Norton. Council Member Stephens proceeded to second the motion, but without proper acknowledgement by the Chair the motion does not carry. Councilman Stephens then proceeded to state once again "challenge to the ruling of the chair". Mayor Norton continued to bang the gavel as Council Member Thomas Barbee stated "if you are failing to act there is a rule in the Charter that states specifically you can be removed". Mayor Pro Tem Debbie Johnson backed Councilman Barbee's statement by stating "if you are failing to act, I am going to step in and take the vote".

Minutes Acceptance: Minutes of Dec 19, 2019 6:30 PM (Adoption of Minutes)

Mayor Norton then asked Council if they would like to recess for a minute. Council Member Barbee responded by stating "I don't think we need a recess, we need to proceed with the meeting". Council Member Mark Stephens continued to insist that a motion has been made and seconded and that Council needed to move forward with the motion. Mayor Norton continued to bang the gavel and state "out of order" in attempt to gain order because of a debate on the floor regarding a comment made by Council Member Linda Smith on four (4) Council Members being a "coup" short for Coup d'état which is defined by Merriam-Webster dictionary as "a sudden decisive exercise of force in politics *especially*: the violent overthrow or alteration of an existing government by a small group".

Councilman Stephens then stated "since the Mayor is failing to act, I move that the Mayor Pro Tem step in". Mayor Pro Tem Johnson attempted to second the motion by asking "all in favor", but again the mover was not acknowledged by the Mayor as indicated with the continued banging of the gavel and the Mayor stating "out of order". Interim City Administrator, Steve Davis, stated to the Mayor "you do not have the right to rule a Councilman out of order and I'm informing you that according to Robert's Rules of Order if there is a motion on the floor you must act". The Mayor responded to Mr. Davis' statement by stating "you do not inform me of what to do, I inform you of what to do and you are not a lawyer".

At this time, Mayor Pro Tem Debbie Johnson made a motion to adjourn the meeting. Council Member Thomas Barbee seconded the motion. Mayor Norton acknowledged Mayor Pro Tem Johnson's motion by calling for a vote in which he stated "all in favor" all replied "Aye" then Mayor Norton stated "motion approved".

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

There were none to report.

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Nov 21, 2019 6:30 PM

Due to the meeting being adjourned and no business being conducted, the November 21, 2019 Regular City Council Meeting Minutes will be added to the January 21, 2020 agenda for acceptance.

RESULT:	MEETING CANCELLED

8. COMMUNICATIONS & PETITIONS

There were none to report.

9. COMMITTEE REPORTS

A. Committee Reports

Due to the meeting being adjourned and no business being conducted, the December 19, 2019 Committee Reports will be added to the January 21, 2020 agenda for approval.

RESULT:	MEETING CANCELLED

10. CONSENT AGENDA

Due to the meeting being adjourned and no business being conducted, Consent Agenda Items # A. - D. will be added to the January 21, 2020 agenda for adoption.

Minutes Acceptance: Minutes of Dec 19, 2019 6:30 PM (Adoption of Minutes)

A. Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day

Due to the meeting being adjourned and no business being conducted, Consent Agenda Item# A. will be added to the January 21, 2020 agenda for adoption.

B. Mobley Park Drainage Improvements Phase 2 Pay Change Order No. 1 in the amount of $48,985.00 and contract extension to B & D Clearing, Inc.

Due to the meeting being adjourned and no business being conducted, Consent Agenda Item# B. will be added to the January 21, 2020 agenda for adoption.

C. Mobley Park Drainage Improvements Phase 2 Pay Request No. 4 in the amount of $184,511.25 to B & D Clearing, Inc.

Due to the meeting being adjourned and no business being conducted, Consent Agenda Item# C. will be added to the January 21, 2020 agenda for adoption.

D. Hendley Road & Monteith Road Improvement Project Pay Request No. 6 in the amount of $7,013.20 to Griffin Contracting, Inc.

Due to the meeting being adjourned and no business being conducted, Consent Agenda Item# D. will be added to the January 21, 2020 agenda for adoption.

11. UNFINISHED BUSINESS

There were none to report.

12. PUBLIC COMMENTS - REGISTERED SPEAKERS

There were none to report.

A. Jodi Hawks - Port Wentworth Resident

Although the December 19, 2019 meeting was adjourned, without any business being conducted, Mayor Norton did allow registered speaker Jodi Hawks, 22 Lanvale Steet, to address him and the remaining Council Members present after the meeting was adjourned. At that time, Mr. Hawks expressed his displeasure of the appointment of Interim City Administrator, Steve Davis, during the November 21, 2019 Regular City Council Meeting.

13. NEW BUSINESS

A. Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a Specific Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Due to the meeting being adjourned and no business being conducted, New Business Item# A. will be added to the January 21, 2020 agenda for approval.

RESULT:	MEETING CANCELLED

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

15. EXECUTIVE SESSION

There were none to report.

16. ADJOURNMENT

Due to no business being conducted, Mayor Pro Tem Debbie Johnson made a motion to adjourn the meeting. Council Member Thomas Barbee seconded the motion. Mayor Norton

Minutes Acceptance: Minutes of Dec 19, 2019 6:30 PM (Adoption of Minutes)

acknowledged Mayor Pro Tem Johnson's motion by calling for a vote in which he stated "all in favor" all replied "Aye" then Mayor Norton stated "motion approved".

_____
Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2019.

ATTEST:

_____
Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Dec 19, 2019 6:30 PM (Adoption of Minutes)

CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 9, 2020

Council Meeting Room | Special Called Meeting | 6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

2. PRAYER AND PLEDGE OF ALLEGIANCE

There were none to report.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Debbie Johnson	Mayor Pro Tem	Absent	
Linda Smith	Council Member	Present	
Mark Stephens	Council Member	Absent	
Thomas Barbee	Council Member	Absent	
Glenn Jones	Council Member	Present	
Steve Davis	Interim City Administrator	Present	
Shanta Scarboro	Clerk of Council	Present	
Brian Harvey	Director of Development Services	Present	
Lee Sherrod	Interim Chief of Police	Present	
Lance Moore	Chief of Fire Operations	Present	
Chris Lee	Project Manager	Present	

4. APPROVAL OF AGENDA

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

Although, the January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, and no business was conducted, Mayor Gary Norton did allow residents to address those Council Members that were present for the meeting.

7. ELECTIONS & APPOINTMENTS

There were none to report.

8. ADOPTION OF MINUTES

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

9. COMMUNICATIONS & PETITIONS

There were none to report.

Minutes Acceptance: Minutes of Jan 9, 2020 6:30 PM (Adoption of Minutes)

10. COMMITTEE REPORTS

A. Committee Reports

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

11. CONSENT AGENDA

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

A. Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day

B. Change Order No. 1 for the Mobley Park Drainage Improvements Phase 2

C. Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2

D. Pay Request No 6 for the Hendley Rd & Monteith Rd Roadway Improvement Project

12. UNFINISHED BUSINESS

A. Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

RESULT:	MEETING CANCELLED

13. NEW BUSINESS

There were none to report.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

15. EXECUTIVE SESSION

There were none to report.

16. ADJOURNMENT

The January 9, 2020 Special Called Meeting was not called to order due to the absence of a quorum, therefore no business was conducted.

_____

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2019.

ATTEST:

Minutes Acceptance: Minutes of Jan 9, 2020 6:30 PM (Adoption of Minutes)

_____
Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Jan 9, 2020 6:30 PM (Adoption of Minutes)

CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 21, 2020

Council Meeting Room | Regular Meeting | 6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

The January 21, 2020 Meeting was not called to order due to the absence of a quorum. However, Mayor Norton did allow James L. Coursey, Jr. to address Council that was present at the meeting. Mr. Coursey read into the hearing of the audience that he is rescinding his resignation letter that was forwarded to Mayor and Council on December 18, 2019. Mr. Coursey then addressed Mayor Norton to ask if he may resume his position as City Attorney, to which Mayor Norton replied "yes".

Mayor Gary Norton stated that the City was deeply saddened by the death of Debbie Johnson who had been a great help in the community with various things like helping the children with back to school supplies and feeding the homeless. Ms. Johnson will be missed.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Linda Smith	Council Member	Present	
Mark Stephens	Council Member	Absent	
Glenn Jones	Council Member	Present	
Thomas Barbee	Council Member	Absent	
Steve Davis	Interim City Administrator	Present	
Shanta Scarboro	Clerk of Council	Present	
Brian Harvey	Director of Development Services	Present	
Lee Sherrod	Interim Chief of Police	Present	
Lance Moore	Chief of Fire Operations	Present	
James L. Coursey, Jr.	City Attorney	Present	

4. APPROVAL OF AGENDA

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

Minutes Acceptance: Minutes of Jan 21, 2020 6:30 PM (Adoption of Minutes)

A. Appointment of City Attorney

B. Appointment of District 1 City Council Seat

7. ADOPTION OF MINUTES

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

A. City Council - Regular Meeting - Nov 21, 2019 6:30 PM

B. City Council - Regular Meeting - Dec 19, 2019 6:30 PM

C. City Council - Special Called Meeting - Jan 9, 2020 6:30 PM

8. COMMUNICATIONS & PETITIONS

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

9. COMMITTEE REPORTS

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

A. Committee Reports

10. CONSENT AGENDA

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

A. Agreement with Music Garden for the 2020 Stand Up For America Day

B. Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day

C. Change Order No. 1 for the Mobley Park Drainage Improvements Phase 2

D. Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2

E. Pay Request No 6 for the Hendley Rd & Monteith Rd Roadway Improvement Project

11. UNFINISHED BUSINESS

There were none to report.

12. NEW BUSINESS

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

A. Coastal Regional Commission (CRC) Zoning Ordinance Review Presentation

B. Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019

C. Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021

D. Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030

E. Fire Station 2 Driveway Repairs

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

Minutes Acceptance: Minutes of Jan 21, 2020 6:30 PM (Adoption of Minutes)

14. EXECUTIVE SESSION

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

A. Personnel

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Although the January 21, 2020 Regular City Council Meeting was not called to order, due to the absence of a quorum, Mayor Norton did allow Public Comments.

The following residents were allowed to speak:

Jodi Hawks, 22 Lanvale Street

Janet Hester, 440 Meinghard Road

Gabrielle Nelson, 64 Burnt Oak Road

Brenda Bouleware, 1 Horne Place

Sally English, 51 Warren Drive

Jud Bowers, 413 Turnberry Street

Timothy Holbrook, 407 Turnberry Street

Sheryl Davis, 5 Rostrum Lane

Rufus Bright, 54 Tiller Way

16. ADJOURNMENT

Due to the absence of a quorum, the January 21, 2020 Regular City Council Meeting was not called to order.

_____

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2020.

ATTEST:

_____

Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Jan 21, 2020 6:30 PM (Adoption of Minutes)

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Report
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2219)

DOC ID: 2219

Committee Reports

ATTACHMENTS:

- Development Services Monthly Report - December 2019 (DOCX)
- Fire Department Monthly Report - December 2020 (PDF)
- Police Department Monthly Report - December 2020 (PDF)
- Leisure Services Department Monthly Report - January 2020 (PDF)
- Chamber of Commerce Standard PL Report - December 2019 (PDF)
- Chamber of Commerce Detail PL Report - December 2019 (PDF)
- ClearWater Solutions, LLC Monthly Report - December 2019 (PDF)

DEVELOPMENT SERVICES MONTHLY REPORT / DECEMBER 2019

INSPECTIONS / P&Z

Building Permits Issued: 40
Building Estimated Cost: $6,248,343.00
Permit Fees Paid: $220,664.67
Inspections Completed: 193
Plan Reviews Completed: 40

Attachment: Development Services Monthly Report - December 2019 (2219 : Committee Reports)

To: Mayor and Council

From: Chief Moore

Date: January 15, 2020

Ref: Committee Report

Mayor and Council,

The following is a summary of the incident responses and activity for the Fire Department between the dates of December 11, 2019 and January 13, 2020.

1 building fire

2 vehicle fires

87 emergency medical calls

15 motor vehicle collisions

1 hazardous material related

8 public service

5 dispatched and cancelled in route

20 alarm activations

Total: 139

- Completed testing/inspecting 13,500 feet of fire hose
- Distributed 144 bicycles donated by Dynacraft Corporation
- Presented Firefighter Caleb Lindsey with 2019 “Firefighter of the year award”
- Sergeant Morilla, firefighters Poundstone, McRee and Decker completed Emergency Medical Technician training.

Attachment: Fire Department Monthly Report - December 2020 (2219 : Committee Reports)

To: Mayor and Council

From: Lee Sherrod, Interim Chief of Police

Date: January 21, 2020

Ref: Committee Report

Mayor and Council,

The following is a summary of the monthly stats for the City of Port Wentworth Police Department for the period of December 11, 2019 through January 13, 2020.

Responded to 3337 calls for service.

Conducted 1347 business / residential checks.

Conducted 1189 traffic stops.

Stopped and interviewed 36 suspicious vehicles and 40 suspicious persons.

Conducted 166 walking patrols of businesses and schools.

Responded to 86 traffic collisions.

Responded to 58 EMS calls.

Attachment: Police Department Monthly Report - December 2020 (2219 : Committee Reports)

January 2020 LEISURE SERVCIES DEPARTMENT REPORT

Leisure Service Programs and Events for January and February:

- Basketball games started January 6th – February 28th. (See game schedule on web site for home games)
- Uniquely Created Majorette Dance Team practices on Tuesday and Thursday at the community center from 3:30-5:00, girls only ages 10-14.
- Port Wentworth Majorette Dance Team will March in MLK parade on Monday January 20th.
- Youth ballet and tap dance in the Community House with Marylin Youmans on Monday's ages 3-12.
- Community House is rented every Sunday until the end of July 2020 by a church called Body of Christ.
- Tumbling classes registration for Session 1 will start January 15th - March 2nd. Session 1 starts March 2. Beginner level -Tues & Thurs 5:00-5:30, Intermediate – Tues & Thurs 5:30-6:30 and Advanced level class Tues & Thursday 6:30-7:30.
- Baseball and Softball registration will start January 1st – March 2nd. Baseball & Softball Practices start March 2nd.
- Mini T-ball and T-ball registration will start January 1st practice starts April 6th and games start May 4th.
- February 7th Dance…Father daughter and Mother son dance.
- Spring soccer registration starts February 1st and practices start March 15th.
- Spring volleyball registrations starts February 15th and practices start on April 2nd.
- Stand up for America Day Parade registration starts on February 1st.
- Summer camp registration starts March 1st and camp starts May 26th.
- Georgia Arbor Day – Planting trees at Houlihan boat landing February 20th at 1:00.

Ed Young Senior Center January Highlights

- January 1st Closed New Year's Day
- January 9th New me poster project.
- January 16th Bring in your old gift to regift.
- January 28th Tea Party.
- January 29th Ophthalmologist speaker.
- January 30th Field Trip to the Telfair Museum.

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

- December 2-6 Meals ordered (32) meals served (32) clients attended (32).
- December 9-13 Meals ordered (35) meals served (35) clients attended (35).
- December 16-20 Meals ordered (33) meals served (33) clients attended (35).
- December 23-27Meals ordered (31) meals served (31) clients attended (31).
- December30-31 Meals ordered (30) meals served (30) clients attended (31)

Attachment: Leisure Services Department Monthly Report - January 2020 (2219 : Committee Reports)

Leisure Services December / January projects:

- GRPA Bracketing meeting for District 2.
- Having lights repaired at Armadale walking path.
- Senior Center Floors Stripped and Waxed first week of January.
- Georgia Arbor Day is February 21st and we will plant trees at Houlihan boat landing on Thursday Februar 20th at 1:00.
- Gather quotes for new stall walls for men and women's restrooms in Mobley Park restrooms.
- Install new mirrors and takedown broken mirrors.
- Continue to work with Developmental Department on drainage project at Mobley park to implement ne retention ponds.
- Ongoing monthly Leisure Services employee weekly work schedule.
- Keep Leisure Services Facebook page and City web page up to date on social media and promoting programs.
- Continue completing daily deposits and credit card import/export for all sports and rentals through our payment portal and Tyler Parks and Rec program.
- Continue to manage the cash and receivables from our Tyler Parks and Rec system. Daily deposits.
- Continue to manage team in maintaining cleanliness of all Leisure Services Departments facilities.
- Continue to manage Leisure services team in cutting, weed eating, edging and blowing grass and mainta the gym/annex/senior center/warren drive park/ Dela Steel Park/Houston Church and Community Hous
- Trim bushes at fountain every other week and keep parking lots at Mobley Park cut and clean.
- Reconcile Monthly P-card Statement and turn in to accounts payable.
- Organize and implement plans for valentine's dance on February 7th.
- Rebuild roofs of dugouts and install underground electrical outlets to home base from pitching mounds baseball and softball fields.
- Continue to monitor budget weekly and create items for FY2020 budget.
- Put up baseball, softball registration banners around city.
- Have copies made of flyers and distribute all softball, baseball, tumbling, volleyball and spring soccer flye o schools for marketing.

Attachment: Leisure Services Department Monthly Report - January 2020 (2219 : Committee Reports)

Port Wentworth Chamber of Commerce, Inc.
Profit & Loss
December 2019

	Dec 19
Ordinary Income/Expense	
Expense	
Chamber	
Oyster Roast	
Advertising	725.00
Total Oyster Roast	725.00
Total Chamber	725.00
General and Administrative	
Dues and Subscriptions	446.33
Office Equip/Computer Software	359.85
Office Rental & Utilities	1,750.00
Payroll Taxes	482.01
Postage	15.74
Professional Fees	434.82
Salaries & Wages	6,405.00
Telephone/Internet	105.74
Travel | Meals & Entertainment	36.51
Total General and Administrative	10,036.00
Marketing & Creative Services	
Advertising	15,399.46
Total Marketing & Creative Services	15,399.46
Visitors Services	
Advertising	214.38
Welcome Sign	133.31
Visitors Services - Other	300.00
Total Visitors Services	647.69
Total Expense	26,808.15
Net Ordinary Income	-26,808.15
Net Income	**-26,808.15**

Attachment: Chamber of Commerce Standard PL Report - December 2019 (2219 : Committee Reports)

Port Wentworth Chamber of Commerce, Inc.
Profit & Loss Detail
December 2019

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Expense									
Chamber									
Oyster Roast									
Advertising									
Bill	12/01/19	2829...	Effingham Herald	28296-282...	Hotel/M...		Accounts Pa...	725.00	725.00
Total Advertising								725.00	725.00
Total Oyster Roast								725.00	725.00
Total Chamber								725.00	725.00
General and Administrative									
Dues and Subscriptions									
Credit Card Ch...	12/05/19		Savannah Area ...	242107393...	Hotel/M...		Credit Card ...	435.00	435.00
Credit Card Ch...	12/11/19		Savannah Morni...	247893093...	Hotel/M...		Credit Card ...	11.33	446.33
Total Dues and Subscriptions								446.33	446.33
Office Equip/Computer Software									
Check	12/03/19	DC	Speros, Inc.		Hotel/M...		Renasant B...	134.44	134.44
Check	12/23/19	DC	Adobe		Hotel/M...		Renasant B...	13.12	147.56
Credit Card Ch...	12/26/19		Verizon wireless	244980493...	Hotel/M...		Credit Card ...	212.29	359.85
Total Office Equip/Computer Software								359.85	359.85
Office Rental & Utilities									
Check	12/18/19	ACH	Alfred Boyett Ag...		Hotel/M...		Renasant B...	1,750.00	1,750.00
Total Office Rental & Utilities								1,750.00	1,750.00
Payroll Taxes									
Check	12/06/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	21.42	21.42
Check	12/06/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	100.41	121.83
Check	12/13/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	22.78	144.61
Check	12/13/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	100.41	245.02
Check	12/20/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	22.78	267.80
Check	12/20/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	100.41	368.21
Check	12/27/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	13.39	381.60
Check	12/27/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	100.41	482.01
Total Payroll Taxes								482.01	482.01
Postage									
Credit Card Ch...	12/11/19		Stamps.com	246921693...	Hotel/M...		Credit Card ...	15.74	15.74
Total Postage								15.74	15.74
Professional Fees									
Bill	12/01/19	A120...	Alford Leasing C...	A120949	Hotel/M...		Accounts Pa...	176.94	176.94
Check	12/03/19	DC	Intuit Payment S...		Hotel/M...		Renasant B...	11.33	188.27
Check	12/03/19	DC	Intuit Payment S...		Hotel/M...		Renasant B...	14.00	202.27
Credit Card Ch...	12/09/19		Intuit QuickBooks	246921693...	Hotel/M...		Credit Card ...	61.25	263.52
Credit Card Ch...	12/10/19		Intuit Payroll	246921693...	Hotel/M...		Credit Card ...	19.25	282.77
Bill	12/20/19	A124...	Alford Leasing C...	A124750	Hotel/M...		Accounts Pa...	152.05	434.82
Total Professional Fees								434.82	434.82
Salaries & Wages									
Check	12/06/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	280.00	280.00
Check	12/06/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	1,312.50	1,592.50
Check	12/13/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	350.00	1,942.50
Check	12/13/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	1,312.50	3,255.00
Check	12/20/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	350.00	3,605.00
Check	12/20/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	1,312.50	4,917.50
Check	12/27/19	DD	Janice Cantrell	Pay Period:...	Hotel/M...		Renasant B...	175.00	5,092.50
Check	12/27/19	DD	Trisha M. Growe	Pay Period:...	Hotel/M...		Renasant B...	1,312.50	6,405.00
Total Salaries & Wages								6,405.00	6,405.00
Telephone/Internet									
Credit Card Ch...	12/04/19		Verizon wireless	246921693...	Hotel/M...		Credit Card ...	105.74	105.74
Total Telephone/Internet								105.74	105.74

Attachment: Chamber of Commerce Detail PL Report - December 2019 (2219 : Committee Reports)

Port Wentworth Chamber of Commerce, Inc.
Profit & Loss Detail
December 2019

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Travel | Meals & Entertainment									
Credit Card Ch...	12/19/19		Kroger Fuel Center	244457193...	Hotel/M...		Credit Card ...	36.51	36.51
Total Travel | Meals & Entertainment								36.51	36.51
Total General and Administrative								10,036.00	10,036.00
Marketing & Creative Services									
Advertising									
Bill	12/01/19	ST81...	Savannah Maga...	ST816704	Hotel/M...		Accounts Pa...	1,050.00	1,050.00
Credit Card Ch...	12/02/19		Facebook.com	242042993...	Hotel/M...		Credit Card ...	23.61	1,073.61
Bill	12/03/19	HS1...	Great Southern ...	HS120319...	Hotel/M...		Accounts Pa...	500.00	1,573.61
Credit Card Ch...	12/05/19		Google Adwords	240130893...	Hotel/M...		Credit Card ...	240.66	1,814.27
Check	12/16/19	ACH	Lesley Francis P...		Hotel/M...		Renasant B...	4,154.00	5,968.27
Bill	12/20/19	3854...	Official Guides of...	3854, 3933,...	Hotel/M...		Accounts Pa...	750.00	6,718.27
Credit Card Ch...	12/23/19		Two Smart Cook...	246921693...	Hotel/M...		Credit Card ...	149.19	6,867.46
Bill	12/31/19	VC8...	Savannah Maga...	VC820153	Hotel/M...		Accounts Pa...	8,532.00	15,399.46
Total Advertising								15,399.46	15,399.46
Total Marketing & Creative Services								15,399.46	15,399.46
Visitors Services									
Advertising									
Check	12/02/19	ACH	ChamberMaster		Hotel/M...		Renasant B...	214.38	214.38
Total Advertising								214.38	214.38
Welcome Sign									
Credit Card Ch...	12/04/19		Verizon wireless	246921693...	Hotel/M...		Credit Card ...	41.35	41.35
Check	12/06/19	DC	Georgia Power	Welcome S...	Hotel/M...		Renasant B...	91.96	133.31
Total Welcome Sign								133.31	133.31
Visitors Services - Other									
Credit Card Ch...	12/03/19		80 West Mini Sto...	242753993...	Hotel/M...		Credit Card ...	300.00	300.00
Total Visitors Services - Other								300.00	300.00
Total Visitors Services								647.69	647.69
Total Expense								26,808.15	26,808.15
Net Ordinary Income								-26,808.15	-26,808.15
Net Income								**-26,808.15**	**-26,808.15**

Attachment: Chamber of Commerce Detail PL Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Water Distribution:

Hydrant Flushing program:

- Established a flushing program to obtain a safe and stable water supply.
- Volume of flushing since the beginning of month has been stabilized due to an established and consistent flushing program.
- Maintaining continuous flushing in Rice Hope Subdivision with lines coming from water meters on Moonlight Trail and at the Mossy Oak sample point.
- Residuals have continued to maintain levels towards end of month with minimal flushing.
- Week of the 2nd flushed for 15 mins per day
- Week of the 9th flushed for 15 mins per day
- Week of the 16th flushed for 15 mins per day
- Week of the 23rd flushed for 15 mins per day

Ground Water Withdrawal:	1,057,800 Gallons
Purchase Water from Savannah I&D:	29,823,162 Gallons

Compliance:

- Took monthly Micro-Biological samples and sent to lab. **(Results: Passed)**
- Took quarterly DBP Samples and sent to lab. **(Awaiting Results.)**
- All monthly reports turned into EPD.

Maintenance:

- Repaired water leak at 129 Miller Park Circle.
- Repaired water leak at 11 Sandy Point Way.
- Repaired water leak at 37 Warren Drive.
- Repaired water leak at 15 Warren Drive.
- Repaired water leak at 313 Commonwealth Avenue.

Wastewater Collection:

- Checked all lift stations (17) at least twice a week and performed routine maintenance.
- Cleaned probes, transducers, and floats as needed.
- Capped off sewer lateral at 7 Appleby Rd.
- Capped off sewer lateral at 112 Appleby Rd.
- Unstopped sewer main at 100 Travelers' Way.
- Repaired sewer main at 0 Dixie St.
- Turned off pump #2 at Cold Stream Lift Station for repairs. **(Parts Ordered.)**

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

- Pulled Pump #2 at Armadale Lift Station for repairs.
- Repaired & Installed Pump #2 at Rideshare Lift Station.
- Turned off Pump #1 at Rideshare Lift Station for repairs.
- Installed New Pump #2 at Waffle House Lift Station.
- Replaced contacts on Pumps #1 & #2 at Pine Forest Lift Station.
- Replaced Pump #1 at Lake Side Lift Station.

Cold Stream Lift Station			Horne Place Lift Station		
Date	**Pump #1**	**Pump #2**	**Date**	**Pump #1**	**Pump #2**
1	+	+	1	+	+
2	214.5	12,587	2	841.4	
3			3		
4	217.8	12,592	4	842.8	
5			5		
6	221.2	12,596	6	845.3	
7			7		
8			8		
9	226.2	12,602	9	847.7	
10			10		
11	229.6	12,607	11	849.0	
12	+	+	12	+	+
13	233.1+	12,611	13	850.5	
14	+	+	14	+	+
15			15	+	+
16	240.7	12,621	16	853.0	
17	+	+	17	+	+
18	245.5	12,628	18	855.0	
19			19		
20	249.6	12,633	20	857.0	
21			21		
22	+	+	22	+	+
23	266.1+	12,647+	23	863.0+	+
24			24		
25	276.1	OFF	25		
26	282.3		26	870.4	
27	289.4		27	872.3	
28			28		
29	+	+	29	+	+
30	305.1		30	877.7	
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Armadale Lift Station			Rideshare Lift Station		
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	+	+	1	+	+
2	18,241	18,704	2	2,688	
3			3		
4	18,246	18,713	4	2,693	
5		Pulled Pump	5		
6	18,255		6	2,699	
7			7		
8			8		
9	18,270		9		
10			10		
11	18,281		11	2,713	
12	+	+	12	+	+
13	18,291+	+	13	2,719+	Installed
14	+	+	14	+	+
15			15		
16	18,315		16	2,728	1,993
17	+	+	17	+	+
18	18,331		18	2,732	1,997
19			19		
20	18,345		20	2,738	2,000
21			21		
22	+	+	22	+	+
23	18,378+	+	23	+	+
24			24		
25			25		
26	18,425		26	2,842	2,015
27	18,436		27		
28			28		
29	+	+	29	+	+
30	18,461		30	2,916	2,024
31			31	OFF	2,029

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Waffle House Lift Station			Pine Forest Lift Station		
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	+	17,392+	1	+	+
2	14,511		2	9,824	
3			3		
4	14,521		4	9,830	
5			5		
6	14,532		6	9,835	
7			7		
8			8		
9	14,548		9	9,845	
10			10		
11	14,557		11	9,849	
12	+	+	12	+	+
13	14,567+	+	13	9,856+	+
14	+	+	14	+	+
15			15		
16	14,579		16	9,.866	
17	+	+	17	+	+
18	14,592		18	9,875	
19		Installed	19		
20	14,601	17,396	20	9,882	
21			21		
22	+	+	22	+	+
23	+	+	23	+	+
24			24		
25			25		
26	14,641	17,399	26	9,973	
27			27	9,993	
28			28		
29	+	+	29	+	+
30	14,659	17,421	30	10,008	
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

	Lakeside Lift Station			Cherry St. Lift Station	
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	8,534+	+	1	+	+
2		9,420	2	1,656	3,519
3			3		
4		9,432	4	1,658	3,522
5	Installed		5		
6	8,540	9,438	6	1,660	3,524
7			7		
8			8		
9	8,551	9,447	9	1,663	3,527
10			10		
11	8,556	9,453	11	1,665	3,530
12	+	+	12	+	+
13	8,562+	9,458+	13	1,667+	3,532+
14	+	+	14	+	+
15			15		
16	8,573	9,468	16	1,670	3,536
17	+	+	17	+	+
18	8,580	9,475	18	1,673	3,539
19			19		
20	8,587	9,481	20	1,675	3,541
21			21		
22	+	+	22	+	+
23	8,611+	9,505+	23	1,680+	3,547+
24			24		
25			25		
26	8,677	9,577	26	1,684	3,552
27			27		
28			28		
29	+	+	29	+	+
30	8,692	9,591	30	1,688	3,557
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Cold Creek Pass Lift Station			Goose Neck Lift Station		
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	+	+	1	+	+
2	6,619	6,049	2	4,248	3,774
3			3		
4	6,625	6,049	4	4,251	3,780
5			5		
6	6,629	6,052	6	4,255	3,785
7			7		
8			8		
9	6,635	6,059	9	4,260	3,792
10			10		
11	6,638	6,062	11	4,264	3,797
12	+	+	12	+	+
13	6,642+	6,065+	13	4,267+	3,801+
14	+	+	14	+	+
15			15		
16	6,648	6,072	16	4,272	3,810
17	+	+	17	+	+
18	6,653	6,076	18	4,276	3,816
19			19	4,278	3,819
20	6,657	6,081	20		
21			21		
22	+	+	22	+	+
23	6,669+	6,091+	23	4,268+	3,833+
24			24		
25			25		
26	6,678	6,101	26		
27			27	4,293	3,844
28			28		
29	+	+	29	+	+
30	6,690	6,113	30	4,300	3,855
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Amberly Lift Station			Lake Shore Lift Station		
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	+	+	1	+	+
2	2,762	2,927	2	1,305	1,067
3	2,764	2,929	3		
4			4	1,307	1,070
5			5		
6	2,766	2,931	6	1,309	1,072
7			7		
8			8		
9	2,770	2,934	9	1,313	1,076
10			10		
11	2,772	2,936	11	1,315	1,079
12	+	+	12	+	+
13	2,774+	2,937+	13	1,317+	1,081+
14	+	+	14	+	+
15			15		
16	2,777	2,940	16	1,321	1,085
17	+	+	17	+	+
18	2,779	2,942	18	1,324	1,088
19			19		
20	2,781	2,944	20	1,328	1,090
21			21		
22	+	+	22	+	+
23	+	+	23	+	+
24			24		
25			25		
26	2,792	2,951	26	1,335	1,101
27			27		
28			28		
29	+	+	29	+	+
30	2,797	2,955	30	1,341	1,106
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Newport Lift Station			Saussy Rd. Lift Station		
Date	Pump #1	Pump #2	Date	Pump #1	Pump #2
1	+	+	1	+	+
2	2,071	1,636	2	1,308	2,306
3			3		
4	2,074	1,638	4	1,309	2,307
5			5		
6	2,076	1,641	6	1,309	2,307
7			7		
8			8		
9	2,080	1,644	9	1,309	2,307
10			10		
11	2,082	1,647	11	1,310	2,308
12	+	+	12	+	+
13	2,084+	1,649+	13	1,310+	2,308+
14	+	+	14	+	+
15			15		
16	2,088	1,653	16	1,311	2,309
17	+	+	17	+	+
18	2,090	1,655	18	1,311	2,309
19			19		
20	2,093	1,658	20	1,311	2,310
21			21		
22	+	+	22	+	+
23	+	+	23	1,312+	2,311+
24			24		
25			25		
26	2,102	1,667	26	1,314	2,312
27			27		
28			28		
29	+	+	29	+	+
30	2,108	1,673	30	1,315	2,313
31			31		

+ or + = Rain Days

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Recommendations For Wastewater Collection System:

- Upgrade Coldstream Lift Station Force Main to 12”
- Smoke Test Wastewater Collection System to trace down I/I issues.
- Upgrade lift station pumps in Rice Hope Subdivision.

Streets & Drainage:

Ditch Mowing	0 Ft
Ditches Dug	0 Ft
Ditch Debri Removal	6 Tons
Culverts Cleaned Out	4
Shoulder Mowing	1,300 Ft
Shoulder Litter Picked Up By Hand	30 Bags
Debri Pick Up Tonnage Landfill	0 Tons
Shop Dumpster Tonnage for Shoulder Litter	2.12 Tons
Pot Holes Fixed	2
Street Signs Replaced	2
Sign Pole Replaced	2
Catch Basin Repair	0
Street Sweeping Curbs	0 Ft
Street Sweeping Tonnage	0 Tons

Maintenance:

- Put up Christmas decorations at City Hall.
- Cut in storage rooms at City Hall.
- Cleaned out storm drains on Turnberry St.
- Cleaned out storm drains on Barnsley Rd.
- Cleaned out storm drains on Phillips Ave.
- Picked up 63 tires on Hendley Rd.
- Cleaned out flood gate on Phillips Ave.
- Cleaned out storm drains on Evora St.

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Solid Waste:

Damaged Trash Cans	10
Trash Cans Replaced/Distributed	15

Wastewater Treatment Plant:

Maintenance:

- Cleaned and replumbed turbidimeter.
- Unclogged and completely cleaned out grit classifier & cone.
- Adjusted cycling times of grit classifier to prevent clogging.
- Replaced pressure switch on reuse water tank.
- Greased Belt Press & Rollers 2 times.
- Pressure washed and bleached Belt Press.
- Greased all motors and pumps.
- Greased influent valves.
- Emptied both disk filter basins, sprayed down walls, and bleached filters.
- Replaced coupling on disk filter #1 backwash pump.
- Replaced Belt Press air compressor water separator/filter.
- Installed a new fire extinguisher cabinet and extinguisher next to emergency generator.
- Removed broken PVC that stopped SBR #3 influent actuator from functioning properly and reset limits on the actuator. Actuator is operating normal, now.

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

Port Wentworth, Ga
Monthly Operating Report
December 2019

Compliance:

Raw Wastewater Treated monthly avg. **1.399** MGD, Total raw waste **43.363** MG

Parameter	Monthly Performance Indicator Discharged from plant	Target or Limit
BOD % Removal	98%	**≥85%**
Suspended Solids % Removal	99%	**≥85%**
Effluent: Total Phosphorous Monthly Avg.	0.32 mg/L	**≤1.0mg/L**
Total Ammonia (as N) Monthly Avg.	0.31 mg/L	**≤1.0mg/L**
Ultimate Oxygen Demand Monthly Avg.	0.0 lbs./day	**0.0 lbs./day**
Injected Dissolved Oxygen Monthly Avg.	135 lbs./day	**≥36 lbs./day/ Million Gallon**
Solids Disposal: Sludge, total dry weight in lbs.	10,647 lbs.	**Report**

Rainfall Monthly Total: **8.51”**

Attachment: ClearWater Solutions, LLC Monthly Report - December 2019 (2219 : Committee Reports)

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Agreement
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2209)

DOC ID: 2209

Agreement with Music Garden for the 2020 Stand Up For America Day

Issue/Item:
Agreement with Music Garden for the 2020 Stand Up For America Day.

Background:
Music Garden provides one of the live bands as entertainment for the annual festival. The 2020 performers will be the group Accent.

Funding:
This is a budgeted item, 100.5.1500.523902.

Recommendation:
Approval.

ATTACHMENTS:

- Music Garden Contract for the Band Accent (PDF)

55988

MusicGarden
MusicGardenBands.com
800-689-2263(BAND). Fax: 334-260-9947. office@musicgarden.net. 241 Mendel Pkwy E, Montgomery, AL 36117

SIGNED CONTRACT AND DEPOSIT DUE WITHIN 10 DAYS

THIS IS A CONTRACT for personal services of entertainers on the engagement described below, made and entered into on 1-14-20 between the undersigned Purchaser of Music (herein referred to as "Purchaser"), and the undersigned ("artist(s)).

PURCHASER: Stand Up for America
ARTIST: Accent
DATE: Saturday, April 25, 2020 TIME: Approx. Start Time 7:00 PM ET (3-45 minute sets)
LOCATION: 300 Block of Cantyre Street – Port Wentworth, GA
TYPE of SHOW: Corporate Event

COMPENSATION $ 6500.00
$ 1300.00 deposit payable to Music Garden. Signed contract due within 10 days to Music Garden.
(Music Garden accepts checks & ACH transfer) (Credit Card payments add 3% convenience fee.)
$ 5200.00 due to the Artist(s) (payable to: Roland Jackson) on 4-25-20, prior to the performance.

SOUND and LIGHTS: to be provided by Artist(s)
NOTES:

AGREEMENT: Artist(s) and Purchaser herein agree that Music Garden, Inc., has performed a valuable service to each of them in bringing the two parties together for mutual benefit. Therefore, Artist(s) and Purchaser agree and guarantee to Music Garden, Inc. that should Artist(s) accept employment again from Purchaser, that Artist(s) and Purchaser will negotiate said play date through Music Garden, Inc. and the Artist(s) agrees to pay Music Garden, Inc. its usual and normal commission from the said play date for a period of twenty-four (24) months.
RELEASE OF LIABILITY: It is understood and agreed by Purchaser and Artist(s) that Music Garden, Inc. is not a party to this contract, and that its only function is that of a booking agency, and further that Music Garden, Inc. is not responsible to either party for breach of this contract. It is also understood that The Music Garden assumes no liability for the execution of the terms and conditions of this contract.
PROVISIONS: If performance is to be outdoors, Artist(s) and equipment need to be raised off of the ground and adequately covered from the elements (this is from the side as well as from the top) of the tent or other structure. Fans should be provided to accommodate for warm weather as well as if the temperature is going to be below 50 Fahrenheit, then heating will be provided by the purchaser in the sheltered area. Artist(s) shall not be required to perform outdoors if weather conditions make performance unsafe for Artist(s) and their equipment. If unsafe weather causes performance to be canceled Artist(s) is to be paid in full. If unsafe weather causes unreasonable delay, Artist(s) is to be paid in full regardless of actual time played. Once Artist(s) have set-up they are not required to move and set up again.
CANCELLATIONS: If Purchaser elects to cancel this performance, notice must be given in writing to, and received by, Music Garden, Inc. If cancellation is received at least 245 days prior to the date of the engagement, Purchaser will forfeit twenty percent (20%) of the total compensation. If Purchaser's cancellation is received less than 245 days from the date of performance, Purchaser will forfeit one hundred percent (100%) of the total compensation unless another booking of equal or greater value is obtained for the Artist(s) in which case Purchaser will forfeit 20% of the total compensation plus the difference if lesser value. Non-payment of deposit shall not relieve the Purchaser of the obligation set forth herein. This forfeiture is in addition to any other remedies enumerated in this contract or afforded by law to the Artist(s) or Music Garden, Inc. If the Artist cancels, The Music Garden will attempt to replace the date with a similar Artist. If Purchaser does not accept the replacement, the deposit will be refunded.
ATTORNEY FEES: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

For Purchaser:

_____

Greg Norton

Contact:
Shanta Scarboro
912-964-4379
sscarboro@cityofportwentworth.com

For Artist:

_____

By: Roland Jackson
For: Accent
c/o Music Garden
241 Mendel Pkwy E
Montgomery, AL 36117

Agent: Martin Brasfield 800-689-2263 or 334-320-9420

Attachment: Music Garden Contract for the Band Accent (2209 : Agreement with Music Garden for the 2020 Stand Up For America Day)

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Agreement
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2210)

DOC ID: 2210

Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day

Issue/Item:
Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day.

Background:
Fun Time, Inc. provides the kiddie rides for the annual festival.

Funding:
This is a budgeted item, 100.5.1500.523902.

Recommendation:
Approval.

ATTACHMENTS:

- Fun Time, Inc. 2020 Proposal/Contract (PDF)

FUN TIME

Parties* Picnics* Promotion
Rides-Games-Catering

P.O. Box 7601
Savannah, Georgia 31418-7601

Office-912-964-2948 or 727-2206
e-mail-funtimesavannah@gmail.com

Proposal/Contract

City of Port Wentworth,
7224 GA Highway 21
Port Wentworth, GA 31407

Attention: Shanta Scarboro, SUFAD Coordinator

Event:	**Stand up for America Day Celebration**
Date:	**Saturday, April 25, 2020**
Time:	**1:00pm until 6:00pm**
Location:	**Soccer Field, City of Port Wentworth**

Fun Time proposes to furnish you with the following for your upcoming event, "Stand Up For America Day".

Inflatable's and rides:

	5 Sided, Rock Climbing Wall	**3 Fun Time Operators**
	72' Inflatable Obstacle Course	**2 Fun Time Operators**
	Coconut Falls-wet	**1 Fun Time Operator**
	Leaps-n-Bounds	**1 Fun Time Operator**
	Human Wack-a-Mole	**1 Fun Time Operator**
	Twin Spin	**2 Fun Time Operators**
	Moonwalk/Slide combo	**1 Fun Time Operator**
	Tropical Slip-n-Slide-wet	**1 Fun Time Operator**
New	**Rival Arena-Shooting gallery**	**1 Fun Time Operator**
	Pirates Ship with Slide	**1 Fun Time Operator**
New	**3 Lane Pony Racetrack**	**2 Fun Time Operators**

(Return)

COPY

Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

Kiddie Area:

Ice Cream Cone	1 Fun Time Operator
Mini Bus	1 Fun Time Operator
Dumbo the Elephants	2 Fun Time Operators
Basketball game	1 Fun Time operator
Captain Rocking Bunny	1 Fun Time Operator

Fun Time Parties will furnish you with Twenty two (22) ride operators plus two (2) supervisors for A total of twenty-four (24) employees.

HOSPITALITY TENT:

2	20' x 40' Eating and Hospitality Tent
32	8' Tables
32	8' Table Cloth
300	Chairs

VIP TENT:

1	20' x 20' VIP Tent
8	Tent Sides, all sides solid no windows
4	Sets of Lights
6	8' Tables
6	8' Tables Cloths
50	Chairs
2	Fans

Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

MISCELLANEOUS:

1	Arch with one generator/gas
2	Each, three row section aluminum bleachers set up in the kiddie area for seating.
1	20' x 20' Tent for Disk Jockey, new high top, Red-White and Blue-Secondary Stage
30	Chairs for the Stage

Enclosed:

City of Port Wentworth 2020 Business License.

Certificate of Insurance: Fun Time's Insurance renewal is February 3, 2020, at that time you will be issued a current copy of our Insurance Certificate.

All of the above rides will have a Fun Time employee operator. Fun Time will set up and take down all of the Rides, Tables, Chairs and Tents, we will cover each table with a plastic fitted table cloth.

OUR MOTO IS: ***"IF THE KIDS ARE HAPPY, SO ARE THE PARENTS"!***

THE INITIAL TERM OF THIS LEASE IS FROM:

Saturday, April 25, 2020 1:00pm until 6:00pm….. _____ Please Initial

Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

THE RENTAL RATE FOR THE INITIAL TERM, IS DUE AND PAYABLE IN ADVANCE, AND IS AS STATED BELOW:

Rental Fee:	$ 18,370.00
Deposit required	$ 8,370.00
Balance	$ 10,000.00

I HAVE READ HIS CONTRACT, I NCLDING THE ADDENDUM(S) AND AGREE TO ITS TERMS, RAIN OR SHINE. I ALSO AGREE THAT IN THE EVENT WE HAVE TO CANCEL FOR ANY REASON, FUN TIME REQUIRES A 48 HOUR NOTICE OF CANCELLATION UNDER SAID CONTRACT. DEPOSIT IS NON-REFUNDABLE.

TO GUARANTEE YOUR RESERVATION, PLEASE SIGN ONE COPY ALONG WITH ANY DEPOSIT REQUIRED AND RETURN TO US:

LESSEE

DATE:_____ BY_____ SIGNATURE (please sign)

_____ PLEASE PRINT

Priscilla M. Cates

BY:_____ _____ COMPANY

Fun Time Parties, Picnics, & Promotion

12-6-19

* * * Please sign above and return one copy* * * Keep the second copy for your records* * *

Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

CITY OF PORT WENTWORTH
OCCUPATION TAX CERTIFICATE

MOON WALK OF SAVANNAH, INC FUN TIM
PARTIES
23615 HIGHWAY 144
RICHMOND HILL GA 31324

Certificate No.: 0416
Issue Date: 1/01/2019
Expiration Date: 12/31/2019

This certifies that MOON WALK OF SAVANNAH, INC has been duly licensed at the Occupation Tax Office of the City of Port Wentworth, and is hereby entitled to practice the business of: 713900 - Other Amusement and Recreation.

Fee: $ 174.66

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES

Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

ACORD

MOONW-1

OP ID: AQ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/25/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER James M. Swain & Assoc., Inc. P. O. Box 365 Baxley, GA 31515 Anthony Eugene Quinney 912-367-3601	CONTACT NAME: Anthony Eugene Quinney PHONE (A/C, No, Ext): 912-367-3601 FAX (A/C, No): E-MAIL ADDRESS: andy@swaininsurance.com
INSURED Moonwalk of Savannah, Inc. d/b/a Fun Time P.O. Box 7601 Garden City,, GA 31418-7601	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Admiral Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			CA00002876202	11/03/2018	02/03/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ Excluded
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Mobile Amusement Ride/Catering Operation

CERTIFICATE HOLDER

INSURED

Insured Copy

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Anthony Eugene Quinney

ACORD 25 (2016/03)

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Attachment: Fun Time, Inc. 2020 Proposal/Contract (2210 : Agreement with Fun Time, Inc. for the 2020 Stand Up For America Day)

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Change Order
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2214)

DOC ID: 2214

Mobley Park Drainage Improvements Phase 2 Pay Change Order No. 1 in the amount of $48,985.00 and contract extension to B & D Clearing, Inc.

Issue/Item: Mobley Park Drainage Improvements Phase 2 Pay Change Order No. 1 in the amount of $48,985.00 and contract extension to B & D Clearing, Inc.

Background: Because of numerous low-lying areas and grade-level properties in the City of Port Wentworth, heavy rain events and flash flooding pose serious potential hazards to public safety and property. The City of Port Wentworth contracted with Thomas & Hutton engineering to prepare a MASTER DRAINAGE STUDY for the City and propose several stormwater projects to improve our drainage system. The Phase II project includes the installation of a 4.0 acre dry detention pond and surrounding grass maintenance road with corresponding accessories, installation of a canal maintenance shelf, and a 0.4 acre dry detention pond with associated piping and accessories. Thomas & Hutton prepared plans and bid documents for this improvement project. The contract was awarded to B & D Clearing, Inc. The original contract was $523,354.93.

Facts and Findings: The change order is an increase of $48,985.00 and a contract extension of ninety (90) calendar days and is due to trash and debris removal and disposal. The trash and debris was discovered during the excavation phase of the project. The new contract total, if approved, will be $572,339.93. Kevin Smith with Thomas & Hutton Engineering has reviewed the quantities and recommends approving the net change order in the amount of $48,985.00 and the contract extension of 90 calendar days.

Funding: Budgeted Line Item

Recommendation: Approve, based upon the recommendation of Thomas & Hutton, and authorize the Mayor and/or City Administrator to execute the change order.

ATTACHMENTS:

- Mobley Park Ph II Change Order No 1. DEC 2019(PDF)

MOBLEY PARK DRAINAGE IMPROVEMENTS – PHASE 2
PORT WENTWORTH, GEORGIA

CHANGE ORDER NO. 1
J-25412.0004

PROJECT: City of Port Wentworth – Mobley Park Drainage Improvements – Phase 2

PROJECT NO.: 25412.0004 DATE: November 13, 2019

OWNER: City of Port Wentworth

CONTRACTOR: B and D Clearing, Inc.

The Contractor is hereby requested to comply with the following changes from the contract plans a specifications:

Item #	Description of Changes – Quantities, Unit Prices, Units, Etc.	Decrease In Contract Price	Increase In Contract Prices
1	Survey - To Determine Stockpile Quantity		$1,500.00
2	Load, Haul &Dispose Over-excavated Material		$26,812.50
3	Move Stockpile Material (Unclassified) into Over-excavated Area		$16,672.50
4	Remove Existing Pipe & Replace 24" RCP Storm Pipe (At Phillips Ave Entrance)		$4,000.00
	Total DECREASE	0.00	
	Total INCREASE		$48,985.00
	Difference Col. (1) and (2)	$0.00	
	Net DECREASE/INCREASE Contract Price	$48,985.00	

The sum of $48,985.00 is hereby added to the total contract price of $523,354.93 and the total contract price date is $572,339.93.

The time provided for completion in the contract is increased by a total of ninety (90) calendar days, whi shall include any rain days during the construction period remaining. Contract dates for substantial completi and final completion are hereby modified to January 6, 2020 and February 5, 2020, respectively.

This document shall become an amendment to contract and all provisions of the contract will apply hereto.

ACCEPTED BY: _____ DATE: _____
Contractor

RECOMMENDED BY: _____ DATE: 11/13/19
Thomas & Hutton

REVIEWED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____
Owner

Attachment: Mobley Park Ph II Change Order No 1. DEC 2019 (2214 : Change Order No. 1 for the Mobley Park Drainage Improvements Phase

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Purchase
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2213)

DOC ID: 2213

Mobley Park Drainage Improvements Phase 2 Pay Request No. 4 in the amount of $184,511.25 to B & D Clearing, Inc.

Issue/Item: Mobley Park Drainage Improvements Phase 2 Pay Request No. 4 in the amount of $184,511.25 to B & D Clearing, Inc.

Background: Because of numerous low-lying areas and grade-level properties in the City of Port Wentworth, heavy rain events and flash flooding pose serious potential hazards to public safety and property. The City of Port Wentworth contracted with Thomas & Hutton engineering to prepare a MASTER DRAINAGE STUDY for the City and propose several stormwater projects to improve our drainage system. The Phase II project includes the installation of a 4.0 acre dry detention pond and surrounding grass maintenance road with corresponding accessories, installation of a canal maintenance shelf, and a 0.4 acre dry detention pond with associated piping and accessories. Thomas & Hutton prepared plans and bid documents for this improvement project. Contract was awarded to B & D Clearing, Inc., in the amount of $523,354.93.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. Thomas & Hutton has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of $184,511.25.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of Thomas & Hutton.

ATTACHMENTS:

- Mobley Park Ph II Pay Request No 4. DEC 2019 (PDF)

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

December 3, 2019

Mr. Omar Senati-Martinez, CFM
Construction Inspector
City of Pt. Wentworth
7306 Highway 21, Suite 301
Port Wentworth, GA 31407

Re: Mobley Park Drainage
Improvements Phase 2
Pt. Wentworth, GA
Pay Request #4
J-25412.0004.813

Dear Omar:

Thomas & Hutton is currently monitoring construction and has reviewed the enclosed Pay Application #4. We recommend a payment of $184,511.25 to B&D Clearing Inc. based on the terms outlined in Article 14.07 of the General Conditions of the Contract.

If you have any questions or concerns, please do not hesitate to call me at 912-667-9793.

Sincerely,

THOMAS & HUTTON

Keith R. Strong

KRS/dmb
Enclosures

cc: Mr. Bufford Saxon, B&D Clearing
Mr. Kevin Smith, T&H

Attachment: Mobley Park Ph II Pay Request No 4. DEC 2019 (2213 : Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2)

B&D Clearing, Inc.
15 Saxon Copious Bluff Rd.
Black Creek, GA 31308

Contractor: B&D CLEARING, INC

Project: MOBLEY PARK DRAINAGE IMPROVEMENTS

Application Number:
Period: 11/30/2019
Date:: 12/3/2019

Original Contract Sum	$	523,354.93
Change Orders		
Contract Sum to Date	$	523,354.93
Total Completed & Stored To Date	$	363,319.93
Retainage (10%)	$	36,331.99
Less Previous Applications	$	142,476.69
Amount Due	$	184,511.25
Balance To Finish (Including Retainage)	$	196,366.99

Change Order Summary	Adds	Deducts
Previous Approved COs		
COs Approved This Month		
Net Changes by Change Order	$	-

SUBCONTRACTOR'S CERTIFICATION

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

SUBCONTRACTOR: B&D Clearing, Inc.

BY: Larry B Stanley Jr DATE: 12-3-19

Subscribed & Sworn to before me this 3 day of December 2019

Notary Public: Georgia N Walker

My Commission Expires: 4/10/22

GEORGIA N WALKER NOTARY PUBLIC EFFINGHAM COUNTY EXPIRES GEORGIA April 16, 2022

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

ARCHITECT:

BY:_____ DATE:_____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Attachment: Mobley Park Ph II Pay Request No 4. DEC 2019 (2213 : Pay Request No. 4 for the Mobley

APPLICATION FOR PAYMENT

Contractor:
B&D Clearing, Inc.
15 Saxon Copious Bluff Rd
Black Creek, Ga. 31308

Owner/Project
CITY OF PT WENTWORTH
7306 HIGHWAY 21 STE 301
PT WENTWORHT, GA 31407

Pay Application 4

PERIOD: 11/30/2019

Pay Application 4

ITEM NO	ITEM DESCRIPTION	UNIT	QTY.	CONTRACT UNIT PRICE	CONTRACT PRICE	PREVIOUS WORK TO DATE QTY.	PREVIOUS WORK TO DATE AMT.	WORK COMPLETED PERIOD QTY.	WORK COMPLETED PERIOD AMT	WORK COMPLETED TO DATE QTY.	WORK COMPLETED TO DATE AMT.	COMP
	Mobilization	LS	1.00	$ 10,261.86	$ 10,261.86	1	$10,261.86	0	$0.00	1	$10,261.86	100%
	Clearing and Grubbing	AC	4.40	$ 11,396.47	$ 50,144.47	4.4	$50,144.47	0	$0.00	4.4	$50,144.47	100%
	Detention Pond 1 Excavation	CY	23,800.00	$ 13.75	$ 327,250.00	5050	$69,437.50	14910	$205,012.50	19960	$274,450.00	84%
	Canal Excavation	CY	85.00	$ 27.06	$ 2,300.10	85	$2,300.10	0	$0.00	85	$2,300.10	100%
	Detention Pond 2 Excavation	CY	1,935.00	$ 13.00	$ 25,155.00	0	$0.00	0	$0.00	0	$0.00	0%
	Grading	SY	1,865.00	$ 2.00	$ 3,730.00	0	$0.00	0	$0.00	0	$0.00	0%
	Earthen Maintence Road	SY	1,700.00	$ 5.45	$ 9,265.00	0	$0.00	0	$0.00	0	$0.00	0%
	Temporary Access Path	Job	1.00	$ 5,416.00	$ 5,416.00	1	$5,416.00	0	$0.00	1	$5,416.00	100%
	Chain Link Fence	LF	790.00	$ 28.00	$ 22,120.00	0	$0.00	0	$0.00	0	$0.00	0%
	Gate	EA	1.00	$ 1,500.00	$ 1,500.00	0	$0.00	0	$0.00	0	$0.00	0%
	Remove and Dispose of Existing Fence	LF	171.00	$ 10.00	$ 1,710.00	171	$1,710.00	0	$0.00	171	$1,710.00	100%
	24 IN RCP	LF	102.00	$ 100.00	$ 10,200.00	102	$10,200.00	0	$0.00	102	$10,200.00	100%
	Rip Rap	SY	35.00	$ 75.00	$ 2,625.00	0	$0.00	0	$0.00	0	$0.00	0%
	Gravel Construction Exit	EA	2.00	$ 2,500.00	$ 5,000.00	1	$2,500.00	0	$0.00	1	$2,500.00	50%
	Silt Fence (Type NS)	LF	3,200.00	$ 3.25	$ 10,400.00	1950	$6,337.50	0	$0.00	1950	$6,337.50	61%
	Temporary Seeding	SY	31,150.00	$ 0.35	$ 10,902.50	0	$0.00	0	$0.00	0	$0.00	0%
	Grassing	SY	31,150.00	$ 0.50	$ 15,575.00	0	$0.00	0	$0.00	0	$0.00	0%
	Turbidity Curtain	EA	1.00	$ 500.00	$ 500.00	0	$0.00	0	$0.00	0	$0.00	0%
	NPDES Monitoring	LS	1.00	$ 7,500.00	$ 7,500.00	0	$0.00	0	$0.00	0	$0.00	0%
	Temporary Tree Protection	LF	60.00	$ 5.00	$ 300.00	0	$0.00	0	$0.00	0	$0.00	0%
	Lightpole Modification	LS	1.00	$ 1,500.00	$ 1,500.00	0	$0.00	0	$0.00	0	$0.00	0%
Extra Unit Items												
		TONS	-		$ -	0	$0.00	0	$0.00	0	$0.00	0%
		TONS	-		$ -	0	$0.00	0	$0.00	0	$0.00	0%
	GRAND TOTAL				**$523,354.93**		**$158,307.43**		**$205,012.50**		**$363,319.93**	**69.42%**

Total Completed To Date	$363,319.93
Retainage Amount (10%)	$ 36,331.99
Amount Due	$326,987.94
Less Previous Payment	$ 142,476.69
Total Amount Due This Pay Application	**$184,511.25**

Attachment: Mobley Park Ph II Pay Request No 4. DEC 2019 (2213 : Pay Request No. 4 for the Mobley

INTERIM WAIVER AND RELEASE
UPON PAYMENT

STATE OF GEORGIA
COUNTY OF CHATHAM

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY THE CITY OF PORT WENTWORTH TO FURNISH Clearing, Grubbing & Erosion Control FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS MOBLEY PARK DRAINAGE IMPROVEMENTS PH2 WHICH IS LOCATED IN THE CITY OF PT WENTWORTH, COUNTY OF Chatham, AND IS OWNED BY THE CITY OF PORT WENTWORTH AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

MOBLEY PARK DRAINAGE IMPROVEMENTS PHASE 2 J25412.004

(DESCRIBE THE PROPERTY UPON WHICH THE IMPROVEMENTS WERE MADE BY USING EITHER A METES AND BOUNDS DESCRIPTION, THE LAND LOT DISTRICT, BLOCK AND LOT NUMBER, OR STREET ADDRESS OF THE PROJECT.) UPON THE RECEIPT OF THE SUM OF $__184,511.25_____, THE MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY OR ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF
__11/30/2019_____ (DATE) AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF SAID CONTRACTOR FOR SAID BUILDING OR PREMISES.

GIVEN UNDER HAND AND SEAL THIS 3 DAY OF DECEMBER, 2019.

B&D Clearing, Inc. (SEAL) Larry B Dan Jr

WITNESS Georgia N Walker

ADDRESS 720 E Dunlap Rd Pooler Ga 31322

GEORGIA N WALKER NOTARY PUBLIC EXPIRES GEORGIA April 16, 2022 CHATHAM COUNTY

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, THIRTY DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 30 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

SGR/12260862.1

Attachment: Mobley Park Ph II Pay Request No 4. DEC 2019 (2213 : Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2)

B AND D CLEARING INC.
15 Saxon Copious Bluff
Black Creek, GA 31308
BandDClearing@gmail.com

BILL TO
Brian Harvey
City of Port Wentworth, Georgia
7306 Highway 21
Suite 301
Port Wentworth, GA 31407

INVOICE # 2336
DATE 12/03/2019
DUE DATE 01/02/2020
TERMS Net 30

P.O. NUMBER
Mobley Park/4N

DESCRIPTION	QUANTITY	RATE	AMOUI
MUCK & FILL DETENTION POND 1 EXCAVATION PER CY	14,910	13.75	205,012.5

BALANCE DUE **$205,012.5**

Attachment: Mobley Park Ph II Pay Request No 4. DEC 2019 (2213 : Pay Request No. 4 for the Mobley Park Drainage Improvements Phase 2)

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Purchase
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2212)

DOC ID: 2212

Pay Request No. 6 from Griffin Contracting, Inc., in the amount of $7,013.20 for the Hendley Road & Monteith Road Improvement Project.

Issue/Item: Pay Request No. 6 from Griffin Contracting, Inc., in the amount of $7,013.20 for the Hendley Road & Monteith Road Improvement Project.

Background: Hendley Road and Monteith Road have been identified, by road condition standards established by the Georgia Department of Transportation, as City streets in need of repair and resurfacing. Trent Long, PE, T. R. Long Engineering, P. C., prepared plans and bid packets for the project. The City of Port Wentworth awarded the contract to Griffin Contracting, Inc., in the amount of $1,246,990.00.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. Trent Long, T. R. Long Engineering, P.C., has reviewed the applications, quantities, and values of work submitted by the contractor, and he recommends payment in the amount of $7,013.20.

Funding: Budgeted Line Item / 320.5.4200.541001

Recommendation: Approval based upon the recommendation of Trent Long.

ATTACHMENTS:

- Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (PDF)

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Port Wentworth, 305 South Coastal Highway, GA 31407

Project: Roadway Improvements for Hendley Road & Monteith Road

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

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

APPLICATION NO: 6
PERIOD TO: 30-Nov-19

Distribution to:
OWNER
ENGINEER
CONTRACTOR

ENGINEER'S PROJECT NUMBER: TRL #2018-145 H
CONTRACT DATE: 30-Apr-19

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 1,246,990.00
2. Net change by Change Orders		$ -
3. CONTRACT SUM TO DATE (Line 1±2)		$ 1,246,990.00
4. TOTAL COMPLETED & STORED TO DATE:		$ 1,204,049.68
5. Retainage:		
a. 5 % of Completed Work	$ 60,202.48	
Total Retainage		$ 60,202.48
6. TOTAL EARNED LESS RETAINAGE:		$ 1,143,847.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:		$ 1,136,834.00
8. CURRENT PAYMENT DUE:		$ 7,013.20

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

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

CONTRACTOR: Griffin Contracting, Inc.

By: Chris Davis Date: December 3, 2019

Chris Davis

State of: Georgia County of Chatham

Subsribed and sworn to before me this 4th day of December, 2019

Notary Public:

My Commission expires: 04/26/2021

SHARON S. TRAPPIO NOTARY PUBLIC EXPIRES GEORGIA June 26, 2021 CHATHAM COUNTY

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNTY CERTIFIED.....$ 7,013.20

ARCHITECT:

By: Date: 12-6-19

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

Attachment: Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (2212 : Pay

CONTINUATION SHEET

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

APPLICATION NO: 6
APPLICATION DATE: 4-Dec-19
PERIORD TO: 30-Nov-19
ENGINEER'S PROJECT NO: TRL #2018-145 H

A ITEM NO.	B DESCRIPTION OF WORK	C ESTIMATED QUNATITY	D UNITS	E UNIT PRICE	F SCHEULED VALUE (C*E)	G CURRENT QUANTITY	H CURRENT VALUE (E*G)	I PREVIOUS QUANTITY	J PREVIOUS VALUE (E*I)	K MATERIALS PRESENTLY STORED (NOT IN H OR J)	L TOTAL COMPLETED AND STORED TO DATE (H+J+K)	M PERCENT COMPLETE % (L/F)	N BALANCE TO FINISH (F-L)
	Hendley Road												
1	Asphalt Crack Repair	30650	LF	$1.90	58,235.00	0.00	$0.00	36,140.00	$68,666.00	$0.00	$68,666.00	118%	-$10,431.00
2	Chip Seal, Single Surface # 7	7297	SY	$2.00	14,594.00	0.00	$0.00	7,297.00	$14,594.00	$0.00	$14,594.00		$0.00
3	2" 12.5 MM Asphalt SP	870	TONS	$104.00	90,480.00	0.00	$0.00	689.87	$71,746.48	$0.00	$71,746.48		$18,733.52
4	1.5" 12.5 MM Asphalt SP (Overlay)	10	TONS	$138.00	1,380.00	0.00	$0.00	7.20	$993.60	$0.00	$993.60		$386.40
5	Structure Relocation	1	LS	$2,275.00	2,275.00	0.00	$0.00	1.00	$2,275.00	$0.00	$2,275.00		$0.00
6	Rebuild Shoulder	5166	LF	$1.75	9,040.50	0.00	$0.00	5,166.00	$9,040.50	$0.00	$9,040.50		$0.00
7	Temporary Grassing	0.96	AC	$2,200.00	2,112.00	0.00	$0.00	0.96	$2,112.00	$0.00	$2,112.00		$0.00
8	Permanent Grassing	0.96	AC	$2,700.00	2,592.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$2,592.00
9	Mulching	0.96	AC	$2,200.00	2,112.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$2,112.00
10	Haybale Check Dams	39	EA	$136.00	5,304.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$5,304.00
11	5" Solid Double Yellow	2583	LF	$1.00	2,583.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$2,583.00
12	5" Solid White	5200	LF	$0.45	2,340.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$2,340.00
13	24" White Stop Bar	2	EA	$28.00	56.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$56.00
14	Traffic Control	1	LS	$18,110.00	18,110.00	0.00	$0.00	1.00	$18,110.00	$0.00	$18,110.00		$0.00
15	Mobilization 3% Max	1	LS	$6,480.00	6,480.00	0.00	$0.00	1.00	$6,480.00	$0.00	$6,480.00		$0.00
	Monteith Road												
1	Demo & Remove Existing Roadway	2665	SY	$21.00	55,965.00	0.00	$0.00	3,100.00	$65,100.00	$0.00	$65,100.00	116%	-$9,135.00
2	Transition Milling	620	SY	$12.00	7,440.00	0.00	$0.00	620.00	$7,440.00	$0.00	$7,440.00		$0.00
3	Geotextile Fabric	2665	SY	$6.40	17,056.00	0.00	$0.00	3,100.00	$19,840.00	$0.00	$19,840.00		-$2,784.00
4	19" GAB Base	2665	SY	$54.00	143,910.00	0.00	$0.00	3,100.00	$167,400.00	$0.00	$167,400.00		-$23,490.00
5	5" 19 MM Asphalt SP (2 Layers)	780	TONS	$105.50	82,290.00	0.00	$0.00	945.27	$99,725.99	$0.00	$99,725.99		-$17,435.99
6	2' Roadway Widening	2578	SY	$4.00	10,312.00	0.00	$0.00	2,578.00	$10,312.00	$0.00	$10,312.00		$0.00
7	12" GAB Base (2' Widening)	2578	SY	$28.50	73,473.00	0.00	$0.00	2,578.00	$73,473.00	$0.00	$73,473.00		$0.00
8	2" 19 MM Asphalt SP (2' Widening)	300	TONS	$100.00	30,000.00	0.00	$0.00	226.68	$22,668.00	$0.00	$22,668.00		$7,332.00
9	Asphalt Crack Repair	51260	LF	$1.90	97,394.00	0.00	$0.00	42,695.00	$81,120.50	$0.00	$81,120.50		$16,273.50
10	Chip Seal, Single Surface # 7	15235	SY	$2.00	30,470.00	0.00	$0.00	12,278.00	$24,556.00	$0.00	$24,556.00		$5,914.00
11	2" 12.5 MM Asphalt SP (Overlay)	1760	TONS	$104.00	183,040.00	0.00	$0.00	1,528.45	$158,958.80	$0.00	$158,958.80		$24,081.20
12	1.5" 12.5 MM Asphalt SP Driveway	44	TONS	$239.00	10,516.00	13.29	$3,176.31	54.00	$12,906.00	$0.00	$16,082.31		-$5,566.31
13	Grade & Install 6" GAB	90	SY	$52.00	4,680.00	0.00	$0.00	90.00	$4,680.00	$0.00	$4,680.00		$0.00
14	Grade & Fill Driveway with GAB	738	SY	$34.75	25,645.50	0.00	$0.00	738.00	$25,645.50	$0.00	$25,645.50		$0.00

Attachment: Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (2212 : Pay

CONTINUATION SHEET

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

APPLICATION NO: 6
APPLICATION DATE: 4-Dec-19
PERIORD TO: 30-Nov-19
ENGINEER'S PROJECT NO: TRL #2018-145 H

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUNATITY	UNITS	UNIT PRICE	SCHEULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (E*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (E*I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	PERCENT COMPLETE % (L/F)	BALANCE TO FINISH (F-L)
15	Remove & Replace 6" Driveway	50	SY	$135.00	6,750.00	0.00	$0.00	50.00	$6,750.00	$0.00	$6,750.00		$0.00
16	Remove Existing 36" RCP Pipe	40	LF	$32.00	1,280.00	0.00	$0.00	40.00	$1,280.00	$0.00	$1,280.00		$0.00
17	Remove Existing Concrete Headwall	2	EA	$552.00	1,104.00	0.00	$0.00	2.00	$1,104.00	$0.00	$1,104.00		$0.00
18	Junction Box	2	EA	$2,959.00	5,918.00	0.00	$0.00	2.00	$5,918.00	$0.00	$5,918.00		$0.00
19	18" RCP Pipe	184	LF	$41.00	7,544.00	64.00	$2,624.00	192.00	$7,872.00	$0.00	$10,496.00		-$2,952.00
20	24" RCP Pipe	200	LF	$53.00	10,600.00	0.00	$0.00	200.00	$10,600.00	$0.00	$10,600.00		$0.00
21	30" RCP Pipe	32	LF	$70.00	2,240.00	0.00	$0.00	32.00	$2,240.00	$0.00	$2,240.00		$0.00
22	36" RCP Pipe	48	LF	$116.00	5,568.00	0.00	$0.00	48.00	$5,568.00	$0.00	$5,568.00		$0.00
23	18" FES	14	EA	$791.00	11,074.00	2.00	$1,582.00	14.00	$11,074.00	$0.00	$12,656.00		-$1,582.00
24	24" FES	16	EA	$897.00	14,352.00	0.00	$0.00	16.00	$14,352.00	$0.00	$14,352.00		$0.00
25	30" FES	4	EA	$1,034.00	4,136.00	0.00	$0.00	4.00	$4,136.00	$0.00	$4,136.00		$0.00
26	36" FES	1	EA	$1,221.00	1,221.00	0.00	$0.00	1.00	$1,221.00	$0.00	$1,221.00		$0.00
27	Structure Relocation	1	LS	$15,225.00	15,225.00	0.00	$0.00	1.00	$15,225.00	$0.00	$15,225.00		$0.00
28	Rebuild Shoulder	5166	LF	$1.75	9,040.50	0.00	$0.00	11,432.00	$20,006.00	$0.00	$20,006.00		-$10,965.50
29	Regrade Ditches	5166	LF	$1.75	9,040.50	0.00	$0.00	11,432.00	$20,006.00	$0.00	$20,006.00		-$10,965.50
30	Temporary Grassing	2.31	AC	$2,200.00	5,082.00	0.00	$0.00	2.31	$5,082.00	$0.00	$5,082.00		$0.00
31	Permanent Grassing	2.31	AC	$2,700.00	6,237.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$6,237.00
32	Mulching	2.31	AC	$2,200.00	5,082.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$5,082.00
33	Rolled Mating	2000	SY	$5.50	11,000.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$11,000.00
34	Haybale Check Dams	39	EA	$136.00	5,304.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$5,304.00
35	Silt Fence Ds1-NS	3187	LF	$4.00	12,748.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$12,748.00
36	5" Solid Double Yellow	3606	LF	$0.80	2,884.80	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$2,884.80
37	5" Solid Single Yellow	623	LF	$0.40	249.20	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$249.20
38	5" Skip Yellow	2152	LF	$0.40	860.80	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$860.80
39	5" Solid White	11516	LF	$0.45	5,182.20	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$5,182.20
40	24" White Stop Bar	4	EA	$28.00	112.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$112.00
41	Railroad Crossing Warning Marks	4	EA	$220.00	880.00	0.00	$0.00	0.00	$0.00	$0.00	$0.00		$880.00
42	Traffic Control	1	LS	$42,870.00	42,870.00	0.00	$0.00	1.00	$42,870.00	$0.00	$42,870.00		$0.00
43	Variable Message Boards	2	EA	$11,325.00	22,650.00	0.00	$0.00	2.00	$22,650.00	$0.00	$22,650.00		$0.00

Attachment: Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (2212 : Pay

CONTINUATION SHEET

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

APPLICATION NO: 6
APPLICATION DATE: 4-Dec-19
PERIORD TO: 30-Nov-19
ENGINEER'S PROJECT NO: TRL #2018-145 H

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUNATITY	UNITS	UNIT PRICE	SCHEULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (E*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (E*I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	PERCENT COMPLETE % (L/F)	BALANCE TO FINISH (F-L)
44	Mobilization 3% Max	1	LS	$30,870.00	30,870.00	0.00	$0.00	1.00	$30,870.00	$0.00	$30,870.00		$0.00
	TOTAL				1,246,990.00		$7,382.31		$1,196,667.37	$0.00	$1,204,049.68		42,940.33

Attachment: Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (2212 : Pay

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

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

1. That the undersigned is the contractor ("Contractor") who contracted with the City of Port Wentworth (the "City") for the following work:
Roadway Improvements for Hendley Road and Monteith Road

Performed upon or with regard to the following property: Hendley Road: From SR 21 to Monteith Road. Monteith Road: From 200 LF West of Norfolk Southern Railroad to White Oak Baptist Church (Just Before East Dead End)

2. A contract for such work was executed on April 30, 2019 and may subsequently have been amended by one or more change orders (collectively referred to herein as the "Contract").

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

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

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

CONTRACTOR:
Griffin Contracting, Inc.

WITNESS

Printed Name: Chris Davis

Sworn to and subscribed before me this 4th day of December, 2019

Notary Public
My Commission Expires: 04/26/2021

SHARON S. TRAPPIO NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES June 26, 2021

Address: 122 Pipemakers Circle
Suite 207, Pooler, GA 31322

Attachment: Hendley Rd & Monteith Rd Improvement Project Pay Request No 6 DEC 2019 (2212 : Pay Request No 6 for the Hendley Rd &

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Planning/Zoning Item
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2215)

DOC ID: 2215

Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a Specific Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a Specific Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Background: The parcel is currently undeveloped land on Crossgate Road between the Parkers Gas Station and Jimmy Deloach Parkway.

Facts and Findings: The owner intends on constructing a 118,000 square foot distribution center. This application is currently under technical review by City Engineers T. R. Long Engineering, P.C. Water and sewer utilities will be private until formal dedication and acceptance by the City Council.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, December 9, 2019 at 6:30 PM. UPDATE / THE PLANNING COMMISSION WAS SCHEDULED TO MEET ON MONDAY, DECEMBER 9, 2019; HOWEVER, THERE WERE NOT ENOUGH MEMBERS PRESENT TO HAVE A QUORUM.

ATTACHMENTS:

- 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (PDF)
- 1500 Crossgate Rd Specific Site Plan DEC 2019 (PDF)
- 1500 Crossgate Road Updated Site Plan (PDF)
- 1500 Crossgate Rd Specific Site Plan 1st Review Comments TR Long 12.6.19 (PDF)
- 1500 Crossgate Rd Specific Site Plan 1st Return Comments T&H 12.6.19 (PDF)

141549

RECEIVED
NOV 13 2019
BY:

City of Port Wentworth

Specific 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.

Name of Site Plan: 118,000 SF Distribution Center

Site Plan Address: 1500 Crossgate Road, Port Wentworth, Georgia

PIN #: 70035 01008 Zoning: P-I-1

Type of Construction: Industrial

Estimated Cost of Construction: $ 20,000,000.00

Applicant's Name: Phillip R. McCorkle, McCorkle & Johnson, LLP

Address: 319 Tattnall Street, Savannah, Georgia 31401

Phone #: (912) 232-6000 Fax #: (912) 232-4080

Owner's Name (If Different from Applicant): L-A Savannah Crossgate, LLC

Address: 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097

Phone #: (770) 962-3000 Fax #: (770) 339-8243

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

Applicant's Signature — Date: 11/12/2019

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

Please submit the following with completed application:

1. **Name, address & PIN # for all adjacent property owners.**
2. **Fifteen (15) copies in 11"x17" or larger of your site plan & one 8.5"x11".**

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road

AUTHORIZATION OF PROPERTY OWNER

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: Phillip R. McCorkle, McCorkle & Johnson, LLP

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

L-A Savannah Crossgate, LLC

Signature of Owner
By: Stuart A. Margulies
Its: Senior Managing Principal

Personally appeared before me

Stuart A. Margulies

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARO NICOLE KESHISHIAN
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Apr 6, 2020

NOVEMBER 13, 2019
Date

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00253097 11/19/2019 10:56 AM
OPER: ME TERM: 011
REF#: CK 59346

TRAN: 112.0000 BLDG PERMIT
141549 886.00CR
L-A SAVANNAH CROSSGATE, LLC
1500 CROSSGATE RD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road

7-0035-01-002
Crescent Investments, Inc.
6232 GA HWY 21
Port Wentworth, GA 31407

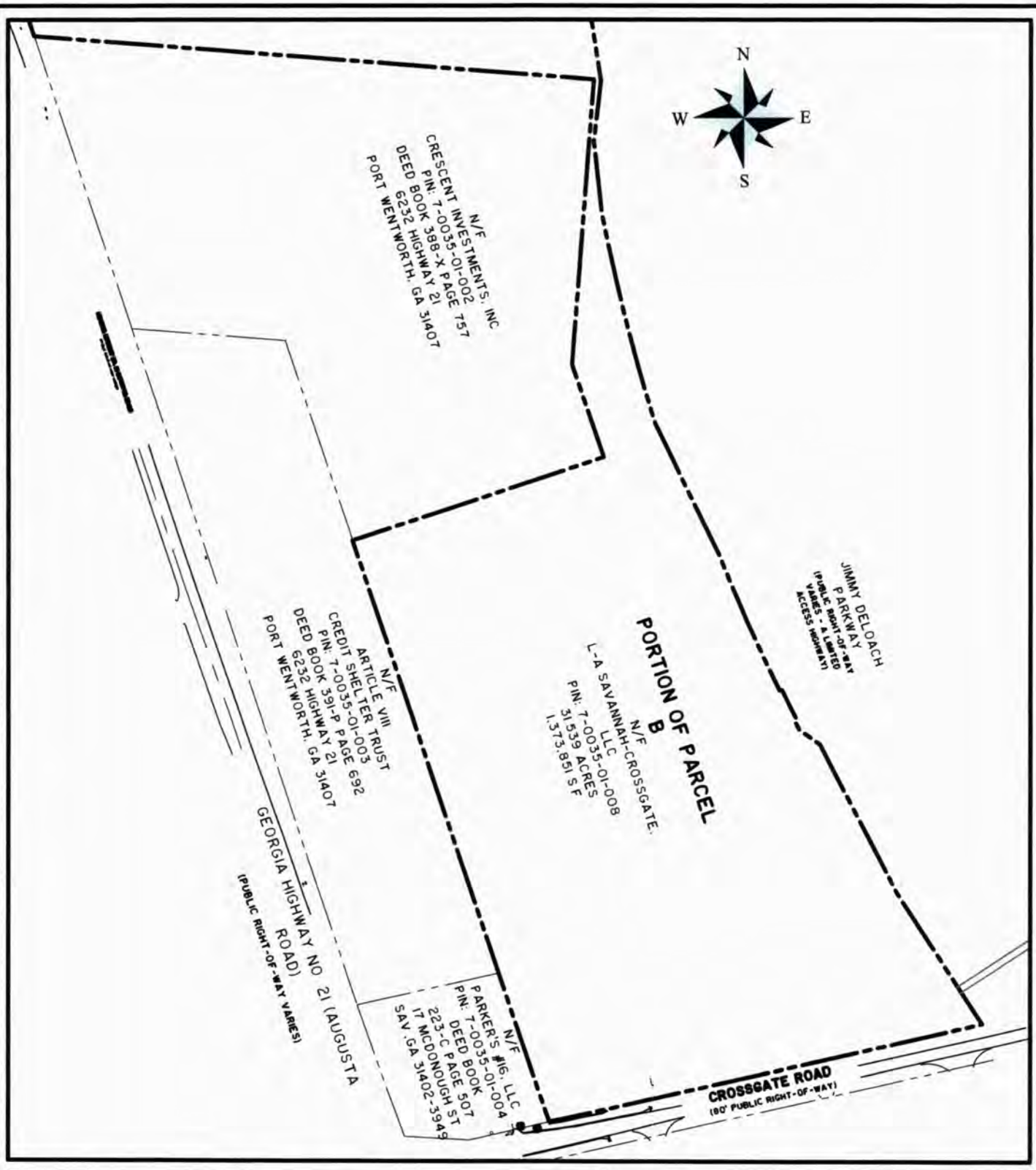
7-0035-01-003
Crescent Investments, Inc.
6232 GA HWY 21
Port Wentworth, GA 31407

7-0035-01-004
Parkers
17 West McDonough St.
Savannah, GA 31401

7-0035-01-008
L–A SAVANNAH–CROSSGATE LLC
1960 Satellite Blvd., Ste 3000
Duluth, GA 30097

7-0033-01-003
Stravinski Development Group
413 West Yosemite Avenue, Suite 105
Madera, CA 93637

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road



1118,000 SF DISTRIBUTION CENTER

ADJACENT LANDOWNERS

CLIENT:

CROSSGATE INDUSTRIAL INVESTORS, LLC

LOCATION: PORT WENTWORTH, GEORGIA

DATE: 10/2/19 DRAWN BY: SF SHEET: EX1

JOB NUMBER: J-26327.0002 REVIEWED BY: JC SCALE: 1" = 300'

THOMAS & HUTTON

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

Z:\26327\26327.0002\Engineering\Drawings\Exhibits\ADJACENT LANDOWNERS.dwg - Oct 2, 2019 - 3:36:47 PM

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road

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

RECEIVED
NOV 12 2019
BY:

November 12, 2019

Mr. Brian Harvey
Director of Development Services
City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

Re: SITE DEVELOPMENT PLANS
1500 Crossgate Road
Pin No. 7-0035-01-008

On behalf of our client, Crossgate Industrial Investors, LLC, I have attached the following:

- Three sets of site development drawings (24 x 36)
- Fifteen sets of site development drawings (11 x 17)
- Stormwater Management Report
- Wastewater design considerations
- Water design considerations

. The client intends to construct a 118,000 sf building on the NW quadrant of the Crossgate Industrial Park. The present owner of the property is L-A Savannah-Crossgate, LLC, and as you are aware, they have had the utilities for the park master planned. In addition a portion of the utilities have been installed as required to serve the Dynacraft Facility.

The proposed 118,000 sf building will have approximately 250 people employed per day and therefore the domestic water and sewer demand will be 7500 GPD.

The Developer has retained BL Companies to provide the design of the building and it is our understanding that the consultant will be submitting drawings for the building in late October.

Please review the attached submittal and give me a call if you have any questions. We have delivered to Trent R. Long, PE a complete set of the submittal as it is our understanding that he will be assisting Port Wentworth in the technical review.

Respectfully,

THOMAS & HUTTON

Stan Fischer
Project Engineer

SF/kts

Attachment: 1501 Crossgate Rd Specific Site Plan Application DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road

SITE DEVELOPMENT

OF

118,000 SF DISTRIBUTION CENTER

1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

PREPARED FOR:

CROSSGATE INDUSTRIAL INVESTORS, LLC

1776 PEACHTREE STREET, SUITE 100

ATLANTA, GEORGIA 30309

NOVEMBER 8, 2019

J-26327.0002

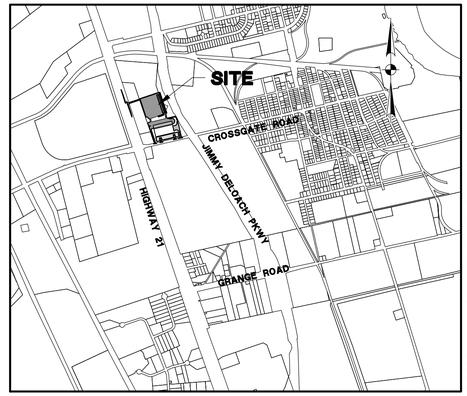
PREPARED BY:

THOMAS & HUTTON

GEORGIA REGISTERED NO. 033242 PROFESSIONAL ENGINEER JASON ORNE CHAMBLESS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE



VICINITY MAP
SCALE: 1" = 2000'

J-26327.0002
11/8/19
118,000 SF DISTRIBUTION CENTER

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
G1	GENERAL NOTES
C1	SITE LAYOUT - SHEET 1
C2	SITE LAYOUT - SHEET 2
C3	SEWER LAYOUT - SHEET 1
C4	SEWER LAYOUT - SHEET 2
C5	WATER LAYOUT
C6	PAVING GRADING DRAINAGE - SHEET 1
C7	PAVING GRADING DRAINAGE - SHEET 2
C8	ENLARGED PLAN AT BUILDING ENTRANCE
C8A	CONCRETE JOINT LAYOUT
C9	DRAINAGE FOR DOWNSPOUTS
C10	DRAINAGE PROFILES - SHEET 1
C11	DRAINAGE PROFILES - SHEET 2
C12	DETAILS - SHEET 1
C13	DETAILS -SHEET 2
C14	DETAILS - SHEET 3
C15	DETAILS - SHEET 4
C16	DETAILS - SHEET 5
C17	DETAILS - SHEET 6
C18	LIFT STATION ENLARGED PLAN
C19	LIFT STATION DETAILS -SHEET 1
C20	LIFT STATION DETAILS - SHEET 2
C21	SEWER PROFILES
EC0.1	ESPC NOTES - SHEET 1
EC0.2	ESPC NOTES -SHEET 2
EC0.3	ESPC NOTES -SHEET 3
EC1.1	ESPC INITIAL PHASE - SHEET 1
EC1.2	ESPC INITIAL PHASE - SHEET 2
EC2.1	ESPC INTERMEDIATE PHASE - SHEET 1
EC2.2	ESPC INTERMEDIATEL PHASE - SHEET 2
EC3.1	ESPC FINAL PHASE - SHEET 1
EC3.2	ESPC FINAL PHASE - SHEET 2
EC4.1	ESPC DETAILS
GDOT1	HWY 21 ENTRANCE LAYOUT
GDOT2	HWY 21 ENTRANCE GRADING

SUBMITTAL HISTORY

SUBMITTED TO	DATE

Know what's below. Call before you dig.

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

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

S:\26327\-26327-0002\Engineering\Driveway Connection Permit\26327-0002 2 GEORGIA NOTES.dwg — Nov 8, 2019 - 10:28:30 AM

WATER LEGEND

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

ABBREVIATIONS

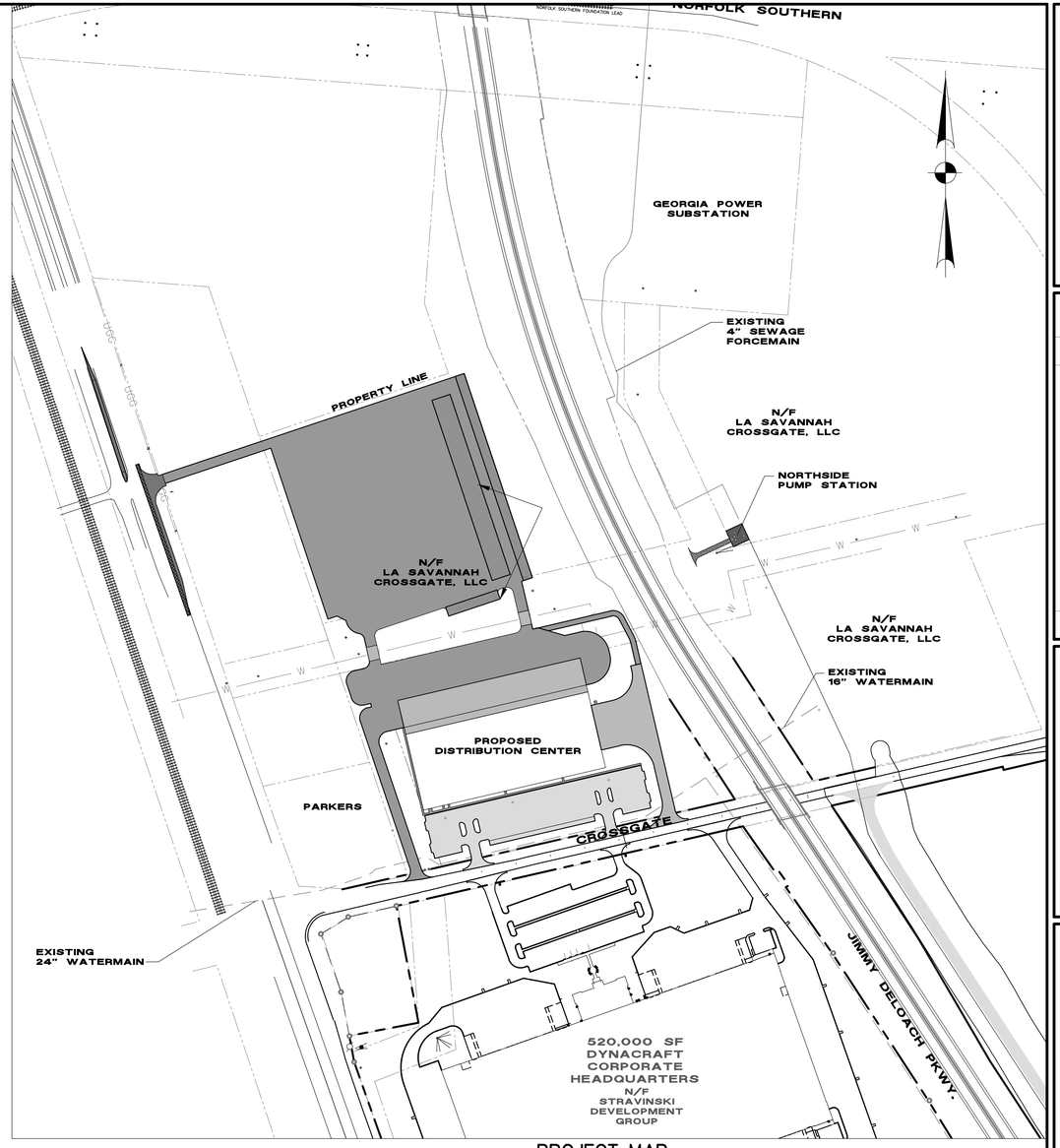
HDPE	HIGH DENSITY POLYETHELENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER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

SEWER LEGEND

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

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE TIE–IN OF NEW WATER AND SEWER FACILITIES TO CITY OF PORT WENTWORTH SYSTEM. ALL WORK ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH CITY OF PORT WENTWORTH SPECIFICATIONS AND DETAILS.
2. LA SAVANNAH CROSSGATE PREVIOUSLY OWNED PROPERTY ON WHICH DISTRIBUTION CENTER WILL BE CONSTRUCTED AND RETAINS OWNERSHIP OF PROPERTY WITHIN THE CROSSGATE INDUSTRIAL PARK,ON WHICH NORTHSIDE LIFT STATION AND GRAVITY SEWER WILL BE CONSTRUCTED UNDER THIS PROJECT.
3. SITEWORK FOR THE DISTRIBUTION CENTER PROJECT WILL BE CONSTRUCTED IN CLOSE PROXIMITY TO EXISTING GA POWER TRANSMISSION LINE POLES.. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LOCATION OF ORANGE SAFETY BARRIER AROUND THE POLES AND GUY WIRES AND MEETING WITH REPRESENTATIVE FROM GA POWER (STEVE KENARD – 912–547–1494) PRIOR TO INSTALLATION. ALL WORK SHALL BE PERFORMED SO AS TO CAUSE NO DAMAGE TO EXITING POLES, GUYS OR POWERLINES
4. A CITY OF SAVANNAH 48" DIAMETER INDUSTRIAL AND DOMESTIC WATER LINE BISECTS THE PROPERTY THAT IS BEING DEVELOPED. PRIOR TO START OF .ANY WORK AT THE PROJECT SITE, THE CONTRACTOR SHALL INSTALL ORANGE SAFETY BARRIER AS SHOWN ON DRAWING C1 AND C2.
5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'–0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAT SHOWN.
6. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
8. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
9. ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC C900) UNLESS OTHERWISE INDICATED.
10. ALL GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC SDR26) UNLESS OTHERWISE INDICATED.
11. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON
12. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
13. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
14. CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
15. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION / DEPTH OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
16. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
18. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY CITY OF PORT WENTWORTH PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
19. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
20. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.



PROJECT MAP

SCALE: 1" = 200'

GENERAL INFORMATION

GENERAL CONTRACTOR

COUNTY	CHATHAM
CITY	PORT WENTWORTH
ZONING	P–1–1

OWNER OF PROPERTY
L–A SAVANNAH–CROSSGATE, LLC
1960 SATELLITE BLVD., SUITE 3000
DULUTH, GEORGIA 30097
404–345–0723

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234–5300

PREPARED FOR:
CROSSGATE INDUSTRIAL INVESTORS, LLC
1776 PEACHTREE STREET, SUITE 100
ATLANTA, GEORGIA 30309
770–560–5333

SURVEYOR: THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31402
(912) 234–5300

UTILITY: CITY OF PORT WENTWORTH
ATTN: BRIAN HARVEY
DIRECTOR OF DEVELOPMENT SERVICES
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407
912–964–4379 EXT 108

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORME CHANCE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

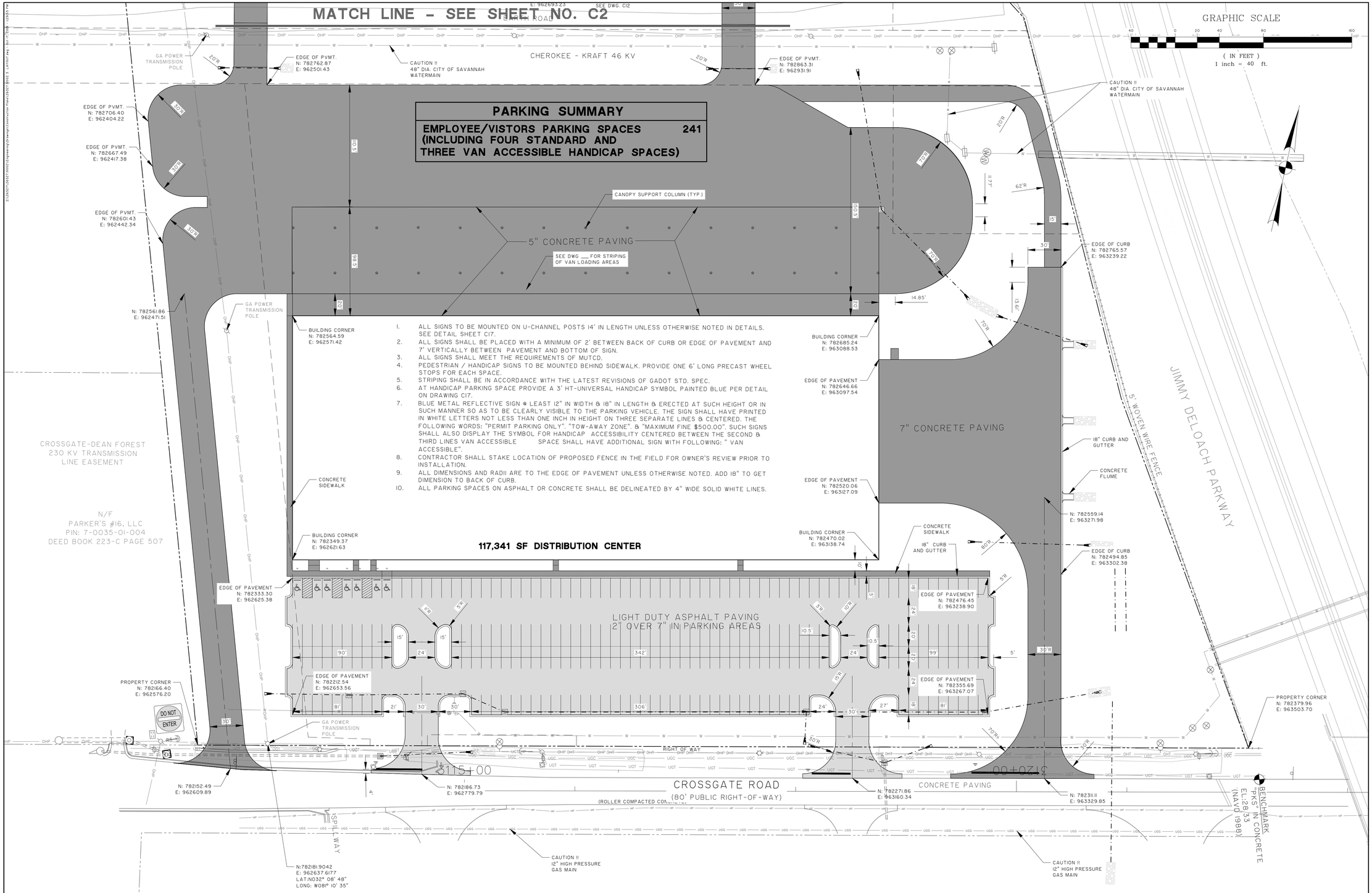
NO	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
GENERAL NOTES

JOB NO:	J–26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	#########

G1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON DANE MATTHEWS PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE
			3/20/19

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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
SITE LAYOUT - SHEET I

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C1

1. ALL SIGNS TO BE MOUNTED ON U-CHANNEL POSTS 14' IN LENGTH UNLESS OTHERWISE NOTED IN DETAILS. SEE DETAIL SHEET C17.
2. ALL SIGNS SHALL BE PLACED WITH A MINIMUM OF 2' BETWEEN BACK OF CURB OR EDGE OF PAVEMENT AND 7' VERTICALLY BETWEEN PAVEMENT AND BOTTOM OF SIGN.
3. ALL SIGNS SHALL MEET THE REQUIREMENTS OF MUTCD.
4. PEDESTRIAN / HANDICAP SIGNS TO BE MOUNTED BEHIND SIDEWALK. PROVIDE ONE 6' LONG PRECAST WHEEL STOPS FOR EACH SPACE.
5. STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF GADOT STD. SPEC.
6. AT HANDICAP PARKING SPACE PROVIDE A 3' HT-UNIVERSAL HANDICAP SYMBOL PAINTED BLUE PER DETAIL ON DRAWING C17.
7. BLUE METAL REFLECTIVE SIGN @ LEAST 12" IN WIDTH & 18" IN LENGTH & ERECTED AT SUCH HEIGHT OR IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES & CENTERED. THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE", & "MAXIMUM FINE $500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND & THIRD LINES VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH FOLLOWING: " VAN ACCESSIBLE".
8. CONTRACTOR SHALL STAKE LOCATION OF PROPOSED FENCE IN THE FIELD FOR OWNER'S REVIEW PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 18" TO GET DIMENSION TO BACK OF CURB.
10. ALL PARKING SPACES ON ASPHALT OR CONCRETE SHALL BE DELINEATED BY 4" WIDE SOLID WHITE LINES.

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

N/F
ARTICLE VIII
CREDIT SHELTER TRUST
PIN: 7-0035-01-003
DEED BOOK 391-P PAGE 692

N/F
CRESCENT INVESTMENTS, INC
PIN: 7-0035-01-002
DEED BOOK 388-X PAGE 757

7' CHAIN LINK FENCE

EDGE OF PVMT.
N: 783589.21
E: 962737.19

HIGHWAY 21 ENTRANCE
SEE DRAWINGS GDOT1 & GDOT2

EDGE OF PVMT.
N: 783402.71
E: 962179.55

16.5'
27'
16.5'

60' WIDE
ACCESS EASEMENT

EDGE OF PVMT.
N: 783377.11
E: 962188.12

BILLBOARD

ASPHALT PAVING

44'

27' 30' 27' 27' 30' 27' 27' 30' 27' 27' 30' 27' 27' 30' 27' 27' 30' 27' 27' 30' 27'

539'

18" CURB & GUTTER

CONCRETE FLUME

PERMEABLE PAVEMENT
SEE DWG. C12

JIMMY DELOACH PARKWAY

N/F
ARTICLE VIII
CREDIT SHELTER TRUST
PIN: 7-0035-01-003
DEED BOOK 391-P PAGE 692

692 VAN SPACES

4.5" ASPHALT PAVING
OVER 8" DENSE GRADED
AGGREGATE BASE

EDGE OF PVMT.
N: 782900.46
E: 962376.08

EDGE OF PVMT.
N: 782887.91
E: 962401.23

EDGE OF PVMT.
N: 782891.87
E: 962350.40

47 8'R

GA POWER
TRANSMISSION
POLE

N: 782857.14
E: 962479.87

10'R

30'

20'R

EDGE OF PVMT.
N: 783009.55
E: 962931.05

EDGE OF PVMT.
N: 782999.24
E: 962900.20

EDGE OF PVMT.
N: 782954.99
E: 962837.23

EDGE OF PVMT.
N: 782900.03
E: 962693.23

PERMEABLE PAVEMENT
SEE DWG. C12

30'

EARTH ROAD

MATCH LINE - SEE SHEET NO. C1

GA POWER
TRANSMISSION
POLE

20'R

EDGE OF PVMT.
N: 782762.87
E: 962501.43

CAUTION II
48" DIA. CITY OF SAVANNAH
WATERMAIN

CHEROKEE - KRAFT 46 KV

20'R

EDGE OF PVMT.
N: 782863.31
E: 962931.91

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EDGE OF PVMT.
N: 782706.40
E: 962404.22

30'R

GEORGIA HIGHWAY NO. 21 (AUGUSTA ROAD)
(PUBLIC RIGHT-OF-WAY VARIES)

PARKING SUMMARY

GEORGIA
Registered
PROFESSIONAL ENGINEER
JASON ORME CHANCELLOR

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Construction Management

1503 Newcastle Street • Suite A
Brunswick, GA 31520 • 912.466.0536

www.thomasandhutton.com

CROSSGATE INDUSTRIAL INVESTORS, LLC

1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

SITE LAYOUT - SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GEORGIA POWER TRANSMISSION LINE

EARTH ROAD

50' LICENSE FOR WATER DISTRIBUTION MAIN
CITY OF SAVANNAH WATERMAIN

50'

CHEROKEE - KRAFT 46 KV

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

23 LF 8" PVC - SDR 26 @ 0.40%

END OF CASING PIPE
TOP ELV: 9.97

EXISTING 24" STEEL CASING PIPE

CAUTION !!
48" DIA. CITY OF SAVANNAH WATERMAIN

END OF CASING PIPE
TOP ELV: 10.37
N: 785001.84
E: 963586.25

MH #GI (DROP-TYPE)
FR: 28.20
INV. IN: 19.62 (SE)
INV. OUT: 11.00 (NW)

MATCH LINE – SEE SHEET NO. C4

5' WOVEN WIRE FENCE

L-A SAVANNAH CROSSGATE LLC

FOREST
ISSION
NT

916, LLC
-01-004
C PAGE 507

GEORGIA POWER TRANSMISSION LINE

MH #G8
FR: 37.50
INV. OUT: 27.60 (E)

WATERTIGHT CAP
INV. OUT: 27.52 (S)

37 LF 6" PVC - SDR 26 @ 1.00%

MH #G6
FR: 32.53
INV. IN: 26.09 (W)
INV. OUT: 25.99 (E)

154 LF 8" PVC - SDR 26 @ 0.40%

196 LF 8" PVC - SDR 26 @ 0.40%

280 LF 8" PVC - SDR 26 @ 0.40%

280 LF 8" PVC - SDR 26 @ 0.40%

SMH #G4
FR: 26.20
INV. IN: 23.65 (W)
INV. OUT: 23.45 (SE)

MH #G7
FR: 32.88
INV. IN: 26.98 (W)
INV. IN: 27.15 (N)
INV. OUT: 26.88 (E)

MH #G5
FR: 29.97
INV. IN: 24.87 (W)
INV. OUT: 24.77 (E)

63 LF 8" PVC - SDR 26 @ 0.40%

EXISTING 12" WATERMAIN INSIDE 16" STEEL CASING

INSTALL 8" FPVC SANITARY SEWER AT S = 0.44 WITHIN EXISTING 24" STEEL CASING

MH #G3
FR: 28.19
INV. IN: 23.20 (NW)
INV. OUT: 23.00 (NE)

GA POWER TRANSMISSION POLE

RIGHT OF WAY

3115+00

3120+00

CROSSGATE ROAD
(80' PUBLIC RIGHT-OF-WAY)

CONCRETE PAVING

(ROLLER COMPACTED CONCRETE)

SPILLWAY

CAUTION !!
12" HIGH PRESSURE GAS MAIN

CAUTION !!
12" HIGH PRESSURE GAS MAIN

GEORGIA REGISTERED
JASON ORNO CHANDLESS
CERTIFICATE NO. PLS 3147
PROFESSIONAL LAND SURVEYOR

NO.	REVISIONS	BY	DATE
			3/20/19

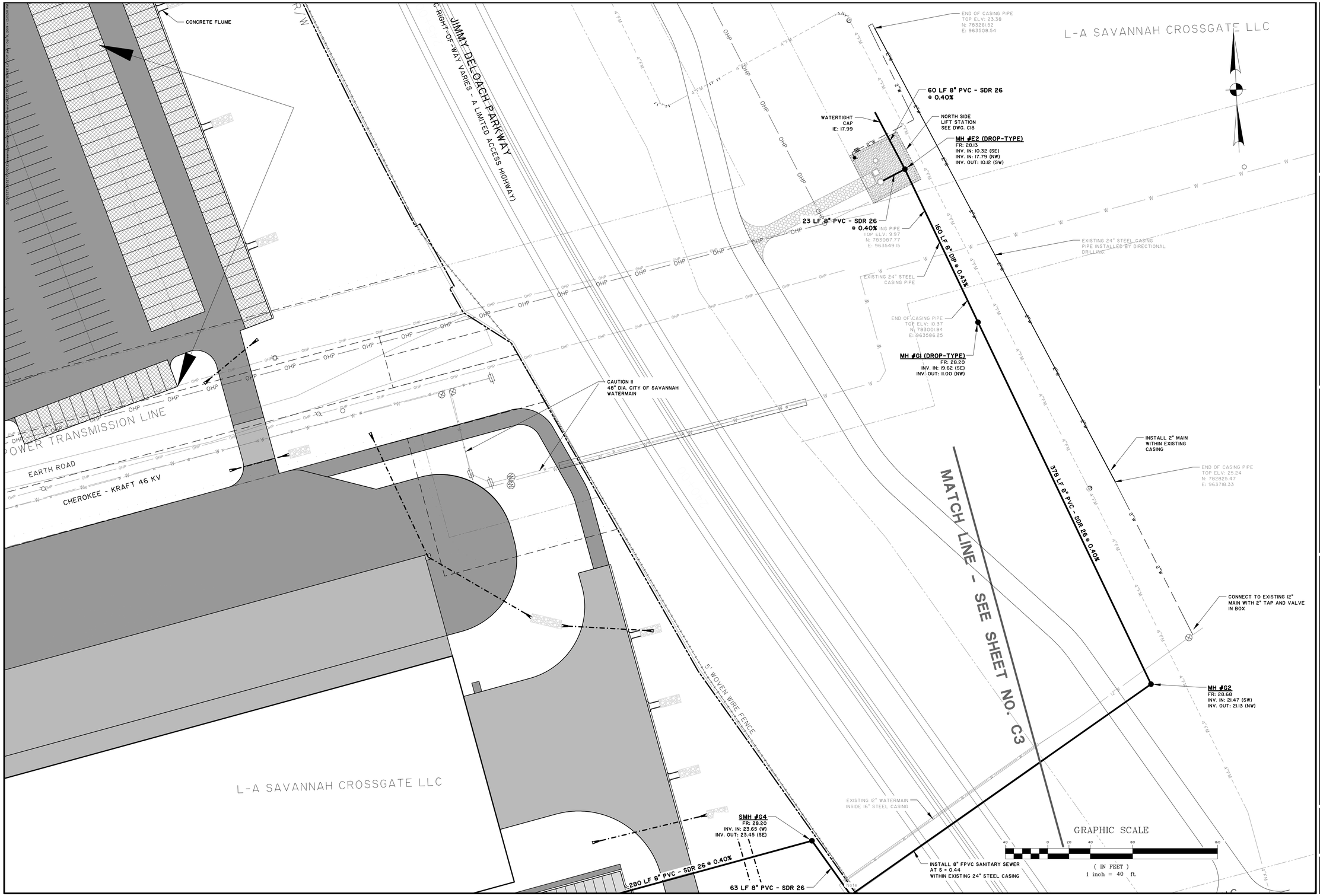
THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
SEWER LAYOUT - SHEET I

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C3

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



GEORGIA
CERTIFICATE OF AUTHORIZATION
THOMAS & HUTTON ENGINEERING CO.
JASON CROME CHANCEY
PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
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Brunswick, GA 31520 • 912.466.0536
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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

SEWER LAYOUT - SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C4

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

8" WATERTIGHT CAP

8" 45° BEND

8" 45° BEND

2" WATERTIGHT CAP

MH #G6
FR: 32.53
INV. IN: 26.09 (W)
INV. OUT: 25.99 (E)

MH #G8
FR: 37.50
INV. OUT: 27.60 (E)

196 LF 8" PVC - SDR 26 @ 0.40%

280 LF 8" PVC - SDR 26 @ 0.40%

8" 45° BEND

8" 45° BEND

8" 45° BEND

8" 45° BEND

CONTRACTOR SHALL INSTALL AN 8" DOUBLE CHECK VALVE DETECTOR ASSEMBLY (WATTS MODEL 774DCDA OR EQUIVALENT). INSTALL WITHIN 8' LONG X 5' WIDE X 5' DEEP PRECAST CONCRETE VAULT. TOP OF VAULT SHALL MATCH TOP OF CURB. PROVIDE 4" DRAIN LINE FROM BASE OF VAULT TO STORM DRAIN.

2.0" PVC

REMOVE 8" CAP AND EXTEND WATERMAIN

8" 45° BEND

8" 45° BEND

8" 45° BEND

8" 45° BEND

EXISTING 8" VALVE IN MH

4" WATERTIGHT CAP

2.00" RPZ

4"W

EXISTING 16" MAIN

ADJUST FRAMES ON THREE EXISTING MHS TO MATCH TOP OF PAVEMENT OR FINISHED GRADE

GA POWER TRANSMISSION POLE

EXISTING 24" MAIN INSTALLED BY DIRECTIONAL DRILLING

EXISTING AIR RELEASE VALVE IN MH

EXISTING 24" X 16" REDUCER

EXISTING 24" BUTTERFLY VALVE IN MH

EXISTING FIRE HYDRANT

EXISTING 16" MAIN

RIGHT OF WAY

07

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORNE CHANCEY

NO.	REVISIONS	BY	DATE

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CROSSGATE INDUSTRIAL INVESTORS, LLC

1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

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WATER LAYOUT

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 20'

C5

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

4.5" ASPHALT OVER 8" DGAB PAVING

5" CONCRETE PAVING

7" CONCRETE PAVING

117,341 SF DISTRIBUTION CENTER
FF ELEV. 33.5

CAUTION !!
48" DIA. CITY OF SAVANNAH WATERMAIN

FES #5I
FR: 30.85
INV. OUT: 28.60 (E)

45 LF 24" RCP
@ 1.00%

FES #5H
FR: 30.40
INV. IN: 28.15 (W)

FES #5G
FR: 30.49
INV. OUT: 27.70 (E)

46 LF 30" RCP
@ 1.00%

FES #5F
FR: 30.03
INV. IN: 27.24 (W)

FES #5E
INV. OUT: 26.95 (SE)

123 LF 30" RCP
@ 0.70%

GI #5D
FR: 32.48
INV. IN: 26.09 (NW)
INV. OUT: 26.00 (SE)

107 LF 30" RCP
@ 0.84%

FES #5C
INV. IN: 25.10 (NW)

74 LF 36" RCP
@ 0.50%

FES #5A
INV. IN: 23.00 (W)

5' WOVEN WIRE FENCE

FES #6
INV. OUT: 23.00 (E)

99 LF 18" RCP
@ 0.50%

FES #5
INV. IN: 22.50 (W)

SOUTH POND 13
BOTTOM ELEV. 19.0
NWL 19.0
2 YEAR - 20.95
5 YEAR - 0
10 YEAR - 22.2
25 YEAR - 23.05
50 YEAR - 23.76
100 YEAR - 24.29

PIPE END #23
INV. OUT: 19.30 (S)

PIPE END #21
INV. OUT: 19.30 (S)

57 LF 18" RCP
@ 0.53%

57 LF 18" RCP
@ 0.53%

PIPE END #24
INV. IN: 19.00 (N)

PIPE END #22
INV. IN: 19.00 (N)

100 LF 24" RCP
@ 1.50%

FES #3A
INV. IN: 19.63 (SW)

SOUTH POND 12
BOTTOM ELEV. 19.0
NWL 19.0
2 YEAR - 20.71
5 YEAR - 21.28
10 YEAR - 21.78
25 YEAR - 22.52
50 YEAR - 0
100 YEAR - 23.89

PIPE END #2
INV. IN: 19.00 (S)

PIPE END #1
INV. OUT: 18.00 (N)

162 LF 24" RCP
@ 1.50%

GI #3B
FR: 28.02
INV. IN: 21.14 (W)
INV. OUT: 21.14 (NE)

FES #36
INV. IN: 25.00 (SW)

40 LF 18" RCP
@ 2.52%

GI #35
FR: 27.46
INV. IN: 24.00 (W)
INV. OUT: 24.00 (NE)

64 LF 18" RCP
@ 0.78%

FES #34
INV. OUT: 24.50 (E)

273 LF 24" RCP
@ 0.50%

GI #3C
FR: 29.64
INV. IN: 25.70 (W)
INV. IN: 24.53 (S)
INV. OUT: 23.57 (E)

GI #3D
FR: 30.99
INV. IN: 27.06 (W)
INV. OUT: 27.06 (E)

41 LF 24" RCP
@ 0.39%

103 LF 18" RCP
@ 0.55%

GI #3E
FR: 31.55
INV. IN: 27.22 (W)
INV. OUT: 27.22 (E)

70 LF 18" RCP
@ 0.30%

GI #3F
FR: 31.30
INV. IN: 27.79 (W)
INV. OUT: 27.79 (E)

78 LF 18" RCP
@ 2.00%

FES #33
INV. IN: 27.50 (W)

GI #32
INV. OUT: 29.06 (E)

18" CULVERT
IE: 29.48

FR: 29.71
INV. OUT: 28.00 (E)

CONSTRUCT NEW INLET OVER EXISTING 18" RCP AND REMOVE EXISTING PIPE TO THE EAST.

CONSTRUCT NEW INLET OVER EXISTING 18" RCP AND REMOVE EXISTING PIPE TO THE EAST

EXIST. 18" CULVERT
NORTH IE: 23.97
SOUTH IE: 23.88

CONCRETE SIDEWALK

18" CURB AND GUTTER

RIGHT OF WAY

(ROLLER COMPACTED CONCRETE)

JACK AND BORE 146 LF OF 18" STEEL CASING AT SLOPE = 0.7% MINIMUM WALL THICKNESS = 0.5"

CAUTION !!
12" HIGH PRESSURE GAS MAIN

BENCHMARK
"PK" IN CONCRETE
EL: 28.33
(NAVD 1988)

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRIME CHANCELLOR

NO.	REVISIONS	BY	DATE
			3/20/19

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1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

PAVING GRADING DRAINAGE - SHEET I

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C6

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft

7' CHAIN LINK FENCE

HIGHWAY 21 ENTRANCE
SEE DWGS C11 & C12

BILLBOARD

TWO EXISTING 30" RCPs
IE: 23.13

FES #7
INV. IN: 23.20 (SW)

FES #8
INV. OUT: 23.50 (NE)

41 LF 30" RCP
@ 0.73%

BARBED WIRE FENCE

NORTH POND 14
BOTTOM ELEV. 18.5
NWL 23.5
2 YEAR - 25.66
5 YEAR -
10 YEAR - 26.58
25 YEAR - 26.87
50 YEAR - 27.08
100 YEAR - 27.38

BENCHMARK
BENCH TIE IN
19" PINE
EL: 33.34
(NAVD 1988)

BOTTOM OF POND
ELEVATION 18.5

PERMEABLE PAVEMENT

4.5" ASPHALT
OVER 8" DGAB PAVING

8" DIA. SUBGRAE DRAIN (TYP.)
SEE DETAIL ON DWG. C12

BOTTOM OF POND
ELEVATION 24.0

NORTH POND 14
BOTTOM ELEV. 18.5
NWL 23.5
2 YEAR - 25.66
5 YEAR -
10 YEAR - 26.58
25 YEAR - 26.87
50 YEAR - 27.08
100 YEAR - 27.38

CAUTION !!
48" DIA. CITY OF SAVANNAH
WATERMAIN

FES #5I
FR: 30.85
INV. OUT: 28.60 (E)

45 LF 24" RCP

FES #5H
FR: 30.40
INV. IN: 28.15 (W)

FES #5G
FR: 30.49
INV. OUT: 27.70 (E)

46 LF 30" RCP
@ 1.00%

FES #5F
FR: 30.03

FES #5E
INV. OUT: 26.95 (SE)

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 031547 JASON ORME CHAMBLESS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
1503 Newcastle Street • Suite A
Brunswick, GA 31520 • 912.466.0536
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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
PAVING GRADING DRAINAGE - SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C7

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

C:\Users\JoeJay\THOMAS-HUTTON\Documents\Drawings\Proj - Aug 12, 2019 - 2:55:56 PM

SW 32.89 | SW 33.00 | SW 33.50 | SW 33.50 | SW 33.50 | SW 33.50 | SW 33.50 | SW 33.50
SW 33.45 | SW 33.45 | SW 33.45 | SW 33.45 | SW 33.45 | SW 33.45
SW 33.20 | SW 33.20 | SW 33.20 | SW 33.20 | SW 33.20 | SW 33.20 | SW 33.20 | SW 33.20 | SW 33.65
SW 33.25 | SW 33.15 | SW 33.15 | SW 33.15 | SW 33.60
33.43 TC | TP 33.14 | TP 33.14 | TP 33.14 | TP 33.14 | TP 33.10 | TP 33.00
TP 32.96 | TP 32.96 | TP 32.96 | TP 32.92 | TP 32.92 | TP 32.92 | TP 32.93

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRANE CHRISTIAN

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

ENLARGED PLAN AT BUILDING ENTRANCE

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 5'

C8

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JAY ORME CHANDLESS

NO.	REVISIONS	BY	DATE

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CROSSGATE INDUSTRIAL INVESTORS, LLC

1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

CONCRETE JOINT LAYOUT

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 30'

C8A

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

FES #5H
FR: 30.40
INV. IN: 28.15 (W)

PIPE END #56
INV. OUT: 28.50 (S)

PIPE END#67
INV. OUT: 28.50 (S)

133 LF 12" PVC - SDR 26 @ 1.00%

133 LF 12" PVC - SDR 26 @ 1.00%

6" 90° BEND #62
INV: IN: 30.93 (E)

27 LF 6" PVC - SDR 26 @ 2.50%

12" X 6" WYE #63
INV. IN: 29.83 (N)
INV. OUT: 29.83 (S)
INV. OUT: 30.08 (SE)

12" X 6" TEE #64
INV. IN: 29.88 (N)
INV. OUT: 29.88 (S)
INV. OUT: 30.13 (W)

7 LF 6" PVC - SDR 26 @ 2.50%

6" 45° BEND #68
INV. IN: 30.26 (NW)
INV. OUT: 30.26 (E)

12" X 6" WYE #57
INV. IN: 29.83 (N)
INV. OUT: 28.83 (S)
INV. OUT: 30.08 (SW)

5 LF 12" PVC - SDR 26 @ 1.00%

20 LF 12" PVC - SDR 26 @ 1.50%

62 LF 12" PVC - SDR 26 @ 1.49%

38 LF 12" PVC - SDR 26 @ 1.50%

12" X 6" TEE #73
INV. IN: 29.31 (E)
INV. OUT: 29.31 (W)
INV. OUT: 29.56 (S)

12" X 6" TEE #74
INV. IN: 29.88 (E)
INV. OUT: 29.88 (W)
INV. OUT: 30.13 (S)

38 LF 12" PVC - SDR 26 @ 1.50%

38 LF 12" PVC - SDR 26 @ 1.50%

12" X 6" TEE #72
INV. IN: 28.18 (E)
INV. OUT: 28.18 (W)
INV. OUT: 28.43 (S)

12" X 6" TEE #71
INV. IN: 27.61 (E)
INV. OUT: 27.61 (W)
INV. OUT: 27.86 (S)

12" X 6" TEE #70
INV. IN: 27.04 (E)
INV. OUT: 27.04 (W)
INV. OUT: 27.29 (S)

GI #5D
FR: 32.48
INV. IN: 26.09 (NW)
INV. OUT: 26.00 (SE)

123 LF 30" RCP @ 0.70%

5 LF 12" PVC - SDR 26 @ 1.00%

12 LF 6" PVC - SDR 26 @ 2.50%

19 LF 6" PVC - SDR 26 @ 2.50%

6" 90° BEND #69
INV. IN: 30.74 (W)

12" 45° BEND #75
FR: 31.84
INV. IN: 30.80 (E)
INV. OUT: 30.80 (SW)

76 LF 12" PVC - SDR 26 @ 1.50%

14 LF 6" PVC - SDR 26 @ 2.50%

14 LF 6" PVC - SDR 26 @ 2.50%

14 LF 6" PVC - SDR 26 @ 2.50%

15 LF 6" PVC - SDR 26 @ 2.50%

6" 45° BEND #61
INV. IN: 30.26 (NE)
INV. OUT: 30.26 (W)

6" 90° BEND #60
INV. IN: 29.30 (W)

6" 90° BEND#66
INV. IN: 30.44 (E)

15 LF 6" PVC - SDR 26 @ 2.50%

6" 90° BEND #82
INV. IN: 30.49 (N)

6" 90° BEND #83
INV. IN: 29.92 (N)

6" 90° BEND #84
INV. IN: 28.79 (N)

6" 90° BEND #85
INV. IN: 28.22 (N)

6" 90° BEND #86
INV. IN: 27.65 (N)

38 LF 12" PVC - SDR 26 @ 1.41%

7 LF 6" PVC - SDR 26 @ 2.50%

7 LF 6" PVC - SDR 26 @ 2.50%

12" X 6" TEE #58
INV. IN: 28.88 (N)
INV. OUT: 28.88 (S)
INV. OUT: 29.13 (E)

12" 90° BEND #76
INV. IN: 31.10 (NE)

107 LF 30" RCP @ 0.84%

80 LF 12" PVC - SDR 26 @ 1.00%

80 LF 12" PVC - SDR 26 @ 1.00%

14 LF 12" PVC - SDR 26 @ 1.50%

12" 45° BEND #54
FR: 35.48
INV. IN: 31.71 (E)
INV. OUT: 31.71 (SW)

12" X 8" TEE #53
FR: 31.62
INV. IN: 30.53 (E)
INV. OUT: 30.53 (W)
INV. OUT: 30.78 (S)

12" X 8" TEE #52
INV. IN: 29.13 (E)
INV. OUT: 29.13 (W)
INV. OUT: 29.38 (S)

12" X 8" TEE #51
INV. IN: 27.72 (E)
INV. OUT: 27.72 (W)
INV. OUT: 27.97 (S)

12" 90° BEND #59
INV. IN: 29.68 (N)

??? #65
FR: 31.77
INV. IN: 30.68 (N)

12" 90° BEND #55
FR: 33.02
INV. IN: 31.92 (NE)

79 LF 12" PVC - SDR 26 @ 1.50%

93 LF 12" PVC - SDR 26 @ 1.50%

94 LF 12" PVC - SDR 26 @ 1.50%

114 LF 12" PVC - SDR 26 @ 1.50%

10 LF 8" PVC - SDR 26 @ 2.50%

6" 90° BEND#81
INV. IN: 31.03 (N)

10 LF 8" PVC - SDR 26 @ 2.50%

10 LF 8" PVC - SDR 26 @ 2.50%

10 LF 8" PVC - SDR 26 @ 2.50%

6" 90° BEND #80
INV. IN: 29.63 (N)

6" 90° BEND #79
INV. IN: 28.22 (N)

FES #5C
INV. IN: 25.10 (NW)

10" 90° BEND #49
INV. IN: 30.41 (S)

10" 90° BEND #47
INV. IN: 29.99 (SE)

10" 90° BEND #45
INV. IN: 30.05 (S)

10" 90° BEND #43
INV. IN: 28.97 (SE)

10" 90° BEND #40
INV. IN: 28.76 (S)

34' 94' 93' 89' 93' 94' 34'

119 LF 10" PVC - SDR 26 @ 2.00%

45 LF 10" PVC - SDR 26 @ 2.00%

18" CURB AND GUTTER

120 LF 10" PVC - SDR 26 @ 2.00%

121 LF 10" PVC - SDR 26 @ 2.00%

138 LF 10" PVC - SDR 26 @ 2.00%

10" X 10" WYE #42
FR: 28.93
INV. IN: 28.06 (SE)
INV. OUT: 28.06 (NW)
INV. OUT: 28.06 (W)

103 LF 10" PVC - SDR 26 @ 2.00%

138 LF 10" PVC - SDR 26 @ 2.00%

70 LF 18" RCP @ 0.30%

103 LF 18" RCP @ 0.55%

GI #3E
FR: 31.55
INV. IN: 27.22 (W)
INV. OUT: 27.22 (E)

273 LF 24" RCP @ 0.50%

GI #3F
FR: 31.30
INV. IN: 27.79 (W)
INV. OUT: 27.79 (E)

CONNECT TO INLET #46
INV. OUT: 27.50 (NW)

GI #3D
FR: 30.99
INV. IN: 27.06 (W)
INV. OUT: 27.06 (E)

CONNECT TO INLET #39
INV. OUT: 26.00 (N)

CONNECT TO INLET #41
INV. OUT: 26.00 (NW)

162 LF 24" RCP @ 1.50%

GI #3C
FR: 29.64
INV. IN: 25.70 (W)
INV. IN: 24.53 (S)
INV. OUT: 23.57 (E)

CONNECT TO INLET#48
FR: 28.91
INV. OUT: 28.00 (N)

CONNECT TO INLET#44
INV. OUT: 27.30 (N)

41 LF 24" RCP

78 LF 18" RCP

GA POWER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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Savannah, GA 31405 • 912.234.5300
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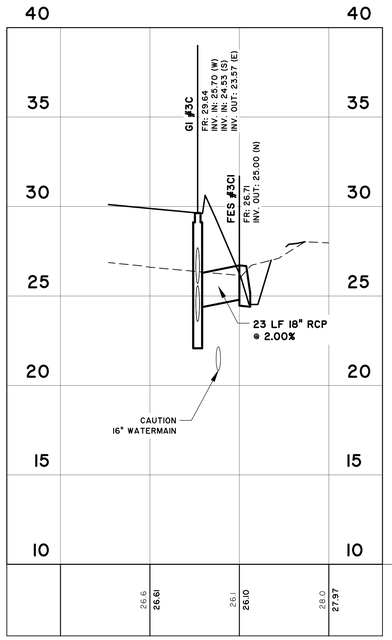
NO	REVISIONS	BY	DATE
			3/20/19

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
DRAINAGE FOR DOWNSPOUTS

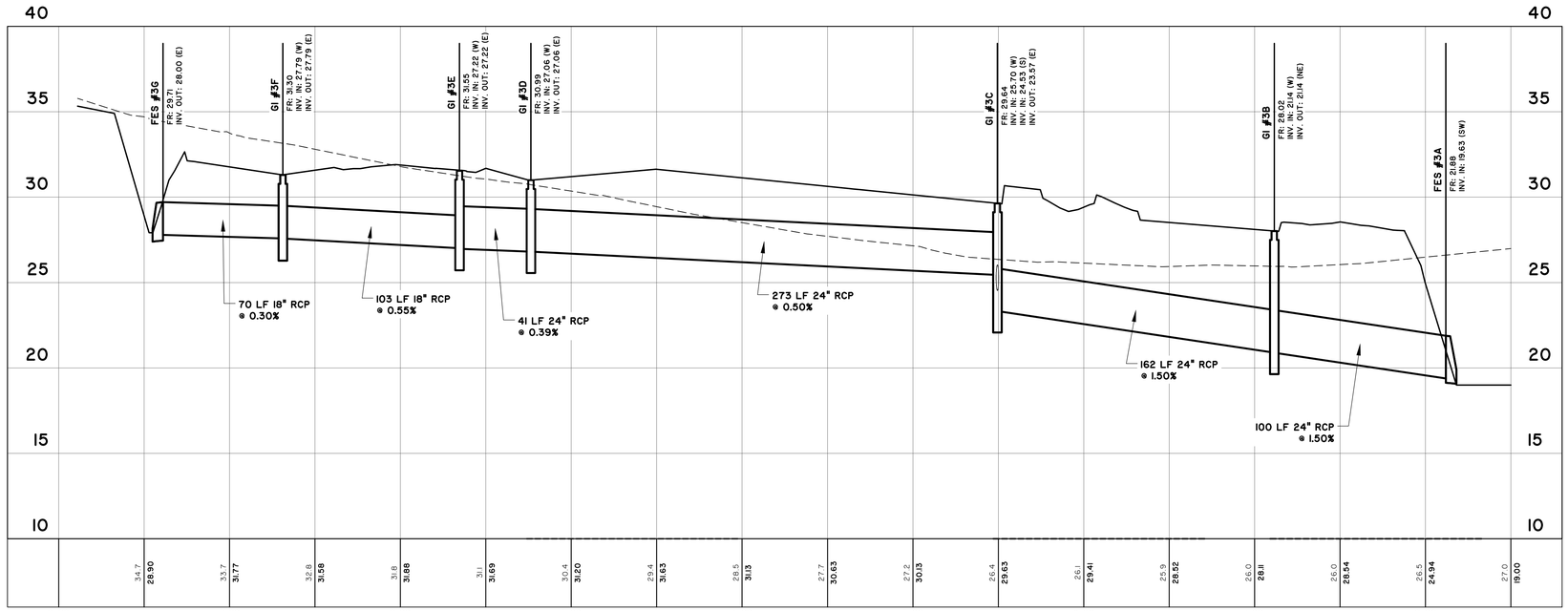
JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 20'

C9

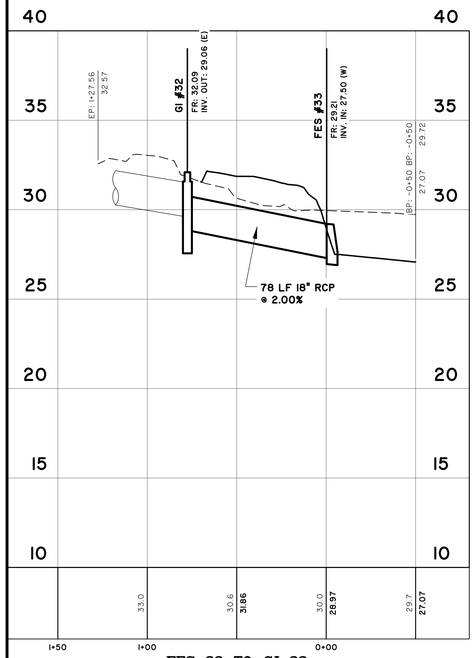
Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



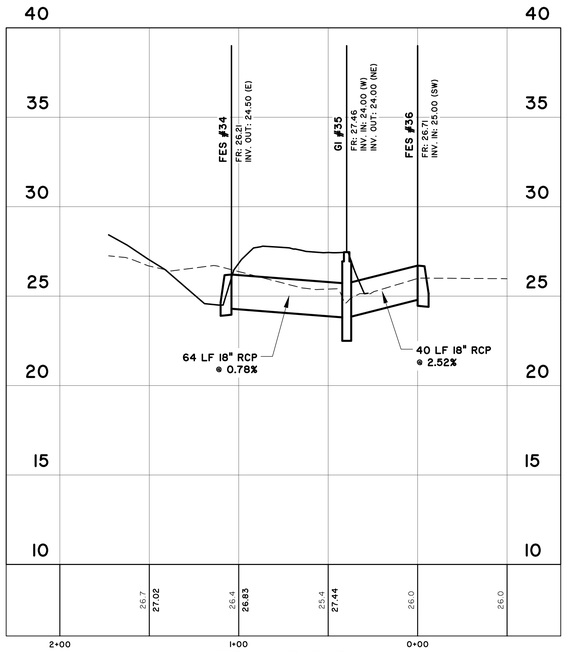
FES 3C1 TO FES 3C
STATIONS: −0+50 – 1+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



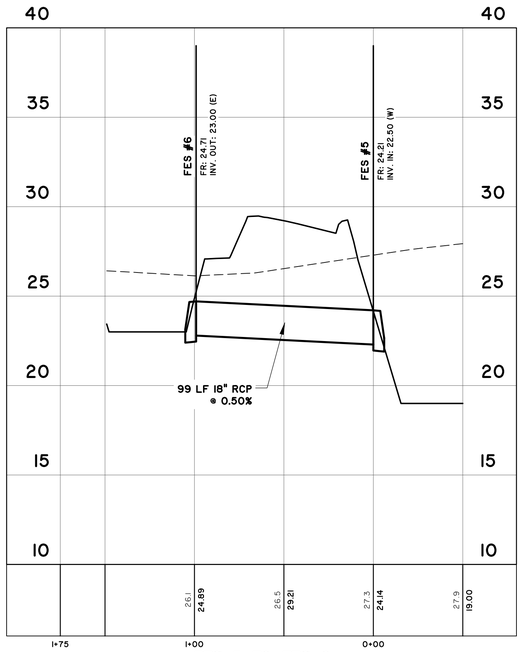
FES 3A TO FES 3G
STATIONS: −0+50 – 8+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



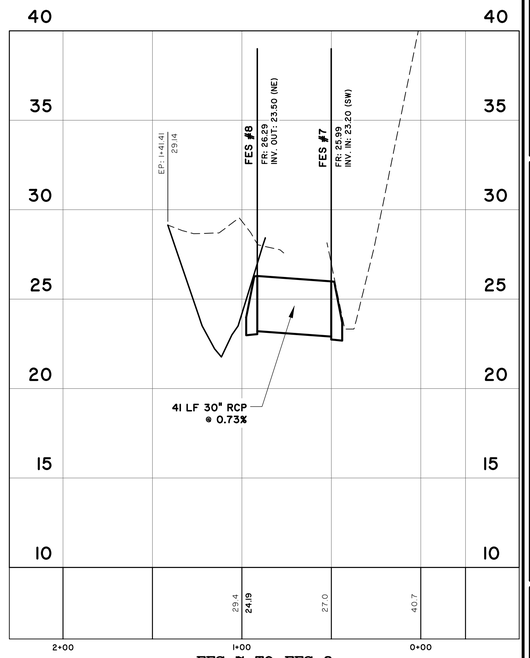
FES 33 TO GI 32
STATIONS: −0+50 – 1+50
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES 34 TO GI 36
STATIONS: −0+50 – 2+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES 5 TO FES 6
STATIONS: −0+50 – 1+75
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES 7 TO FES 8
STATIONS: −0+25 – 2+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'

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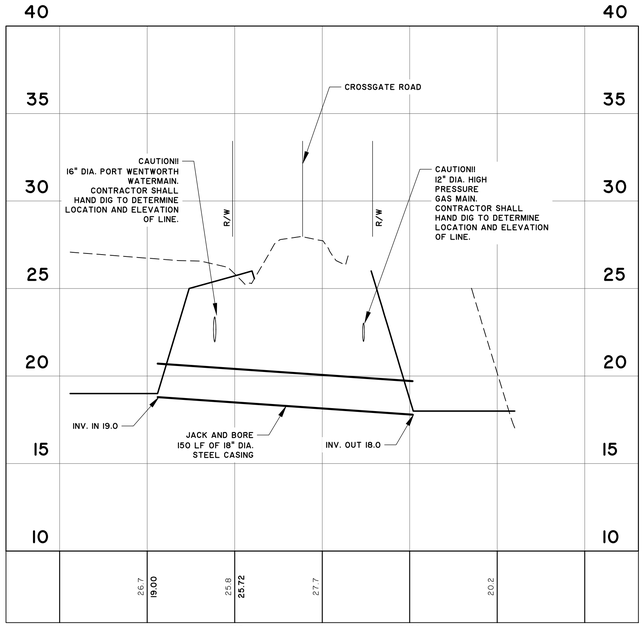
NO.	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
DRAINAGE PROFILES - SHEET 1

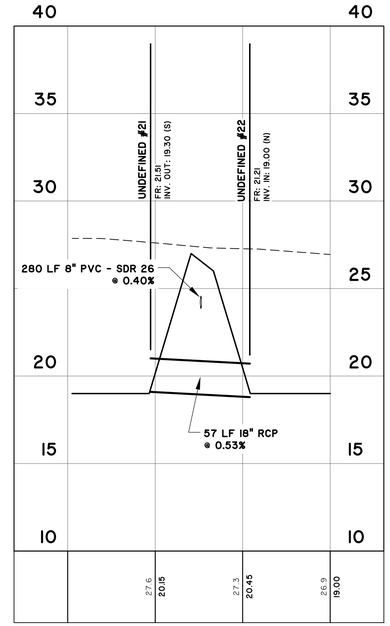
JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	AS NOTED

C10

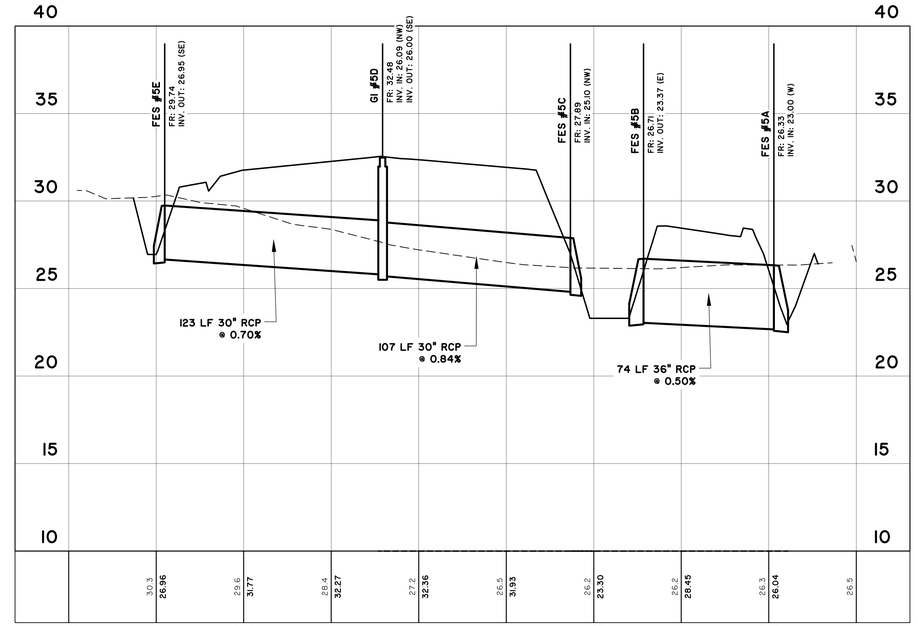
Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



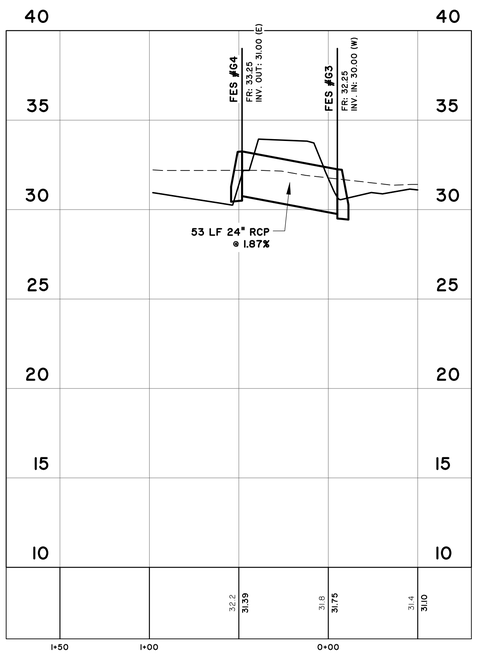
FES 1 TO FES 2
STATIONS: −1+00 – 2+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



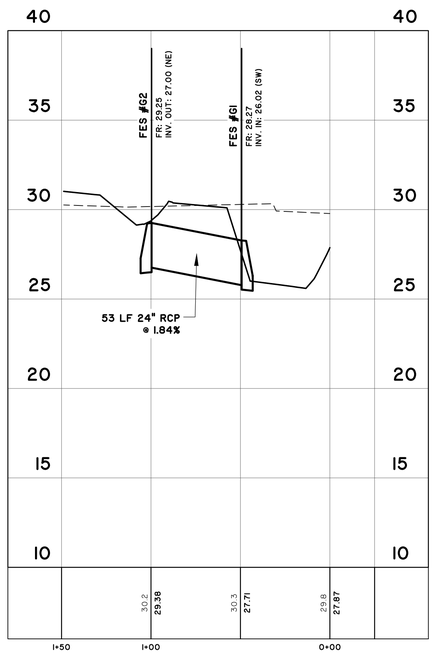
FES 10 TO FES 11
STATIONS: −0+50 – 1+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



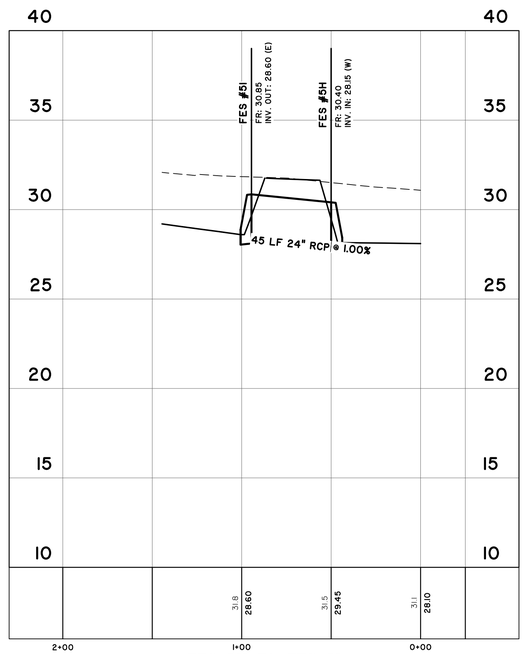
FES 20 TO FES 21
STATIONS: −0+50 – 4+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



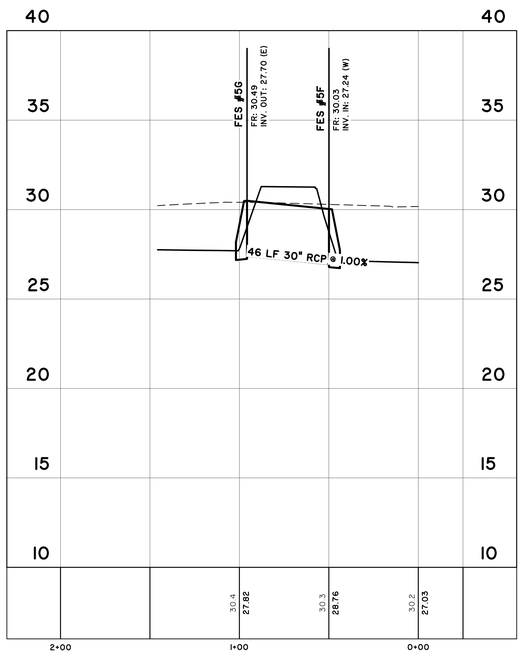
FES G3 TO FES G4
STATIONS: −0+50 – 1+50
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES G1 TO FES G2
STATIONS: −0+25 – 1+50
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES 5H TO FES 5I
STATIONS: −0+25 – 2+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'



FES 5F TO FES 5G
STATIONS: −0+25 – 2+00
SCALE: HORZ.: 1" = 40'
VERT.: 1" = 4'

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NO.	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

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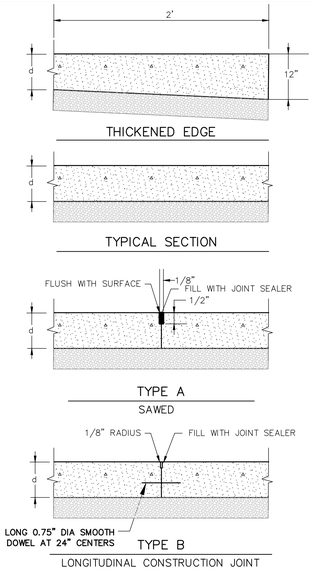
DRAINAGE PROFILES - SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	AS NOTED

C11

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



d (PAVEMENT DEPTH) SHALL BE 7"

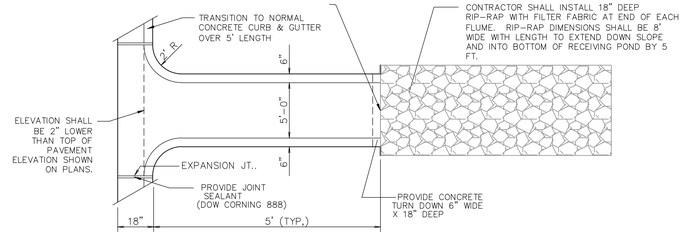
NOTES:

1. CONCRETE PAVEMENT SHALL BE INSTALLED OVER A MINIMUM 4" LAYER OF DENSE GRADED GRANITE AGGREGATE BASE.
2. WHERE CONCRETE PAVEMENT SHALL ABUT CONCRETE STRUCTURES PROVIDE 1" EXPANSION JOINT MATERIAL.
3. CONTRACTOR SHALL PROVIDE JOINT LAYOUT TO ENGINEER FOR REVIEW. CONTRACTOR SHALL REVIEW DRAWING C21 PRIOR TO PREPARING HIS LAYOUT.
4. JOINT SEALANT SHALL BE DOW CORNING 888 OR APPROVED EQUAL.
5. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED BY OWNER'S REPRESENTATIVE AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT TO HAVE UNIFORM MODIFIED PROCTOR DENSITY (ASTM 1557) AT MOISTURE CONTENTS WITHIN 2% OF OPTIMUM. NUCLEAR TESTING SHALL CONFORM TO ASTM D6938.
6. ALL SEWER TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS IN LAYERS OF NOT OVER 6" LOOSE MATERIAL. IN ORDER TO PREVENT DIFFERENTIAL HEAVE THE BACKFILL MATERIAL SHALL BE THE SAME MATERIAL AS THE SUBGRADE ADJACENT TO THE TRENCH.
7. THE MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 6.0 SACKS (94 lb. PER SACK) PER cu. yd. OF CONCRETE. THE MAXIMUM SIZE AGGREGATE SHALL NOT EXCEED 1/4 OF THE SLAB THICKNESS. SLUMP SHALL BE BETWEEN 4" AND 5". ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH THE FOLLOWING TABLE:

MAX. SIZE OF COARSE AGGREGATE, INCHES	AIR CONTENT, PER CENT BY VOLUME
1–1/2 , 2	5 ± 1
3/4 , 1	6 ± 1
3/8 ,1/2	7–1/2 ± 1

CONCRETE PAVEMENT DETAILS

NOT TO SCALE

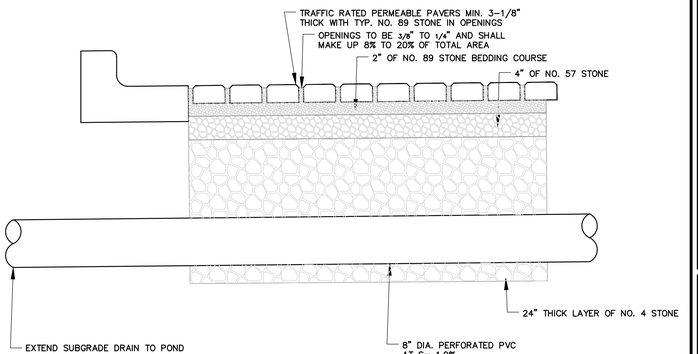


5' WIDE CONCRETE FLUME

NOT TO SCALE

NOTES:

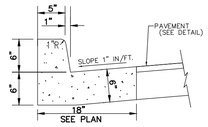
1. CONTRACTOR SHALL TAKE CARE TO COMPACT AREA BELOW AND WITHIN 5' OF FLUME AND CURB AND GUTTER TO 98% MAXIMUM DENSITY (MODIFIED PROCTOR). AREA WITHIN 5' OF FLUME AND CURB AND GUTTER SHALL BE BROUGHT TO FINAL GRADE AND GRASSED IMMEDIATELY AFTER INSTALLATION OF CONCRETE. AREA SHALL BE PROTECTED FROM EROSION UNTIL FULL COVERAGE OF GRASS HAS BEEN ESTABLISHED.



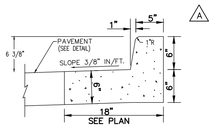
5. THE CONTRACTOR SHALL FURNISH ONE LOCAL PROJECT REFERENCE FOR THE ENGINEER'S OR OWNER'S SATISFACTORY SITE REVIEW OR PROVIDE OTHER CREDENTIALS FOR PLACING POROUS CONCRETE ACCEPTABLE TO THE ENGINEER OR OWNER.
6. CONTRACTOR SELECTION WILL BE APPROVED BY BOTH THE OWNER AND THE ENGINEER.

PERVIOUS PAVEMENT SECTION

NOT TO SCALE



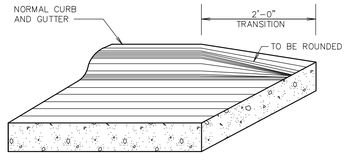
NORMAL GUTTER



PITCHED GUTTER

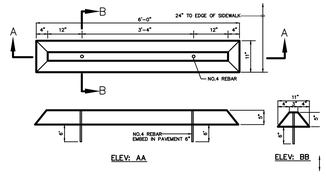
CURB AND GUTTER DETAILS

NOT TO SCALE



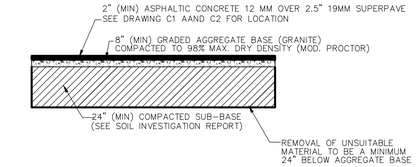
FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

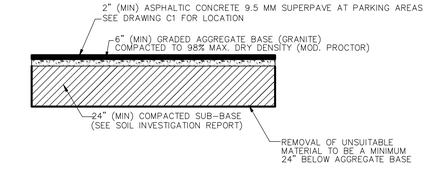
NOT TO SCALE



NOTE: WHERE ASPHALT PAVEMENT WILL ABUT CONCRETE THE CONTRACTOR SHALL APPLY PRIME COAT TO THE VERTICAL FACE OF THE CONCRETE

ASPHALT PAVEMENT SECTION (VAN AREAS)

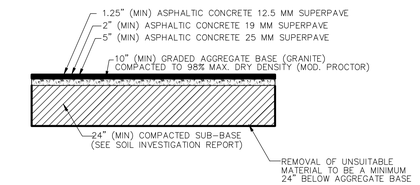
NOT TO SCALE



NOTE: WHERE ASPHALT PAVEMENT WILL ABUT CONCRETE THE CONTRACTOR SHALL APPLY PRIME COAT TO THE VERTICAL FACE OF THE CONCRETE

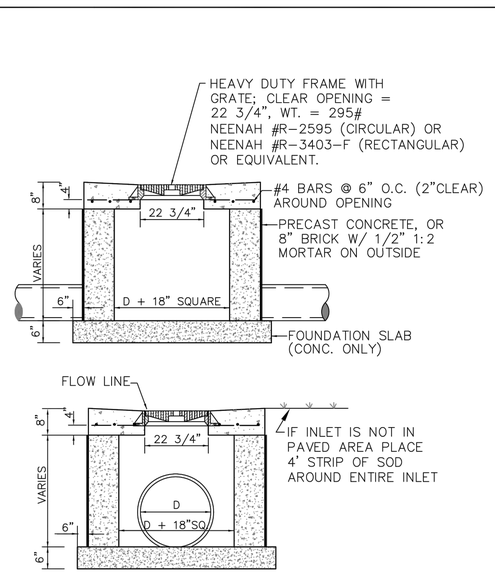
ASPHALT PAVEMENT SECTION (AUTO PARKING)

NOT TO SCALE



ASPHALT PAVEMENT SECTION (GDOT R/W)

NOT TO SCALE



GRATE INLET

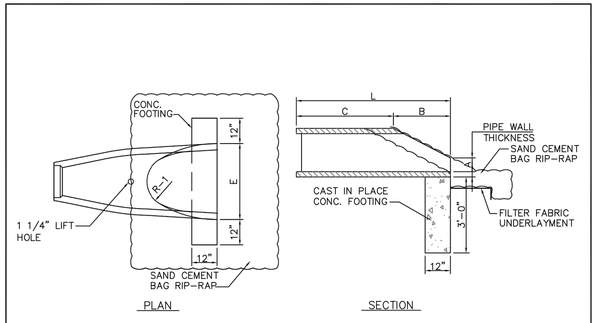
City of Port Wentworth

TECHNICAL DETAILS

SD–8

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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 STEVENSON & PALMER ENGINEERING, INC.

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

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NO.	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC

GATEWAY BLVD. PORT WENTWORTH, GEORGIA

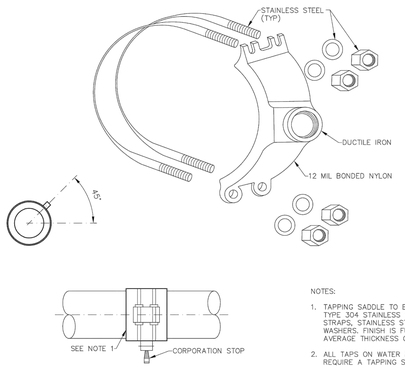
118,000 SF DISTRIBUTION CENTER

DETAILS – SHEET 1

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

C12

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



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.

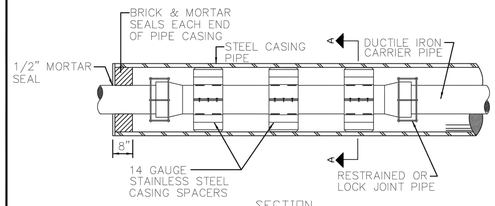
1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

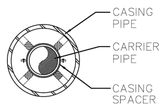
W-2

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



SECTION



SECTION A-A

NOTES:

1. CASING SPACERS SHALL BE PLACED ON 6' CENTERS MINIMUM.
2. ALL RAILROAD CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN RAILWAY ENGINEERING ASSOCIATION REGULATIONS, UNDER PART 5, PIPELINES (LATEST EDITION) AND PERMIT REQUIREMENTS.
3. ALL HIGHWAY CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH GA. D.O.T. REGULATIONS & PERMIT REQUIREMENTS.

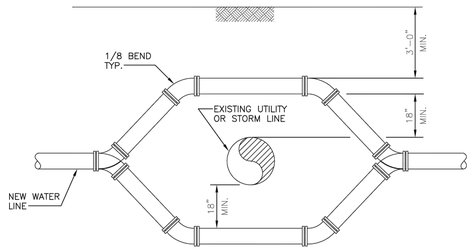
CARRIER PIPE INSTALLATION

City of Port Wentworth
TECHNICAL DETAILS

W-3

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

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

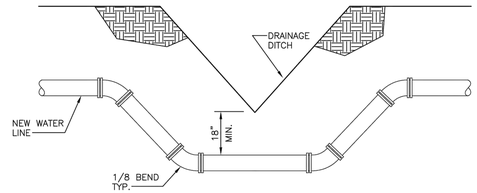
STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS

W-6

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTES:

1. WATER LINE SHALL BE DUCTILE IRON BELOW STORM DRAINAGE DITCH.
2. STRAIGHT RUN OF WATER LINE DIRECTLY BELOW NEW OR EXISTING DRAINAGE DITCH MUST BE 10' MINIMUM WITH NO JOINT.
3. JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STANDARD DETAILS.

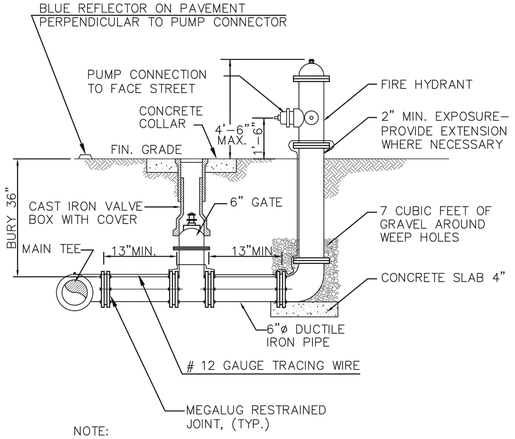
UTILITY CROSSING DRAINAGE DITCH

City of Port Wentworth
TECHNICAL DETAILS

W-7

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTE:

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

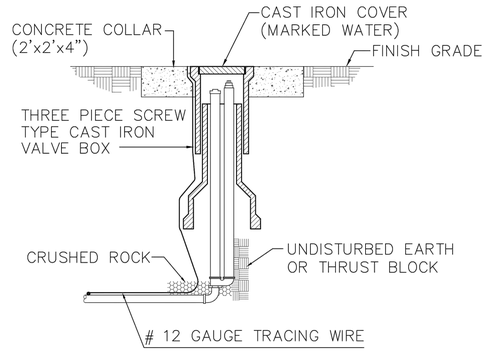
STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W-9

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



NOTE:

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

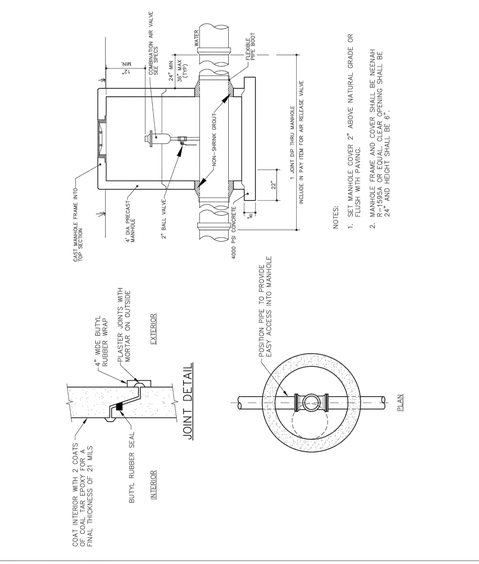
BLOW-OFF HYDRANT

City of Port Wentworth
TECHNICAL DETAILS

W-10

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS

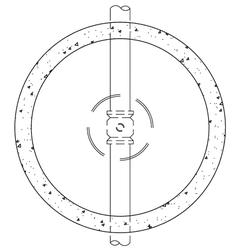
W-13

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

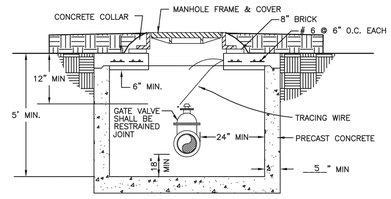
SCALE: N.T.S.
DATED: FEBRUARY 2007

NOTES:

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



PLAN



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth
TECHNICAL DETAILS

W-14

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

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Hilton Head Island, SC | Wilmington, NC

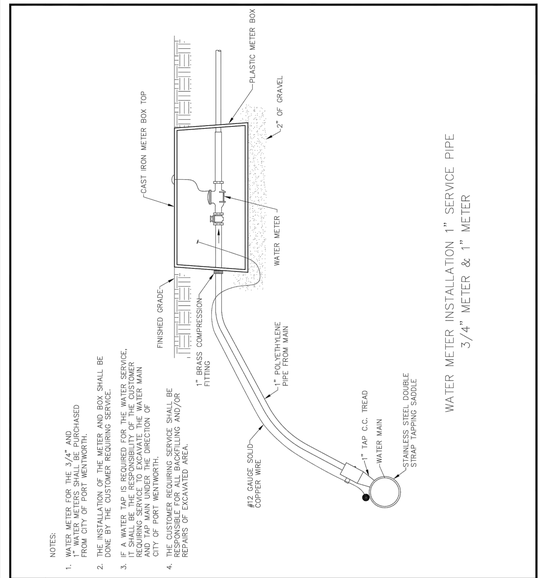
NO.	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
DETAILS -SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1.1105'

C13

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

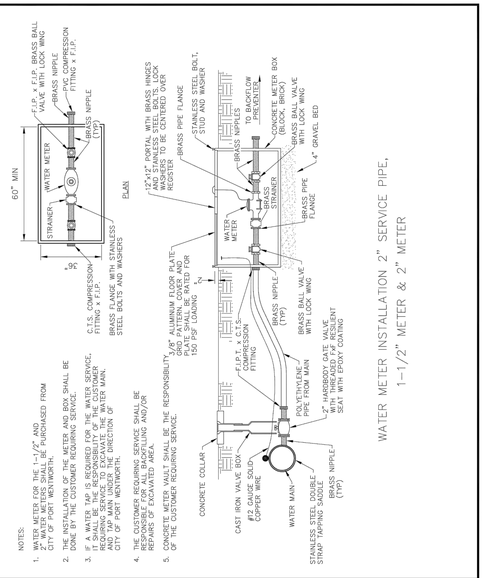


WATER METER INSTALLATION 1" SERVICE PIPE
3/4" METER & 1" METER

RESIDENTIAL WATER METER W/BACKFLOW PREVENTER

City of Port Wentworth
TECHNICAL DETAILS
W-17

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

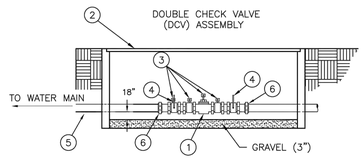


WATER METER INSTALLATION 2" SERVICE PIPE,
1-1/2" METER & 2" METER

WATER METER INSTALLATION 2" SERVICE PIPE

City of Port Wentworth
TECHNICAL DETAILS
W-19

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



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
6	2	UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

NOTES:

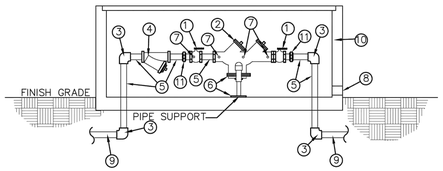
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth
TECHNICAL DETAILS
W-20

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



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL) SEE NOTE 3
5	6	BRASS OR COPPER ONLY. NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN
9		POLYETHYLENE OR COPPER
10		PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
11	2	UNION SEE NOTE 3

NOTES:

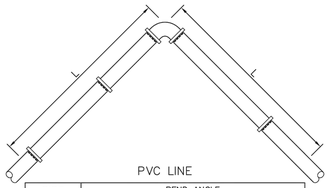
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
3. ITEMS 4 AND 11 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL RISERS TO REDUCE THE OVERALL LAYING LENGTH.

TYPICAL OUTSIDE INSTALLATION
REDUCED PRESSURE
TYPE BACKFLOW PREVENTION DEVICE
(3/4", 1", 1 1/2", 2", & 2 1/2" SIZES)

BACKFLOW PREVENTION DEVICE

City of Port Wentworth
TECHNICAL DETAILS
W-25

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

MINIMUM RESTRAINED LENGTH (L)

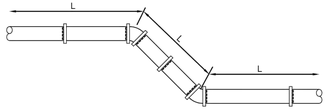
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-27

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



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	5	10	22	52
6	7	15	30	74
8	9	19	40	96
10	11	23	48	115
12	13	27	56	136

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4°	22 1/2°	45°	90°
4	3	6	12	28
6	4	8	17	40
8	4	10	22	52
10	5	12	26	62
12	6	15	30	73
16	7	19	39	94
20	11	23	47	114
24	13	26	55	132

MINIMUM RESTRAINED LENGTH (L)

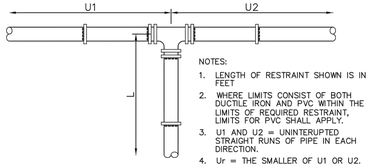
NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD VERTICAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
W-28

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = 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.

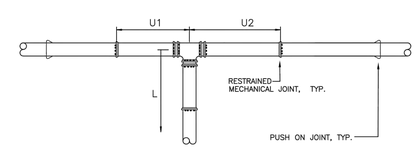
TEE Ur	5'-10"	11'-20"	21'-35"	> 35'
4x4	43	28	4	*
6x4	38	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	58	34	*	*
10x8	84	66	35	*
10x10	106	91	67	31
12x4	24	*	*	*
12x6	54	26	*	*
12x8	82	60	23	*
12x10	104	86	57	13
12x12	126	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
W-29

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



NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF RESTRAINED JOINT PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2 (E.G., U1, IN THE ABOVE DIAGRAM)
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

DUCTILE IRON LINE

TEE Ur / U2	5'-10"	11'-20"	21'-35"	36'-50"	50'-75"	75'-100"
4X4	23	15	7	*	*	*
6X4	21	9	*	*	*	*
6X6	35	27	14	*	*	*
8X4	18	3	*	*	*	*
8X6	33	23	5	*	*	*
8X8	47	39	26	6	*	*
10X4	16	*	*	*	*	*
10X6	31	18	*	*	*	*
10X8	46	36	19	*	*	*
10X10	57	49	36	17	*	*
12X4	13	*	*	*	*	*
12X6	30	14	*	*	*	*
12X8	44	32	13	*	*	*
12X10	56	47	31	7	*	*
12X12	68	60	47	28	*	*
16X6	28	4	*	*	*	*
16X8	41	25	*	*	*	*

DUCTILE IRON LINE

TEE Ur / U2	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 STEVENSON & PALMER ENGINEERING, INC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
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Myrtle Beach, SC | Wilmington, NC

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
DETAILS – SHEET 3

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1.1108'

C14

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific)) 1500 Crossgate Road Dec 2019)

Z:\2305\2305.0000\Engineering\Drawings\2305.0002 WATER AND SEWER SYSTEM NORTH SIDE\CONSTRUCTION PLANS\2305.0002 C4 WATER DETAIL SHEET.dwg – Dec 1, 2019 – 4:59:40 PM

DUCTILE IRON LINE

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

PVC LINE

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

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W39). THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

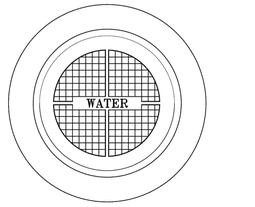
STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

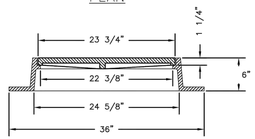
W–31

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



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.

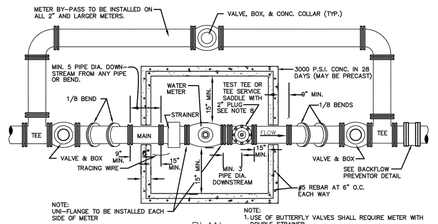
MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS

W–34

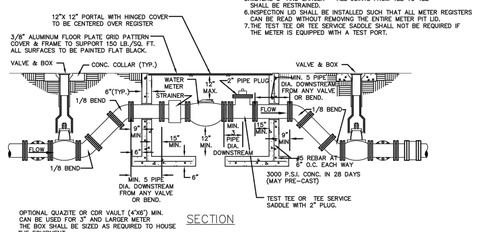
PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



PLAN

NOTE:
1. USE OF BUTTERFLY VALVES SHALL REQUIRE METER WITH DOUBLE STRAINER.
2. TURBINE METERS (CLASS II) SHALL HAVE U.L. APPROVED STRAINERS
3. COMPLETE BY–PASS ASSEMBLY IS REQUIRED ON ALL METERS.
4. VALVES: GREATER THAN 2" SHALL BE MECHANICAL JOINT GATE VALVES.
5. METERS 3" AND LARGER – ALL JOINTS FROM TEE TO TEE SHALL BE RESTRAINED.
6. INSPECTION LID SHALL BE INSTALLED SUCH THAT ALL METER REGISTERS CAN BE READ WITHOUT REMOVING THE ENTIRE METER PIT LID.
7. THE TEST TEE OR TEE SERVICE SADDLE SHALL NOT BE REQUIRED IF THE METER IS EQUIPPED WITH A TEST PORT.



SECTION

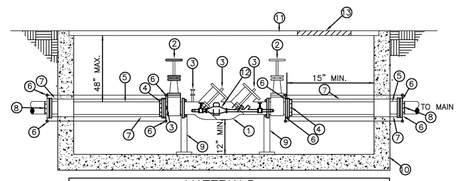
WATER METER INST. 3" AND LARGER

City of Port Wentworth
TECHNICAL DETAILS

W–15

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



MATERIALS

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

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

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

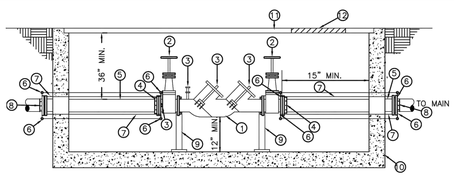
FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

City of Port Wentworth
TECHNICAL DETAILS

W–22

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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



MATERIALS

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

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

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

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (B)

City of Port Wentworth
TECHNICAL DETAILS

W–21

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON DANE CHANCEY

NO.	REVISIONS	BY	DATE

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Wilmington, NC | Wilmington, NC

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

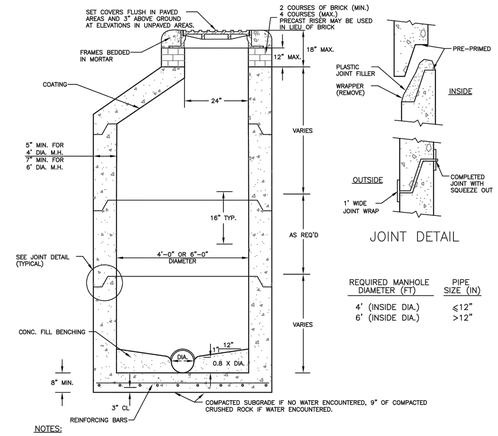
118,000 SF DISTRIBUTION CENTER

DETAILS – SHEET 4

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1.1108'

C15

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



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

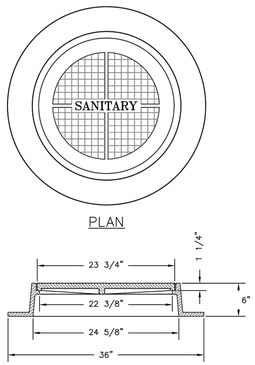
NOTES:

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

PRECAST CONCRETE MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-1

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



NOTE:

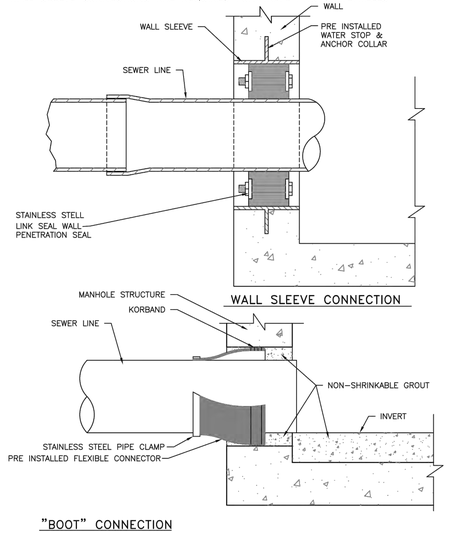
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 195-ORS. TOTAL WEIGHT 325# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM OF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

MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
S-2

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

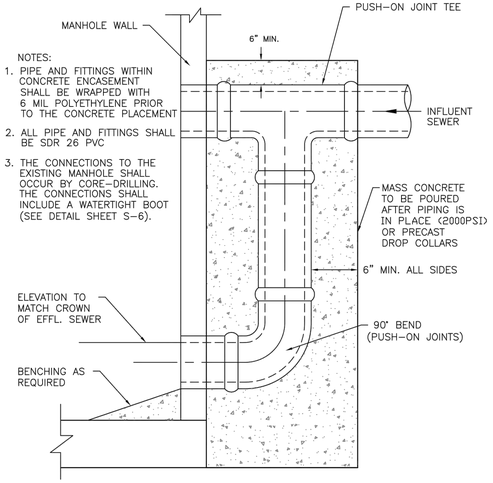
NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

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



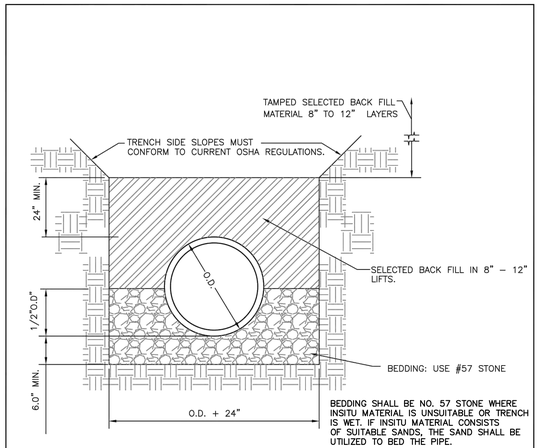
NOTES:

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

DROP MANHOLE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-7

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

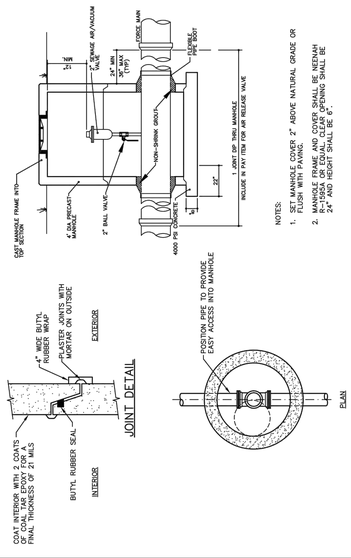


BEDDING SHALL BE NO. 57 STONE WHERE INSITU MATERIAL IS UNSUITABLE OR TRENCH IS WET. IF INSITU MATERIAL CONSISTS OF SUITABLE SANDS, THE SAND SHALL BE UTILIZED TO BED THE PIPE.

PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

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



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
S-9

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

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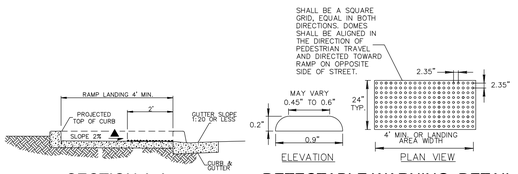
NO.	REVISIONS	BY	DATE

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
DETAILS - SHEET 5

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1.109'

C16

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

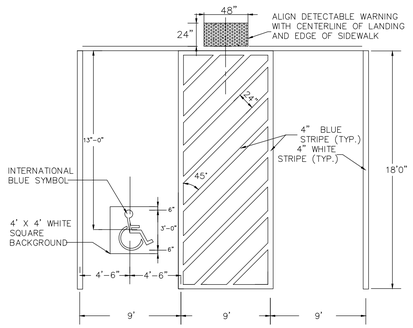


SECTION A-A

DETECTABLE WARNING DETAIL

NOTES:

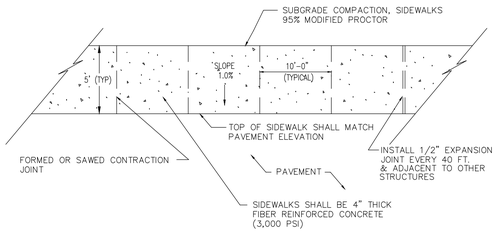
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND GARDEN CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HIEGHT 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 GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.



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

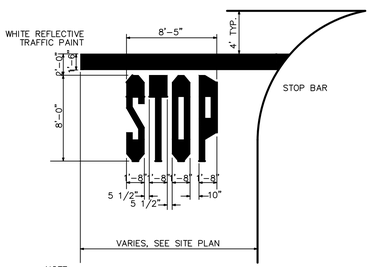
HANDICAP PARKING

NOT TO SCALE



SIDEWALK AND WALKWAY DETAILS

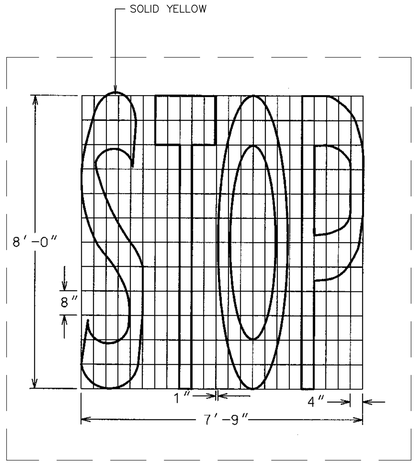
NOT TO SCALE

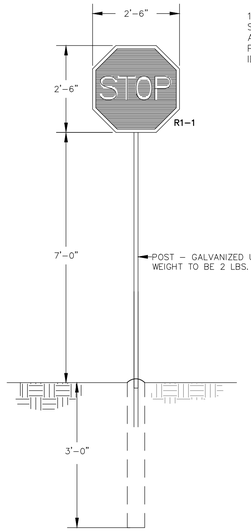


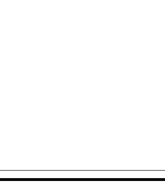
NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

TYPICAL PAVEMENT MARKINGS

NOT TO SCALE

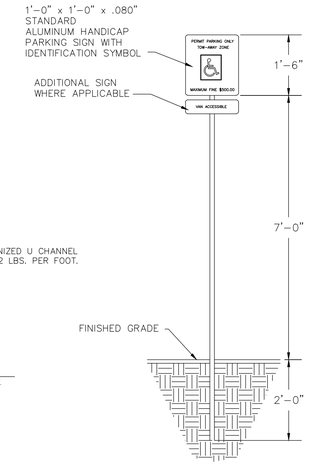


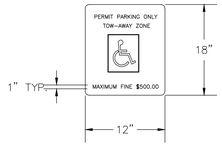




R1-1
(30)30

NOT TO SCALE





NOTE:

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

NO.	REVISIONS	BY	DATE

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Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
Brunswick, GA | Columbia, SC | Charleston, SC
Myrtle Beach, SC | Wilmington, NC

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

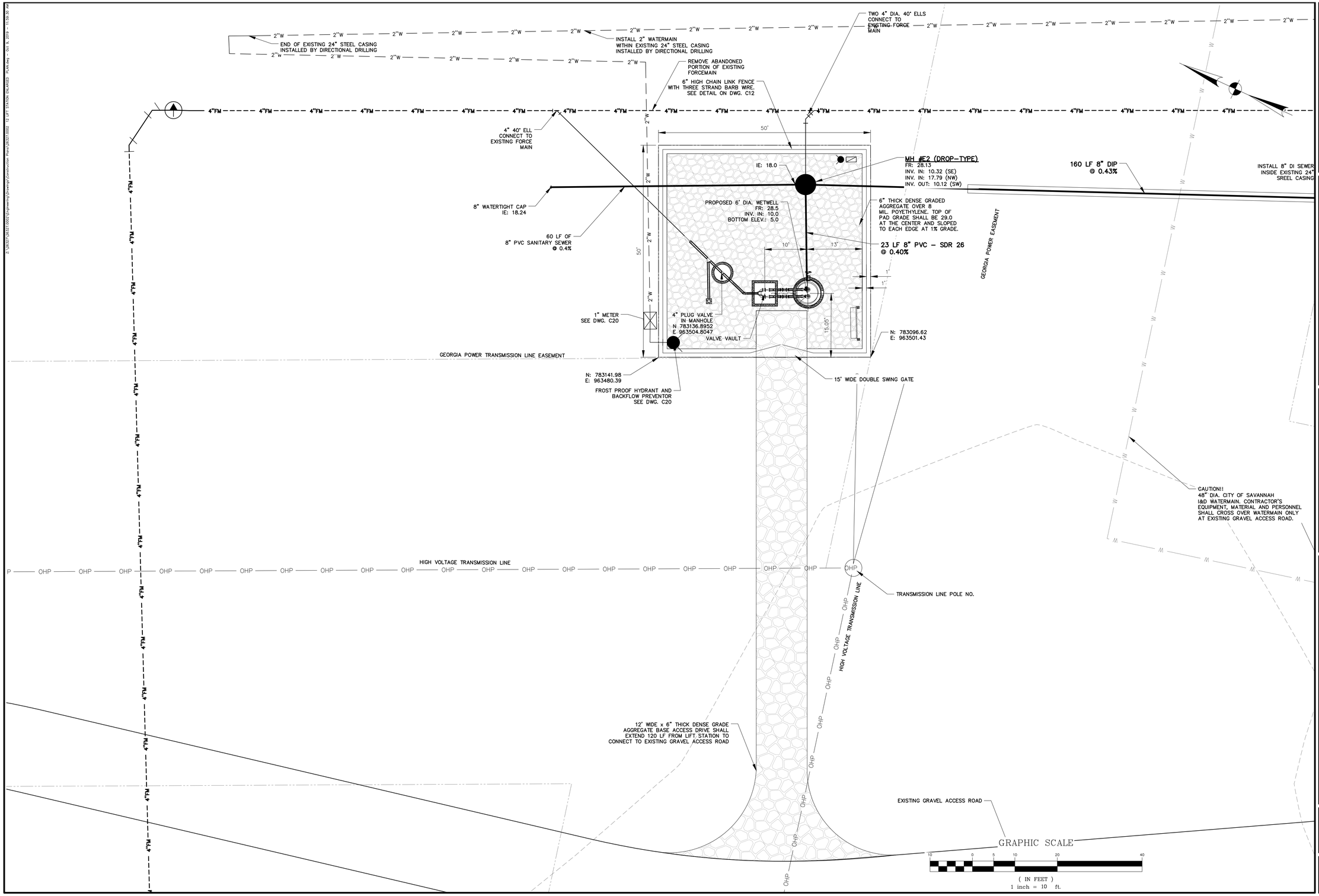
118,000 SF DISTRIBUTION CENTER

DETAILS – SHEET 6

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

C17

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CHRISTOPHER JOHNSON 11/8/19

NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
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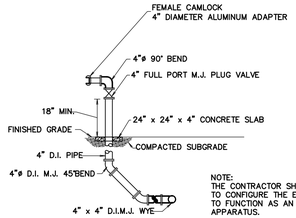
CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
LIFT STATION ENLARGED PLAN

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 10'

C18

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



NOTE:
THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO CONFIGURE THE EMERGENCY BY-PASS CONNECTION TO FUNCTION AS AN ALTERNATIVE PIG LAUNCHING APPARATUS.

1 **EMERGENCY BY-PASS CONNECTION DETAIL**
SCALE: NOT TO SCALE

PUMP DESIGN SCHEDULE

DESCRIPTION	
NO. OF PUMPS	2
PUMP CAP.(GPM)	110
RPM	1720
PHASE	3
VOLTAGE	460
MIN. HP	5
DESIGN TOTAL DYNAMIC HEAD	34'

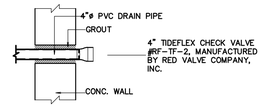
NOTE:
1. INITIAL PUMPS SHALL BE EQUIVALENT TO FLYGT MODEL CP-3102 WITH 434 IMPELLER.

WET WELL DESIGN SCHEDULE

DESCRIPTION	ELEVATION
INFLUENT ELEV.	10.00
START LAG PUMP	9.0
START LEAD PUMP	8.5
BOTTOM ELEV.	5.5
TOP SLAB ELEV.	28.5
ALARM ELEV.	9.5
STOP PUMPS	7.25
WET WELL DIA.	6'-0"

NOTE:
1. ALL WETWELL PIPING SHALL BE FLANGED DIP. UNFLANGE FITTINGS OR DRESSER COUPLINGS SHALL NOT BE ALLOWED.

NOTE:
VALVE PIT HATCH SHALL HAVE A CLEAR OPENING OF 4'-0" x 6'-0" WITH A LOAD CAPACITY OF 150 LBS/ SQ. FOOT. HATCH COVER SHALL BE MADE OF ALUMINUM ALLOY 6063-T5 & T6 WITH NEOPRENE GASKET TO MAKE HATCH WATER TIGHT.



2 **CHECK VALVE DETAIL**
SCALE: NOT TO SCALE

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

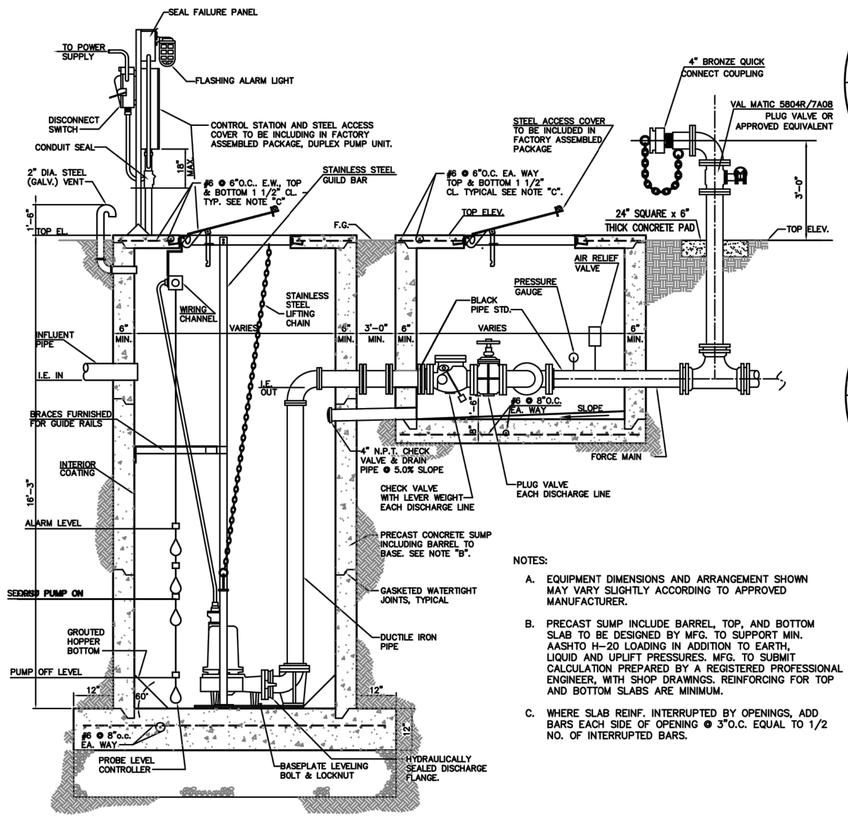
SANITARY SEWER LIFT STATION

City of Port Wentworth

TECHNICAL DETAILS

S-10

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



NOTES:

A. EQUIPMENT DIMENSIONS AND ARRANGEMENT SHOWN MAY VARY SLIGHTLY ACCORDING TO APPROVED MANUFACTURER.

B. PRECAST SUMP INCLUDE BARREL, TOP, AND BOTTOM SLAB TO BE DESIGNED BY MFG. TO SUPPORT MIN. AASHTO H-20 LOADING IN ADDITION TO EARTH, LIQUID AND UPLIFT PRESSURES. MFG. TO SUBMIT CALCULATION PREPARED BY A REGISTERED PROFESSIONAL ENGINEER, WITH SHOP DRAWINGS. REINFORCING FOR TOP AND BOTTOM SLABS ARE MINIMUM.

C. WHERE SLAB REINF. INTERRUPTED BY OPENINGS, ADD BARS EACH SIDE OF OPENING @ 3"O.C. EQUAL TO 1/2 NO. OF INTERRUPTED BARS.

1.00 PUMP STATION NOTES:

1.01 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY.

1.02 CONTRACTOR SHALL NOTIFY THE ENGINEER OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE CONTRACT DOCUMENTS.

1.03 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. THE STRUCTURAL ELEMENTS ARE NOT STABLE UNTIL THE STRUCTURE IS COMPLETE.

1.04 REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

1.05 CHAMFER OR ROUND ALL EXPOSED CORNERS MINIMUM 1".

1.06 REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH (NOT FORMED)	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THROUGH #18 BARS	2"
#5 BARS AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
SLABS, JOISTS AND WALLS	1"
BEAMS (STIRRUPS)	1 1/2"

1.07 PRECAST CONCRETE DESIGN, MANUFACTURE AND ERECTION SHALL CONFORM TO THE FOLLOWING:
A. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.
B. PCI MNL-117 "MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRECAST CONCRETE PRODUCTS", LATEST EDITION.
C. PCI DESIGN HANDBOOK, LATEST EDITION.

1.08 CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5,000 PSI.

1.09 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.

1.10 PRECAST WET WELL MANUFACTURER IS TO PREPARE AND SUBMIT TO THE ENGINEER DESIGN DETAILS AND CALCULATIONS FOR THE STRUCTURES SHOWN BASED ON THE DESIGN CRITERIA SPECIFIED. THE DESIGN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA EXPERIENCED IN THE DESIGN OF PRECAST CONCRETE. THE DESIGN SHALL INCLUDE PROVISIONS FOR HANDLING STRESSES AND CONSTRUCTION LOADS. REPRODUCED COPIES OF ASTM C1433 "STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MONOLITHIC BOX SECTIONS FOR CULVERTS, STORM DRAINS AND SEWERS" WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR DESIGN.

PUMP STATION DESIGN CRITERIA

CONCRETE:	f'c	5,000 PSI
REINFORCING:	fy	60,000 PSI
SOIL LOADING:	γd	= 110 PCF
	γs	= 60 PCF
SUBSURFACE WATER ELEV.:		±5 FT. BELOW GROUND LEVEL

1.11 ALL BACKFILL SHALL BE SELECT STRUCTURAL FILL AND WILL BE FREE OF ORGANICS, ROOTS, OR OTHER DELETERIOUS MATERIALS. IT SHALL BE NON-PLASTIC GRANULAR MATERIAL CONTAINING LESS THAN 25 PERCENT FINES PASSING THE NO. 200 SIEVE.

1.12 ALL STRUCTURAL FILLS SHALL BE PLACED IN THIN (EIGHT TO TEN INCHES LOOSE) LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).

1.13 FILL BROUGHT TO THE SITE SHALL BE WITHIN THREE PERCENT (WET OR DRY) OF THE OPTIMUM MOISTURE CONTENT. SOME MANIPULATION OF THE MOISTURE CONTENT (SUCH AS WETTING, DRYING) WILL BE REQUIRED DURING THE FILLING OPERATION TO OBTAIN THE REQUIRED DEGREE OF COMPACTION.

1.14 CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS FOR ALL FILL MATERIAL WITHIN AREA OF THE WETWELL AND THE VALVE PIT. A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED AND RESULTS SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION OF SLABS.

1.15 WET WELL AND RECEIVING MANHOLE SHALL BE LINED WITH A 100% SOLIDS EPOXY COATING SYSTEM SPECIFICALLY TO WITHSTAND THE SEWER EFFECTS OF HYDROGEN SULFIDE WITHIN THE WET WELL. COATING SYSTEM SHALL BE RAVEN 405 (NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF ENGINEER) AND WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL CONCRETE SURFACES SHALL BE CLEANED AND PREPARATION COMPLETE PRIOR TO INSTALLATION.

1.17 THE CONTRACTOR SHALL COORDINATE MATERIAL AND EQUIPMENT STORAGE AREAS WITH THE OWNER.
1.16 EXTERIOR OF WET WELL SHALL BE COATED WITH ACRYLIC DAMP PROOF COATING SYSTEM EQUIVALENT TO CONSEAL CS-55.
1.18 ALL BOLTS, GUIDE RAILS, HANGERS AND LIFTING APPARATUS INSIDE WET WELL SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED.

1.19 ALL ABOVE GROUND EMERGENCY PUMP PIPING AND COMPONENTS SHALL BE PRIMED AND PAINTED WITH AN EPOXY/POLYURETHANE COATING SYSTEM (MINIMUM OF 2 COATS) EQUIVALENT TO TNEMEC SERIES 66 OR 69 HIGH BUILD EPOXOLINE (A MINIMUM DRY FILM THICKNESS OF 5 MILS). COLOR SHALL BE DARK GREEN (FINAL COLOR SELECTION BY CITY). PIPING, VALVES, AND FITTINGS SHALL NOT BE PAINTED UNTIL OWNER AND ENGINEER HAVE ACCEPTED INSTALLATION. DO NOT PAINT ALUMINUM QUICK CONNECT COUPLINGS OR ALUMINUM COMPONENTS.

1.20 PROVIDE SENSOR PROBE, FLOATS, CABLES AND WIRE AS REQUIRED FOR THE MONITORING AND CONTROL SYSTEM. SECURE FLOAT CABLES TO MONOFILAMENT WITH WEIGHTED FLEXIBLE BOTTOM TO PREVENT TANGLING. NO SPLICING ALLOWED.

1.21 ALL CONDUIT ENTERING THE PUMP STATION SHALL BE SEALED AIR TIGHT AT THE MOTOR JUNCTION BOXES WITH DUCT SEAL.

1.22 COORDINATE GRAVITY SEWER INVERT ELEVATIONS WITH HORIZONTAL CONSTRUCTION.

2.00 PUMP CONTROLLER AND SCADA SYSTEM NOTES:

2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, PROGRAMMING, COMMISSIONING AND ENGINEERING ALL COMPONENTS OF THE PUMP CONTROLLER/SCADA SYSTEM TO MEET THE CITY OF SAVANNAH SPECIFICATION (SEE ELECTRICAL PLANS).

2.02 NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THE FURNISHING, INSTALLING, PROGRAMMING AND TESTING OF THE PUMP CONTROLLER/SCADA SYSTEM. PAYMENT SHALL BE INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE PUMP STATION. PAYMENT SHALL INCLUDE ALL EQUIPMENT, INSTRUMENTATION, CONTROLS, SENSORS, ANTENNA, TRANSMITTERS, MOUNTING, ANTENNA POLE, CALIBRATION, PROGRAMMING, TESTING, AND ALL INCIDENTALS REQUIRED TO PROVIDE COMPLETE SYSTEM.

3.00 ELECTRICAL NOTES:

3.01 ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR WITH A LOCAL BUSINESS LICENSE.

3.02 ELECTRICAL PERMITS SHALL BE OBTAINED FROM AND FEES PAID TO THE AUTHORITY HAVING JURISDICTION.

3.03 ELECTRICAL CONTROLS SHALL BE MOUNTED ABOVE THE 100 YEAR FLOOD ELEVATION.

3.04 ALL CONDUITS INTO THE CONTROL PANEL MUST BE SEALED.

3.05 ELECTRICAL CONTROLS TO BE LABELED WITH 1"x3" BLACK PLACARD WITH 1/2" WHITE LETTERS FOR LABELING ALL CONTROLS.

3.06 ALL TERMINATIONS SHALL BE MADE IN ACCORDANCE WITH NFPA 70 NATIONAL ELECTRIC CODE STANDARDS.

4.01 PRECAST WET WELL DESIGN SHOWN FOR BIDDING PURPOSES ONLY. ACTUAL DESIGN SHALL BE BY PRECAST MANUFACTURER.

4.02 CONTRACTOR IS RESPONSIBLE FOR PROCURING THE SERVICES OF A GEOTECHNICAL ENGINEER DETERMINING SOIL CONDITIONS, CHARACTERISTICS, GEOTECHNICAL PARAMETERS, FOUNDATION AND BACK FILL REQUIREMENTS WITH ANY AND ALL INVESTIGATIONS, BORINGS, AND STUDY NECESSARY. WET WELL SUB-BASE DESIGN SHOWN IS A MINIMUM REQUIREMENT TO AID IN BIDDING. ACTUAL FOUNDATION DESIGN SHALL BE BY CONTRACTOR'S GEOTECHNICAL ENGINEER.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORME CUNNINGHAM

NO.	REVISIONS	BY	DATE

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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
LIFT STATION DETAILS -SHEET 1

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 53.0447'

C19

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

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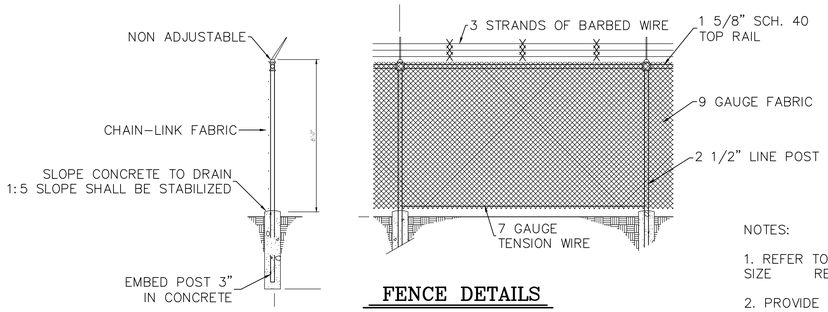
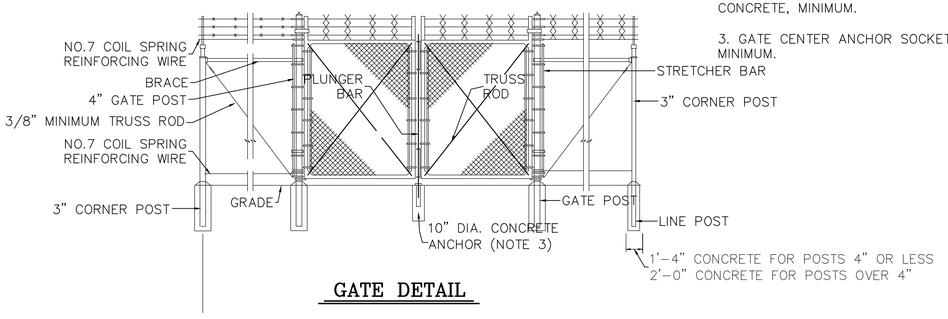


FENCE DETAILS

NOTES:

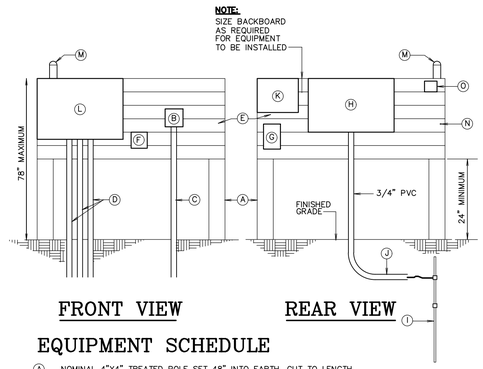
1. REFER TO STANDARD SPECIFICATIONS FOR SITE SIZE REQUIREMENTS.
2. PROVIDE DUCK BILL GATE STOPS. STOPS ARE TO BE ANCHORED IN ONE CUBIC FOOT OF CONCRETE, MINIMUM.
3. GATE CENTER ANCHOR SOCKET SHALL BE 3" MINIMUM.



GATE DETAIL

PUMP STATION FENCE DETAIL

NOT TO SCALE



FRONT VIEW

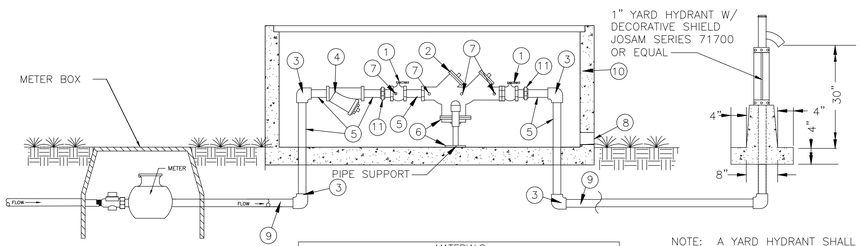
REAR VIEW

EQUIPMENT SCHEDULE

- (A) NOMINAL 4"X4" TREATED POLE SET 48" INTO EARTH. CUT TO LENGTH AS REQUIRED IN THE FIELD.
- (B) REVENUE METER
- (C) FEEDER CONDUIT FROM THE UTILITY TRANSFORMER
- (D) CONDUITS TO THE WET WELL FOR POWER AND CONTROL
- (E) NOMINAL 2" X 8" TREATED LUMBER, FRONT AND BACK, PAINTED WITH TWO COATS OF FLAT GRAY PAINT.
- (F) OPEN
- (G) POWER RECEPTACLE
- (H) SURGE PROTECTION EQUIPMENT
- (I) COPPERWELD GROUND RODS (3/4"X10'). THREE REQUIRED SPACED 10' ON CENTER IN A TRIANGULAR CONFIGURATION, WITH THE GROUND CONDUCTOR FORMING A CLOSED DELTA LOOP ON THE GROUND RODS.
- (J) PROVIDE SEPARATE NO.6 BARE COPPER FOR SURGE PROTECTION AND SERVICE GROUND. CONNECT EACH TO THE GROUND FIELD.
- (K) OPEN
- (L) CONTROL CABINET
- (M) ALARM LIGHT–––WEATHERPROOF
- (O) ALARM HORN

CONTROL PANEL DETAIL

NOT TO SCALE



MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL)
5	6	BRASS OR SCH 80 NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN
9		SCH 80 PVC
10		ENCL. PER CITY SPECS FOR TYP. METER PIT
11	2	UNION

NOTE: A YARD HYDRANT SHALL BE PROVIDED AT EACH PUMP STATION SITE.

NOTES:

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

PUMP STATION YARD HYDRANT DETAIL

NOT TO SCALE

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORME CHANCEY

NO.	REVISIONS	BY	DATE

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LIFT STATION DETAILS – SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

C20

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

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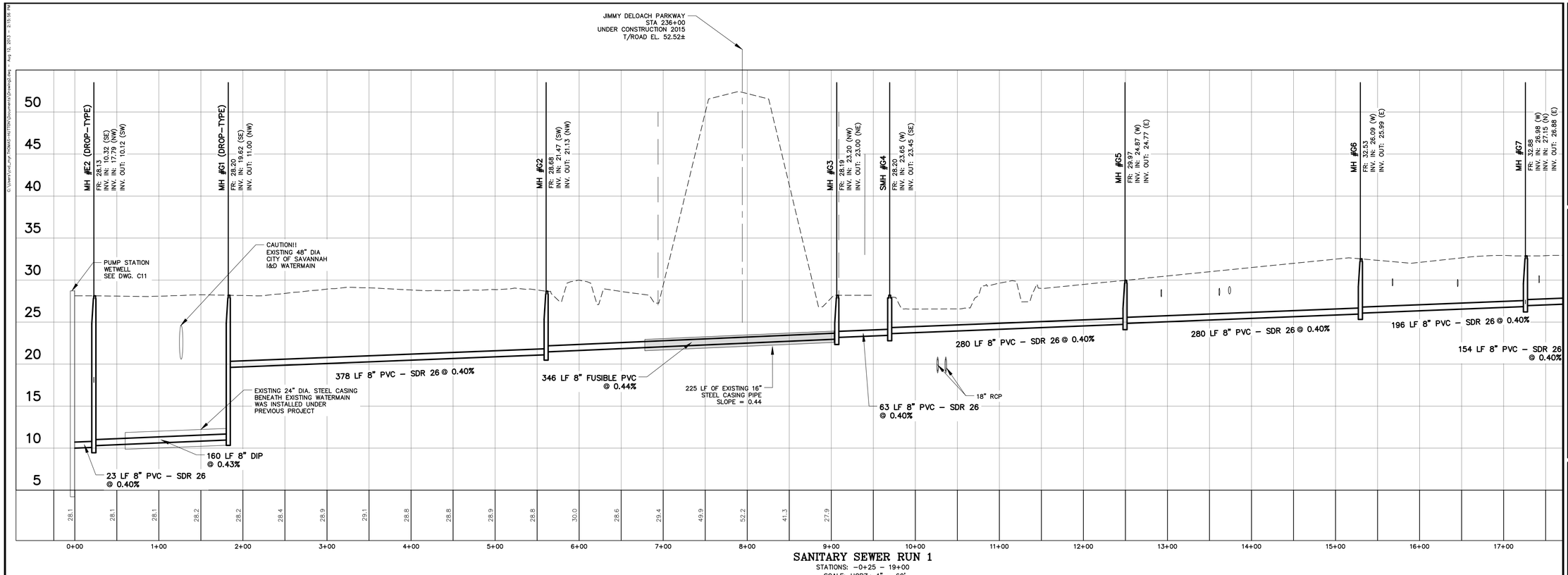
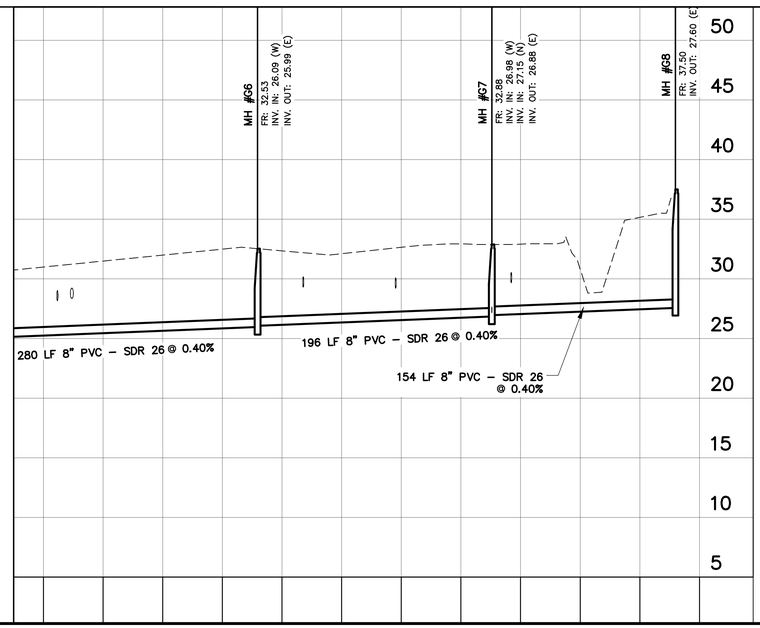


SANITARY SEWER RUN 1
STATIONS: –0+25 – 19+00
SCALE: HORZ.: 1" = 60'
VERT.: 1" = 6'



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CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
SEWER PROFILES

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	AS NOTED

C21

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

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

SWCD: COASTAL
PROJECT NAME: 118,000 SF DISTRIBUTION CENTER
CITY/COUNTY: PORT WENTWORTH / CHATHAM

ADDRESS: 1500 CROSSGATE ROAD
DATE ON PLANS: 11/8/19
REVISED DATE:

ATTACHED YES — 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN THE LAND-DISTURBING ACTIVITY WAS PERMITTED. (THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED) (PERMIT IV.D.1 PG 26)

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

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

PLEASE FIND ON EACH SHEET OF THIS PLAN THE GSWCC LEVEL II CERTIFICATION NUMBER, SIGNATURE AND SEAL FOR MR. JASON CHAMBLESS, PE.

ECO.1 YES — 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 CHECK LIST. (A COPY OF THE THE WRITTEN APPROVAL BY EPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. (PERMIT IV.D3 PG 27)

AREA OF DISTURBANCE DOES NOT EXCEED 50 ACRES.

ECO.1 YES — 4. THE NAME AND PHONE NUMBER OF 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS. (PERMIT II.B.1.c PG 12)

COMPANY NAME CROSSGATE INDUSTRIAL INVESTORS, LLC
POINT OF CONTACT JOHN CRANE
PHONE NUMBER 770-560-5333

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

COMPANY NAME POINT OF CONTACT
ADDRESS EMAIL ADDRESS
CITY, STATE ZIP PHONE NUMBER

ECO.1 YES — 6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION. (PERMIT IV.D.2 c PG 27)

TOTAL PARCEL ACREAGE IS 31.54 ACRES.
TOTAL DISTURBED ACREAGE FOR THE PROJECT IS 23.1 ACRES.

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

CONSTRUCTION EXITS ARE LOCATED AT:
NORTH ENTRANCE ON HWY 21 - LAT: N32.1497; LONG: W81.1789
SOUTH ENTRANCE ON CROSSGATE - LAT: N32.1472; LONG: W81.1739

ALL YES — 8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.

PLEASE FIND THE INITIAL DATE OF THE PLAN AND ALL REVISIONS ON THE COVER SHEET AS WELL AS EACH INDIVIDUAL SHEET OF THE PLAN.

ECO.1 YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY. (PERMIT IV.D.2 a PG 27)

THE EXISTING SITE CONSIST OF A WOODED THAT IS BISECTED BY WATER AND POWER LINES AND CLEARED AREAS IN WHICH THE UTILITIES ARE LOCATED. THE CONSTRUCTION ACTIVITY AT THE SITE WILL INVOLVE MASS GRADING FOR THE CONSTRUCTION OF A 118,000 SF DISTRIBUTION CENTER THAT MUST BE PRELOADED WITH SOIL, ASSOCIATED TRUCK COURTS AND EMPLOYEE PARKING. EROSION CONTROL MEASURES, DRAINAGE INFRASTRUCTURE AND PONDS WILL BE IMPLEMENTED TO FACILITY DRAINAGE AND MINIMIZE EROSION.

COVER YES — 10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY. (PERMIT IV.D.2 e PG 27)

PLEASE FIND THE VICINITY MAP LOCATED ON THE COVER SHEET OF THE PLANS

ECO.1.0.3 YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. (PERMIT IV.D.2.f PG 27)

THE RECEIVING WATERS FOR THE PROJECT ARE CHANNELS ALONGSIDE THE JIMMY DELOACH PARKWAY THAT DISCHARGE TO PIPEMAKERS CANAL THAT IS TRIBUTARY TO THE SAVANNAH RIVER. SEE QUAD MAP ON SHEET ECO.3.

ECO.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 AUTHORIZED AGENT UNDER MY SUPERVISION.

JASON O. CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2020

ECO.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 BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 19 OF THE PERMIT.

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

JASON O. CHAMBLESS, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION #0000055539
EXPIRATION DATE: 9/12/2020

ECO.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 BMP'S WITHIN 7 DAYS AFTER INSTALLATION, IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT.

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

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

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

DATE OF INSPECTION: _____

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

_____ _____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN

_____
_____
_____
_____

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

ECO.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." (PART IV.(i)-(iv) PG 19-24 OF THE PERMIT).

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION NOR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ECO.1 YES — 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.

NO BUFFER ENCROACHMENTS ARE PRESENT ON SITE.

ECO.1 YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.", (PART IV.C PG 26 OF PERMIT).

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

ECO.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. (PERMIT IV.D.3.c(i) PG 30).

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

ECO.1 YES — 19. CLEARLY NOTE THE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

ECO.1 YES — 20. CLEARLY NOTE THE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ECO.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." (PERMIT IV.D.3.a.(i) PG 28).

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

N/A — 22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN ONE 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 I LISTING ALL THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. (PERMIT III.C.2.a-v PG 15-17)

WE ARE WITHIN 1 MILE OF SAVANNAH RIVER, WHICH IS LISTED AS AN IMPAIRED STREAM BUT HAS NO DESIGNATION.

N/A — 23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST 6 MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. (PERMIT III.C.I PG 15)

THERE IS NO TMDL PLAN FOR THIS SECTION OF THE SAVANNAH RIVER.

ECO.1 YES — 24. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT IV.D.3.c(6) PG 31).

NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

ECO.1 YES — 25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 31).

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

SPILL CLEANUP AND CONTROL PRACTICES

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

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

ECO.1 YES — 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. (PERMIT IV.D.3.b PG 29).

THE MAIN PERMANENT EROSION CONTROL PRACTICE AT THE POND DISCHARGES IS RIP-RAP. THE PONDS INCLUDE WIDE DISCHARGE POINTS OR WEIRS (20' WIDE)TO HELP SPREAD THE FLOW OVER A LARGE AREA AND TO DECREASE VELOCITIES. THE LARGEST VELOCITY DISCHARGING FROM THE PONDS IS JUST OVER 5 FT/S. IN ADDITION, THE SITES CLOSE PROXIMITY TO LITTLE HEARST BRANCH PREVENTS ADDITIONAL SEDIMENT FROM BEING CARRIED OFFSITE. RIP-RAP IS INSTALLED ON ALL OUTFALL LOCATIONS. PERMANENT GRASSING AND LANDSCAPING WILL BE INSTALLED TO PROTECT EARTHEN AREAS FROM EROSION ONCE CONSTRUCTION IS COMPLETE.

ECO.1 YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE, (PERMIT IV.D.3.c.(2) PG 30).

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

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

POLLUTANT PREVENTION

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

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

GOOD HOUSEKEEPING

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

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND

SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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

CONCRETE TRUCK WASHING- NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

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

JASON O. CHAMBLES
GSWCC LEVEL II
CERTIFIED DESIGN PROFESSION.
CERTIFICATION #
0000055539
EXPIRES: 9/12/20

NO.	REVISIONS	BY	DATE

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

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
ESPC NOTES - SHEET 1

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

EC0.1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

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

SWCD: COASTAL
PROJECT NAME: 118,000 SF DISTRIBUTION CENTER
CITY/COUNTY: PORT WENTWORTH / CHATHAM

ADDRESS: 1500 CROSSGATE ROAD
DATE ON PLANS: 11/8/19
REVISED DATE:

ECO.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 BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

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

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

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

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
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. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
11. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1					3
PERIMETER BMPS	■					
SITE CLEARING		■				
TEMPORARY SEDIMENT CONTROL BMPS	■					
SITE GRADING		■	■	■	■	
TEMPORARY GRASSING		■	■	■		
PERMANENT GRASSING					■	■
FINAL STABILIZATION/ BMP REMOVAL						■
BMP MAINTENANCE	■	■	■	■	■	■

ECO.2 | YES

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

INSPECTIONS AND RECORD KEEPING

A. PRIMARY PERMITTEE:

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (a) ALL AREAS OF THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT. (b) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAYS UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONAL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (a) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE. (b) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION. AND (c) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.a.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.e. UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.a.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

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

CHAD GRASS
THOMAS & HUTTON
BOX 2727
SAVANNAH, GA 31402
912.234.5300

ECO.2 | YES

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

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

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
   (1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
   (2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
   (3) WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX b. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
   (4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
   1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
   2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
   3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
   4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
   5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. OF THE PERMIT.

c. SAMPLING POINTS: THERE WILL BE 2 STORM WATER SAMPLING LOCATIONS. THE SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR 100001, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE ALL SAMPLING.
   I. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:
      A. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
      B. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
      C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNELS(S).
      D. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.
      E. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
      F. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
      G. PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 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).
      A. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY
   I. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
   2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
   3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
      A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
      B. IN ADDITION TO (A.) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THE PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATIONS, WHICHEVER COMES FIRST;
      C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
      D. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.a.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
      E. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

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

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES , WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF 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. IF AN ELECTRONIC SUBMITTAL IS PROVIDED BY EPD THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY; IF REQUIRED, A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORNE CHAMBLEE

JASON O. CHAMBLEE
GSWCC LEVEL II
DESIGN PROFESSION
CERTIFICATION #
0000055539
EXPIRES: 9/12/20

NO.	REVISIONS	BY	DATE

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

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

ESPC NOTES -SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

EC0.2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

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

SWCD: COASTAL
PROJECT NAME: 118,000 SF DISTRIBUTION CENTER
CITY/COUNTY: PORT WENTWORTH / CHATHAM

ADDRESS: 1500 CROSSGATE ROAD
DATE ON PLANS: 11/8/19
REVISED DATE:

ECO.3 | YES — 32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 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 A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.
   - COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.
   - A COPY OF THE ES&PC PLAN REQUIRED IN PERMIT No. GAR 100001.
   - THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT No. GAR 100001.
   - A COPY OF ALL SAMPLING INFORMATION , RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100001.
   - A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100001.
   - A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2 IN PERMIT No. GAR 100001.
   - DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100001.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR100001. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

ECO.3 | YES — 33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. (PERMIT IV.D.6.a.(3) PG 33-35)

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

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

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATIONS. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT No. GAR 100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 23.0 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF LESS THAN 4.99 SQUARE MILES AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. APPENDIX B WAS USED TO DETERMINE THE NTU ALLOWABLE AND DOWNSTREAM SAMPLING WILL BE PERFORMED FOR THIS PROJECT.

Appendix B
Nephelometric Turbidity Unit (NTU) Table
Warm Water (Supporting Warm Water Fisheries)

	Surface Water Drainage Area, square miles							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

EC2.1 - 2.4 | YES — 35. DELINEATE ALL SAMPLING LOCATIONS, PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. (PERMIT IV.D.6.a.(3) PG 33)

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

ECO.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 BMP'S, (2) INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND (3) FINAL BMP'S. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S, AND FINAL BMP'S ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMP'S INTO A SINGLE PHASE. (PERMIT IV.D.3 PG 27)

INITIAL PHASE - THE INITIAL PHASE OF THE ES&PC PLAN WILL INCLUDE THE INSTALLATION OF THE CONSTRUCTION EXIT AND SILT FENCE. TYPE NS SILT FENCE WILL BE USED. STORM PONDS AND DITCHES WILL BE CONSTRUCTED AND MAINTAINED DURING SITE CLEARING. EXISTING STORM DRAIN OUTLET PROTECTION WILL BE MAINTAINED AT DISCHARGE LOCATION. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY.

INTERMEDIATE PHASE/FINAL PHASE - THE INTERMEDIATE/FINAL GRADING AND DRAINAGE BMP'S WILL INCLUDE THE MAINTENANCE OF ALL SILT FENCE. STORM

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

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

EC2.1 - 2.4 | YES — 38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

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

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

NOT APPLICABLE FOR THIS PROJECT.

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

NOT APPLICABLE FOR THIS PROJECT.

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

THERE ARE NOT UNDISTURBED WETLAND BUFFERS ON THIS PROJECT.

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

ANY WETLANDS EXISTING ON SITE HAVE BEEN PERMITTED TO BE DISTURBED.

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

ALL CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE ARE CLEARLY DELINEATED ON IN THE PLANS. THEY ARE ALSO INCLUDED IN AN EXHIBIT AS PART OF THE ATTACHED STORM WATER REPORT.

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

PLEASE FIND ATTACHED WITH THIS PLAN A HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE- AND POST-DEVELOPMENT CONDITIONS ENTITLED STORMWATER REPORT.

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

RUNOFF COEFFICIENT: PRE-CONSTRUCTION CN = 76
POST-CONSTRUCTION CN = 80

ECO.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.

THE RIP-RAP CHARTS CONTAIN THE STORMWATER VELOCITIES. THE STORMWATER DISCHARGE POINTS ARE INDICATED ON THE PLANS.

ECO.3 | YES — 47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

SOILS ARE DELINEATED ON THE EROSION CONTROL SHEETS. THE SOILS FOR THE SITE ARE Lp - LAKELAND SAND (A), Ok - OGEECHEE LOAMY FINE SAND (B/D), As - ALBANY FINE SAND (A/D),

EC2.1 - 2.4 | YES — 48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

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

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

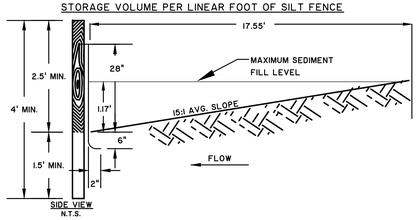
SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED.
TOTAL SITE:
THE SEDIMENT STORAGE REQUIREMENT WILL BE ACHIEVED BY UTILIZING THE SILT FENCE IN THE INITIAL PHASE AND THE PROPOSED STORM PONDS AND APPROPRIATE RETROFIT IN THE INTERMEDIATE/FINAL PHASE.

PHASE.

SEDIMENT STORAGE REQUIRED
ACREAGE = 23.1
REQUIRED ON SITE SEDIMENT STORAGE = 23.1 AC X 67 CY/AC = 1,548 CY

INITIAL SEDIMENT STORAGE
SILT FENCE STORAGE AREA / lf = (17.55 ft X 1.17 ft)/2 = 10.27 cf/lf = 0.38 cy/lf
LENGTH OF TYPE NS SILT FENCE = 7140 lf
STORAGE PROVIDED = 7140 lf X 0.38cy/lf = 2713 cy

STORAGE VOLUME PER LINEAR FOOT OF SILT FENCE



THE STORAGE PROVIDED 2,411 CY EXCEEDS THE STORAGE REQUIRED 1,541 CY

POND AND INFILTRATION BASINS:
TOTAL AREA: (BOTTOM * STORAGE DEPTH *43560 SF/AC)/27
(0.560) AC * 43560 SF/AC * 2 FT)/27 =1,807 CY

THE STORAGE PROVIDED 1,807 CY EXCEEDS THE STORAGE REQUIRED 1,541 CY

EC2.1 - 2.4 | YES — 50. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL,CHAPTER 6, WITH LEGEND.

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

ECO.1 | YES — 51. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

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

EC2.1 - 2.4 | YES — 31. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

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

EFFECTIVE JANUARY 1, 2019

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORNE CHAMBLESS

JASON O. CHAMBLESS
GSWCC LEVEL II
DESIGN PROFESSIONA
CERTIFICATION #
0000055539
EXPIRES: 9/12/20

NO.	REVISIONS	BY	DATE

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118,000 SF DISTRIBUTION CENTER

ESPC NOTES -SHEET 2

JOB NO: J-26327.0002
DATE: 11/8/19
DRAWN: SSF
DESIGNED: SSF
REVIEWED: JOC
APPROVED: JOC
SCALE: 1" = 1'

EC0.3

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

MATCH LINE - SEE SHEET NO. EC1.2

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

117,341 SF DISTRIBUTION CENTER
FF ELEV. 33.5

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	(Sd1)

INITIAL PHASE:
1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3.

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR 24
PROPOSED CONTOUR 24
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

CAUTION !!
48" DIA. CITY OF SAVANNAH WATERMAIN

CAUTION !!
16" DIA. CITY OF PORT WENTWORTH WATERMAIN

CAUTION !!
12" HIGH PRESSURE GAS MAIN

GA POWER TRANSMISSION POLE

18" CULVERT
IE: 29.48

EXIST. 18" CULVERT
NORTH IE: 23.97
SOUTH IE: 23.88

18" STEEL CULVERT INSTALLED BY JACK & BORE
LAT: N032° 08' 49"
LONG: W081° 10' 27"

BENCHMARK "PKS" IN CONCRETE
EL=28.53 (NAVD 1988)

RIGHT OF WAY

(ROLLER COMPACTED CONCRETE)

CASING FOR WATER LINE UNDER JIMMY DELOACH PARKWAY

5' WOVEN WIRE FENCE

LIMITS OF DISTURBANCE

Sd1-NS

Ok

As

Lp

JASON O. CHAMBLESS
GEORGIA REGISTERED PROFESSIONAL ENGINEER
DESIGN PROFESSIONAL
CERTIFICATION #
0000055539
EXPIRES: 9/12/20

NO.	REVISIONS	BY	DATE
			3/20/19

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ESPC INITIAL PHASE - SHEET 1

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC1.1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MATCH LINE THIS SHEET

LIMITS OF DISTURBANCE

7' CHAIN LINK FENCE

Sd1-NS

LIMITS OF DISTURBANCE

Sd1-NS

LAT: N032° 08' 59"
LONG: W081° 10' 44"
HIGHWAY 21 ENTRANCE
SEE DRAWINGS GDOT1 & GDOT2

60' WIDE
ACCESS EASEMENT

BILLBOARD

LIMITS OF DISTURBANCE

Sd1-NS

SAMPLING LOCATION

5' WOVEN WIRE FENCE

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

Sd1-NS

BENCHMARK
"BENCHTIE IN
19" PINE
EL: 3.34
(NAVD 1988)

MATCH LINE THIS SHEET

LIMITS OF DISTURBANCE

Sd1-NS

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

CAUTION !!
48" DIA. CITY OF SAVANNAH
WATERMAIN

MATCH LINE - SEE SHEET NO. EC1.1

CAUTION !!
48" DIA. CITY OF SAVANNAH
WATERMAIN

Sd1-NS

Sd1-NS

LIMITS OF DISTURBANCE

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	Sd3

INITIAL THRU FINAL PHASE:
1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SEDIMENT POND AS SHOWN (Sd3).
4. INSTALL SILT FENCE (Sd1-C)
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR 24
PROPOSED CONTOUR 24
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET ECO.1 - ECO.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORME CHAMBLESS

JASON O. CHAMBLESS
GSWCC LEVEL II
DESIGN PROFESSIONAL
REGISTRATION #
0000055439
EXPIRES: 9/12/2020

NO.	REVISIONS	BY	DATE

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ESPC INITIAL PHASE- SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC1.2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

MATCH LINE - SEE SHEET NO. EC3.2

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	Sd3

INTERMEDIATE PHASE:
1. MAINTAIN CONSTRUCTION EXIT AND SILT FENCE.
2. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
3. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR 24
PROPOSED CONTOUR 24
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC0.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

117,341 SF DISTRIBUTION CENTER
FF ELEV. 33.5

Du
Ds1
Ds2

45 LF 24" RCP @ 1.00%
46 LF 30" RCP @ 1.00%
123 LF 30" RCP @ 0.70%
107 LF 30" RCP @ 0.84%
74 LF 36" RCP @ 0.50%
99 LF 18" RCP @ 0.50%
57 LF 18" RCP @ 0.53%
100 LF 24" RCP @ 1.50%
162 LF 24" RCP @ 1.50%
273 LF 24" RCP @ 0.50%
103 LF 18" RCP @ 0.55%
70 LF 18" RCP @ 0.30%
64 LF 18" RCP @ 0.78%
40 LF 18" RCP @ 2.52%
" RCP @ 2.00%

CAUTION !! 48" DIA. CITY OF SAVANNAH WATERMAIN
CAUTION !! 16" DIA. CITY OF PORT WENTWORTH WATERMAIN
CAUTION !! 12" HIGH PRESSURE GAS MAIN

Sd1-NS
Sd2-F
Ok
As

LIMITS OF DISTURBANCE
RIGHT OF WAY
(ROLLER COMPACTED CONCRETE)
5' WOVEN WIRE FENCE

GA POWER TRANSMISSION POLE
18" CULVERT IE: 29.48
EXIST 18" CULVERT NORTH IE: 23.97 SOUTH IE: 23.88
18" STEEL CULVERT INSTALLED BY JACK & BORE
LAT: N032° 08' 49"
LONG: W081° 10' 27"
PIPE END #1 IN / OUT: 18.00 (N)
BENCHMARK "PK" IN CONCRETE ELEV. 28.53 (NAVD 1988)

GEORGIA REGISTERED LANDSCAPE ARCHITECT PROFESSIONAL JASON C. JONES

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ESPC INTERMEDIATE PHASE - SHEET I

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC2.1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft

MATCH LINE THIS SHEET

MATCH LINE - SEE SHEET NO. EC3.1

LIMITS OF DISTURBANCE

7' CHAIN LINK FENCE

Sd1-NS

Ds2 Ds1 Du

LAT: N032° 08' 59"
LONG: W081° 10' 44"

60' WIDE
ACCESS EASEMENT

HIGHWAY 21 ENTRANCE
SEE LANDSCAPE DRAWINGS C11 & C12

BILLBOARD

SILT FENCE

SAMPLING LOCATION

SILT WOVEN WIRE FENCE

BENCHMARK
BENCHTIE IN
19" PINE
EL. 33.34
(NAVD 1988)

CAUTION !!
48" DIA. CITY OF SAVANNAH
WATERMAIN

45 LF 24" RCP

46 LF 30" RCP
@ 1.00%

Ok

As

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	Sd3

INTERMEDIATE PHASE:

1. MAINTAIN CONSTRUCTION EXIT AND SILT FENCE.
2. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
3. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR 24
PROPOSED CONTOUR 24
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC0.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON ORME CUNNINGHAM 31520

NO.	REVISIONS	BY	DATE

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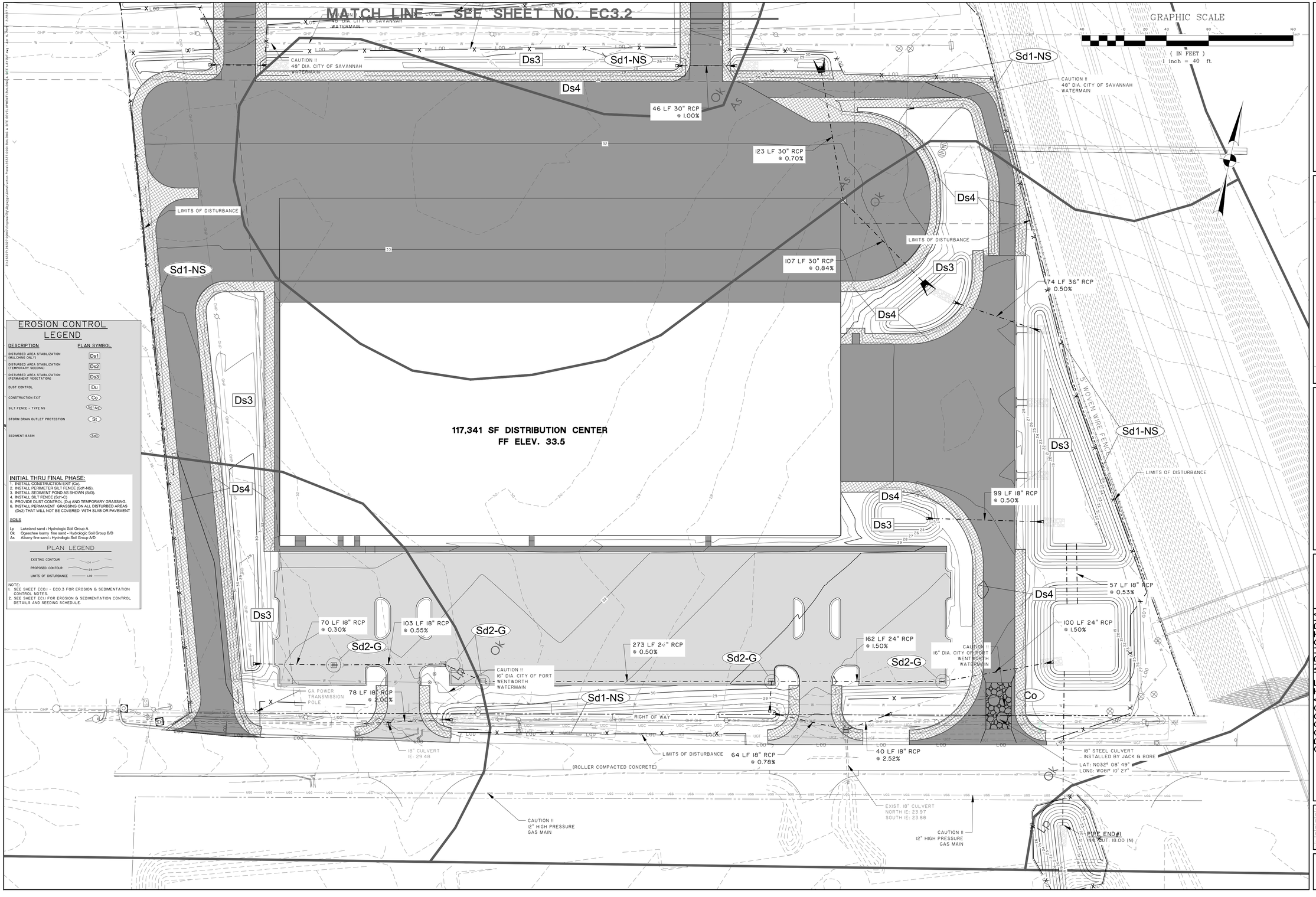
ESPC FINAL PHASE- SHEET 2

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC3.2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	SDT-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	Sd1

INITIAL THRU FINAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL PERIMETER SILT FENCE (Sdt-NS).
3. INSTALL SEDIMENT POND AS SHOWN (Sd3).
4. INSTALL SILT FENCE (Sd1-C).
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR 14
PROPOSED CONTOUR 24
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON DUNE CHRISTIANSEN

NO.	REVISIONS	BY	DATE
			3/20/19

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
118,000 SF DISTRIBUTION CENTER
ESPC FINAL PHASE - SHEET I

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC3.1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft

LIMITS OF DISTURBANCE

7' CHAIN LINK FENCE

Sd1-NS

LAT: N032° 08' 59"
LONG: W081° 10' 44"

60' WIDE
ACCESS EASEMENT

HIGHWAY 21 ENTRANCE
SEE AWINGS C11 & C12

BILLBOARD

SAMPLING
LOCATION

EL 13.13

4' WOVEN WIRE FENCE

BENCHMARK
"BENCTIE" IN
19" PINE TREE
EL 13.34
(NAVD 1988)

Ds4

Ds3

Sd1-NS

CAUTION !!
48" DIA. CITY OF SAVANNAH
WATERMAIN

MATCH LINE - SEE SHEET NO. EC3.1

46 LF 30" RCP
@ 1.00%

Ok

As

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
DISTURBED AREA STABILIZATION (MULCHING) (Ds1)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY GRASSING)	Ds2
DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	Ds3
DUST CONTROL	Du
CONSTRUCTION EXIT	Co
SILT FENCE - TYPE NS	Sd1-NS
STORM DRAIN OUTLET PROTECTION	St
SEDIMENT BASIN	Sb1

INITIAL THRU FINAL PHASE:

1. INSTALL CONSTRUCTION EXIT (Co).
2. INSTALL PERIMETER SILT FENCE (Sd1-NS).
3. INSTALL SEDIMENT POND AS SHOWN (Sd3).
4. INSTALL SILT FENCE (Sd1-C)
5. PROVIDE DUST CONTROL (Du) AND TEMPORARY GRASSING.
6. INSTALL PERMANENT GRASSING ON ALL DISTURBED AREAS (Ds2) THAT WILL NOT BE COVERED WITH SLAB OR PAVEMENT

SOILS

Lp Lakeland sand - Hydrologic Soil Group A
Ok Ogeechee loamy fine sand - Hydrologic Soil Group B/D
As Albany fine sand - Hydrologic Soil Group A/D

PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
LIMITS OF DISTURBANCE LOD

NOTE:
1. SEE SHEET EC0.1 - EC0.3 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. SEE SHEET EC1.1 FOR EROSION & SEDIMENTATION CONTROL DETAILS AND SEEDING SCHEDULE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON CRANE 25833

NO.	REVISIONS	BY	DATE

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118,000 SF DISTRIBUTION CENTER
ESPC FINAL PHASE- SHEET 2

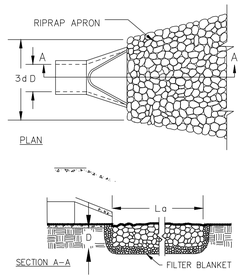
JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

EC3.2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

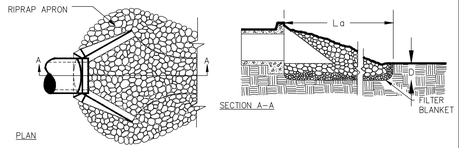
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL



DUST CONTROL

DEFINITION: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND-DISTURBING ACTIVITIES.

PURPOSE: PREVENT THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND PREVENT THE MOVEMENT OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL TO HEALTH.

TEMPORARY METHODS	PERMANENT METHODS
- MULCHES - TEMPORARY VEGETATIVE COVER - SPRAY ON ADHESIVES - TILLAGE - IRRIGATION - BARRIERS - CALCIUM CHLORIDE	- PERMANENT VEGETATION - TOPSOILING - STONE COVER

INSTALLATION:
APPLY ACCORDING TO APPROVED PLAN, IF SHOWN. MULCH DISTURBED AREAS AND TACKIFY WITH REDSINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURES RECOMMENDATIONS. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION. COVER SURFACES WITH CRUSHED STONE OR GRAVEL. APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST. APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS AS DESCRIBED IN TABLE I.

TABLE I. SPRAY-ON ADHESIVE APPLICATION REQUIREMENTS

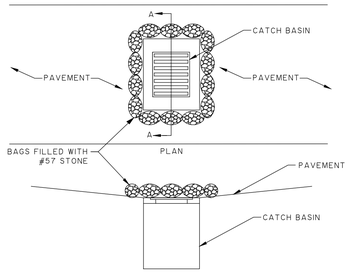
ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL / ACRE)
ANIONIC ASPHALT EMULSION	7:1 *	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1 *	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1 *	FINE SPRAY	300

MAINTENANCE:
PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
SUPPLEMENT SURFACE COVERING AS NEEDED.

Du

DUST CONTROL

NOT TO SCALE



NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION

INLET SEDIMENT TRAP
GRAVEL BAGS

NOT TO SCALE

Sd2-G

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE * RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu. 40 lbs. 3 bu.	10 lbs. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SERICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
FEBUARY	LESPEDEZA, ANNUAL * LOVEGRASS, WEEPING * RYE * RYEGRASS, ANNUAL	40 lbs. 4 lbs. 3 bu. 40 lbs.	10 lbs. 2 lbs. .5 bu. -	* BAHIA, PENSACOLA CENTIPEDE, SOD LESPEDEZA, SEDICEA 1 2 * LESPEDEZA, SEDICEA * LOVEGRASS, WEEPING	60 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. - - - 2 lbs.
MARCH	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING * RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 4 lbs. 40 lbs. 60 lbs.	10 lbs. 2 lbs. - -	BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
APRIL	LOVEGRASS, WEEPING MILLET, BROWNTOP * MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	60 lbs. 10 lbs. - 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - - 2 lbs.
JUNE	* LOVEGRASS, WEEPING MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	4 lbs. 40 lbs. 50 lbs. 60 lbs.	2 lbs. 10 lbs. - -	BAHIA, PENSACOLA * BERMUDA, UNHULLED * LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2 * LOVEGRASS, WEEPING	60 lbs. 10 lbs. 75 lbs. 75 lbs. 4 lbs.	30 lbs. 6 lbs. - - 2 lbs.

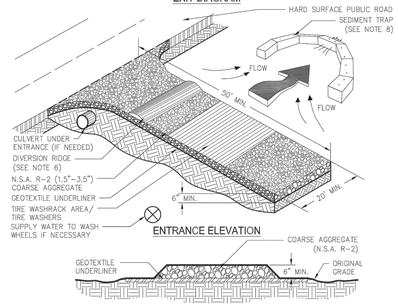
SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX	PERMANENT COVER	RATE PER ACRE: SEEDED ALONE	RATE PER ACRE: ADDED TO MIX
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	40 lbs. 50 lbs. 60 lbs.	10 lbs. - -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	- -	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY * OATS * RYE RYEGRASS, ANNUAL * WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
OCTOBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
NOVEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -
DECEMBER	BARLEY OATS RYE RYEGRASS, ANNUAL WHEAT	3 bu. 4 bu. 3 bu. 40 lbs. 3 bu.	.5 bu. 1 bu. .5 bu. - .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	60 lbs. 10 lbs. - 75 lbs.	30 lbs. 6 lbs. - -

NOTES
ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
** INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE*
1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



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

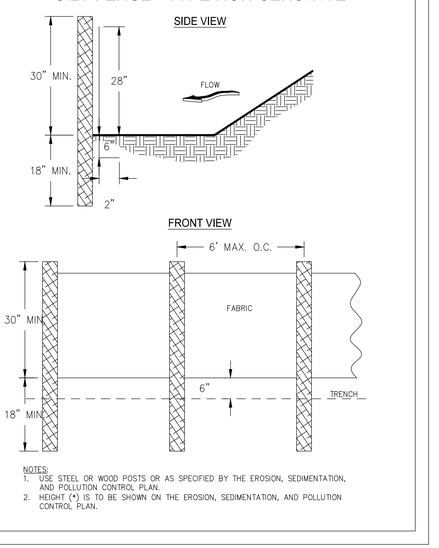
Figure 6-14.1

CONSTRUCTION EXIT

NOT TO SCALE

Co

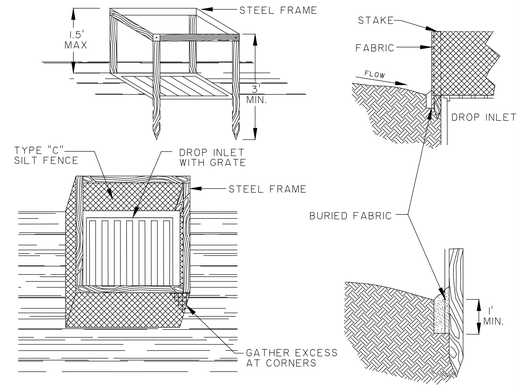
SILT FENCE - TYPE NON-SENSITIVE



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 NS

NOT TO SCALE



NOTE:
1. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE ENTRENCHED 12 INCHES AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POSTS, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS BARRIER AROUND THE INLET.

2. THE TRAP SHALL BE INSPECTED DAILY AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

3. 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 AGAIN ENTER THE INLET.
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, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

INLET SEDIMENT TRAP
FILTER FABRIC W/ SUPPORTING FRAME

NOT TO SCALE

Sd2-F

JASON O. CHAMBLE
GSWCC LEVEL II
DESIGN PROFESSIO
CERTIFICATION #
0000055539
EXPIRES: 9/12/20

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
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CROSSGATE INDUSTRIAL INVESTORS, LLC
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118,000 SF DISTRIBUTION CENTER
ESPC DETAILS

JOB NO:	J-26527.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 1'

EC4.1

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

J:\26527.0002\Engineering\Drawings\Construction Plans\ARCH\26527.0002 ESPC DETAILS.dwg - Sep 27, 2019 - 4:43:46 PM

Z:\26327\26327.0002\Engineering\Civil\Plans\26327.0002 H HWY 21 ENTRANCE LAYOUT.dwg - GDOT1, 2/20/2019 2:35:59 PM

N/F
ARTICLE VIII
CREDIT SHELTER TRUST
PIN: 7-0035-01-003
DEED BOOK 391-P PAGE 692

60' WIDE ACCESS EASEMENT TO
PARCEL ID 7-0035-01-008
PROPERTY OWNER
L-A SAVANNAH-CROSSGATE LLC

PARCEL ID 7-0035-01-003
PROPERTY OWNER
ARTICLE VIII CREDIT SHELTER

PARCEL ID 7-0035-01-003
PROPERTY OWNER
ARTICLE VIII CREDIT SHELTER

5" SOLID DOUBLE YELLOW (TYP.)

BILLBOARD

TYPE 2 ARROW WHITE (TYP.)

THERMOPLASTIC TYPE 2 ARROW WHITE (TYP.)
SEE GDOT DETAIL T-12A

INSTALL
RR-3
30" X 30"

PROPERTY LINE
RIGHT OF WAY

PROPERTY LINE
RIGHT OF WAY

N:783289.77
E: 961884.40

SINGLE SOLID WHITE 5" FROM START OF
TAPER THRU RADIUS TO POINT OF TANGENT

EDGE OF NEW PAVED SHOULDER

R1-2
(36)36

N:783302.70
E: 961852.20

SINGLE SOLID WHITE 5"

STOP

24" WIDE THERMOPLASTIC
WHITE STOP BAR

N:783269.93
E: 961825.06

TO I-95

THERMOPLASTIC TYPE 2 ARROW WHITE (TYP.)
SEE GDOT DETAIL T-12A

T-14 DETAIL "B" WHITE

5" SKIP STRIPING (WHITE)
2" SEG. 6' GAP

TWO 12' WIDE TRAVEL LANES

24" WIDE THERMOPLASTIC
WHITE STOP BAR

N:783297.29
E: 961768.68

TO SAVANNAH

ENTRANCE TO CITY OF SAVANNAH
WATER TREATMENT PLANT

POSTED SPEED LIMIT - 50 MPH

AUGUSTA ROAD / GA. STATE ROUTE 21

APPROX. 610' TO OWNER'S PROPERTY
APPROX. 1730' TO INTERSECTION WITH BONNYBRIDGE RD
APPROX. 2950' TO MP II

APPROX. 915' TO SOUTHERN CORNER OF OWNER'S PROPERTY
APPROX. 2950' TO MP II
APPROX. 1283' TO CROSSGATE ROAD / GULFSTREAM ROAD

CSX TRANSPORTATION

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

GEORGIA
JASON ORNE
PROFESSIONAL ENGINEER
11/8/19

NO.	REVISIONS	BY	DATE

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HWY 21 ENTRANCE LAYOUT

JOB NO:	J-26327.0002
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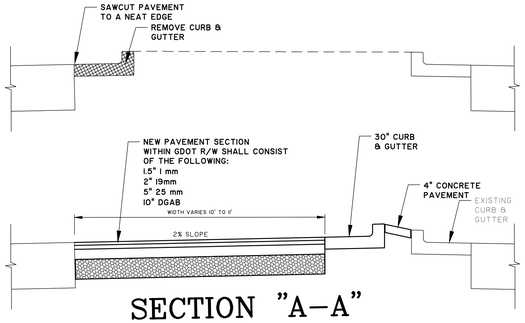
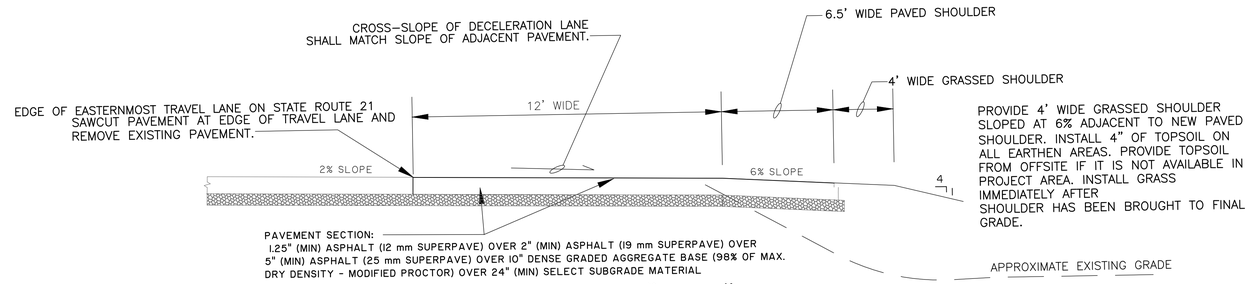
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 30'

GDOT1

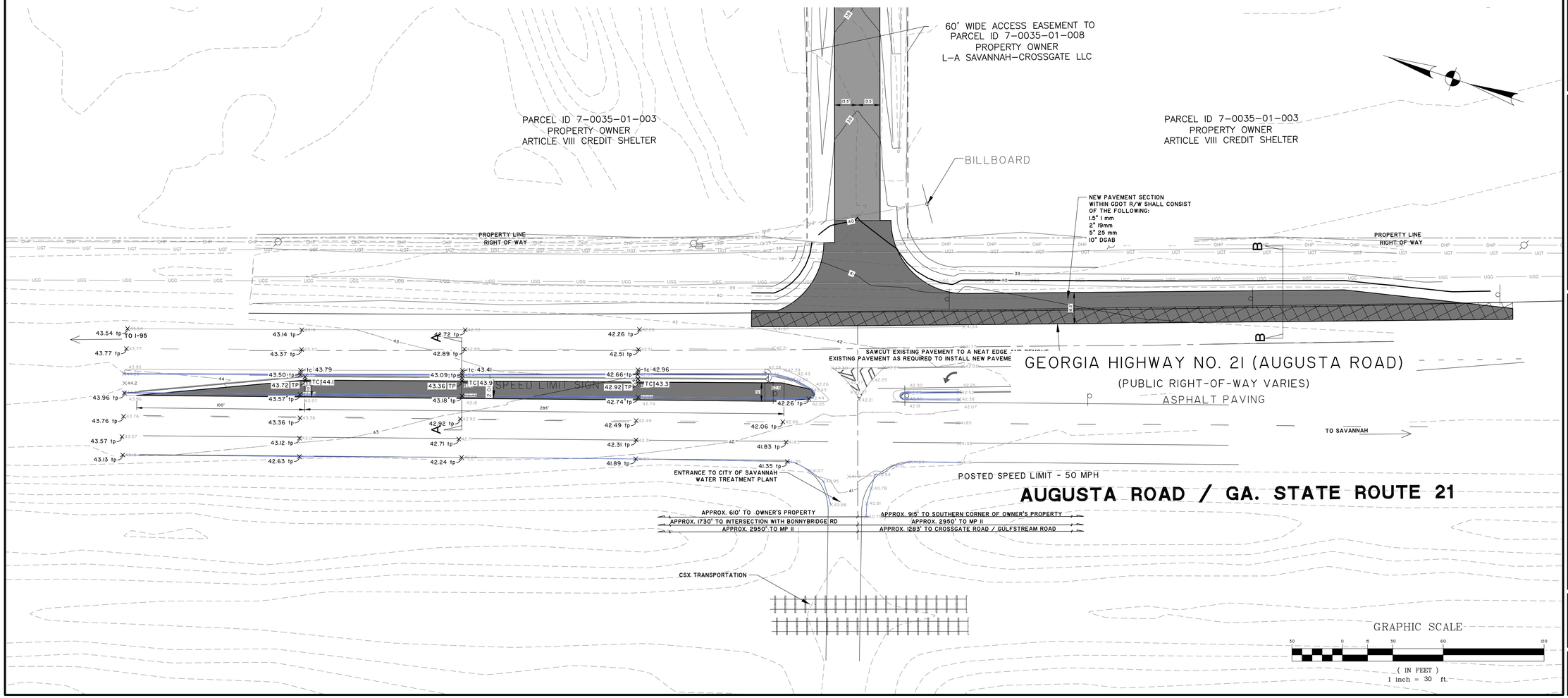
Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)



SECTION "A–A"
DECELERATION LANE SECTION
NOT TO SCALE



SECTION "B–B"
STANDARD DECELERATION LANE SECTION
NOT TO SCALE



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

THOMAS & HUTTON
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NO.	REVISIONS	BY	DATE

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HWY 21 ENTRANCE GRADING

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 30'

GDOT2

Attachment: 1500 Crossgate Rd Specific Site Plan DEC 2019 (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

MATCH LINE - SEE SHEET NO. C2

PAVEMENT CENTERED ON EXISTING WATERMAIN

CHEROKEE ROAD

PAVEMENT CENTERED ON EXISTING WATERMAIN

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GA POWER TRANSMISSION POLE

EDGE OF PVMT
N: 782762.87
E: 962501.43

CAUTION !!
48" DIA. CITY OF SAVANNAH WATERMAIN

CHEROKEE - KRAFT 46 KV

EDGE OF PVMT
N: 782631.31
E: 962931.91

PROVIDE 15' WIDE X 30' LONG 8" THICK REINFORCED CONCRETE PAVEMENT CENTERED ON EXISTING WATERMAIN

CAUTION !!
48" DIA. CITY OF SAVANNAH WATERMAIN

EDGE OF PVMT
N: 782706.40
E: 962404.22

EDGE OF PVMT
N: 782667.49
E: 962413.38

EDGE OF PVMT
N: 782601.43
E: 962442.34

PARKING SUMMARY

EMPLOYEE/VISTORS PARKING SPACES 233
(INCLUDING FOUR STANDARD AND THREE VAN ACCESSIBLE HANDICAP SPACES)

CANOPY SUPPORT COLUMN (TYP.)

5" CONCRETE PAVING

SEE DWG ___ FOR STRIPING OF VAN LOADING AREAS

N: 782561.86
E: 962471.51

GA POWER TRANSMISSION POLE

BUILDING CORNER
N: 782565.04
E: 962573.37

BUILDING CORNER
N: 782685.70
E: 963090.48

EDGE OF PAVEMENT
N: 782666.67
E: 963094.92

1. ALL SIGNS TO BE MOUNTED ON U-CHANNEL POSTS 14' IN LENGTH UNLESS OTHERWISE NOTED IN DETAILS. SEE DETAIL SHEET C17.
2. ALL SIGNS SHALL BE PLACED WITH A MINIMUM OF 2' BETWEEN BACK OF CURB OR EDGE OF PAVEMENT AND 7' VERTICALLY BETWEEN PAVEMENT AND BOTTOM OF SIGN.
3. ALL SIGNS SHALL MEET THE REQUIREMENTS OF MUTCD.
4. PEDESTRIAN / HANDICAP SIGNS TO BE MOUNTED BEHIND SIDEWALK. PROVIDE ONE 6' LONG PRECAST WHEEL STOPS FOR EACH SPACE.
5. STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF GADOT STD. SPEC.
6. AT HANDICAP PARKING SPACE PROVIDE A 3' HT-UNIVERSAL HANDICAP SYMBOL PAINTED BLUE PER DETAIL ON DRAWING C17.
7. BLUE METAL REFLECTIVE SIGN @ LEAST 12" IN WIDTH & 18" IN LENGTH & ERECTED AT SUCH HEIGHT OR IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES & CENTERED. THE FOLLOWING WORDS: "PERMIT PARKING ONLY" "TOW-AWAY ZONE", & "MAXIMUM FINE $500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP. ACCESSIBILITY CENTERED BETWEEN THE SECOND & THIRD LINES VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH FOLLOWING: " VAN ACCESSIBLE".
8. CONTRACTOR SHALL STAKE LOCATION OF PROPOSED FENCE IN THE FIELD FOR OWNER'S REVIEW PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 18" TO GET DIMENSION TO BACK OF CURB.
10. ALL PARKING SPACES ON ASPHALT OR CONCRETE SHALL BE DELINEATED BY 4" WIDE SOLID WHITE LINES.

CROSSGATE-DEAN FOREST 230 KV TRANSMISSION LINE EASEMENT

N/F
PARKER'S #16, LLC
PIN: 7-0035-01-004
DEED BOOK 223-C PAGE 507

CONCRETE SIDEWALK

BUILDING CORNER
N: 782349.82
E: 962623.58

117,341 SF DISTRIBUTION CENTER
ARCHITECTURAL PLAN DATED 10-22-19

EDGE OF PAVEMENT
N: 782333.30
E: 962625.38

LIGHT DUTY ASPHALT PAVING
2" OVER 7" IN PARKING AREAS

7" CONCRETE PAVING

EDGE OF PAVEMENT
N: 782489.42
E: 963136.26

BUILDING CORNER
N: 782470.48
E: 963140.69

CONCRETE SIDEWALK

18" CURB AND GUTTER

EDGE OF CURB
N: 782494.85
E: 963302.38

JIMMY DELOACH PARKWAY

5' WOVEN WIRE FENCE

18" CURB AND GUTTER

CONCRETE FLUME

N: 782559.14
E: 963271.98

PROPERTY CORNER
N: 782166.40
E: 962576.20

DO NOT ENTER

R3-2
(24)24

GA POWER TRANSMISSION POLE

N: 782152.49
E: 962609.89

18" CURB & GUTTER

N: 782181.9042
E: 962637.6177
LAT: N032° 08' 48"
LONG: W081° 10' 35"

EDGE OF PAVEMENT
N: 782210.59
E: 962654.01

R3-2
(24)24

PROPERTY CORNER
N: 782379.96
E: 963503.70

RIGHT OF WAY

3115+00

N: 782186.73
E: 962779.79

CROSSGATE ROAD
(80' PUBLIC RIGHT-OF-WAY)

00+07.15

N: 782271.86
E: 963160.34

CONCRETE PAVING

N: 782311.11
E: 963329.95

(ROLLER COMPACTED CONCRETE)

SPILLWAY

CAUTION !!
12" HIGH PRESSURE GAS MAIN

CAUTION !!
12" HIGH PRESSURE GAS MAIN

BENCHMARK
"PKS" IN CONCRETE
EL. 28.33
(NAVD 1988)

NO	REVISIONS	BY	DATE
1	SHIFTED BUILDING AND REVISED TRUCK AREA	SSF	1/9/2020
			3/20/19

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA

118,000 SF DISTRIBUTION CENTER

SITE LAYOUT - SHEET 1

JOB NO:	J-26327.0002
DATE:	11/8/19
DRAWN:	SSF
DESIGNED:	SSF
REVIEWED:	JOC
APPROVED:	JOC
SCALE:	1" = 40'

C1

Attachment: 1500 Crossgate Road Updated Site Plan (2215 : Site Plan Review Application (Specific) 1500 Crossgate Road Dec 2019)

T. R. Long Engineering, P.C.

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

306 Commercial Drive
Savannah, Georgia 31406
(912) 335-1046 Office
(912) 335-1642 FAX

December 6, 2019

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

Re: Site Development of 118,000 SF Distribution Center
1500 Crossgate Road
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the site development plan as well as the drainage report for the above referenced project as prepared by Thomas and Hutton and dated November 8, 2019. We offer the following comments for consideration prior to approval by the City.

1. The automobile parking area in front of the building shows 2 rows of parking that are 18 feet deep and two rows that are 20 feet deep. The City requirement is 20 feet deep. Please adjust the site plan as necessary to achieve the depth of 20 feet.
2. The paved area directly behind the distribution center discharges directly off the pavement into a ditch that runs parallel to the existing 48" City of Savannah water main. This condition is acceptable and meets the intent of the Development Guidelines, however there is a high chance of continued erosion along this edge even with the placement of grass sod as shown in the erosion control plan. This area will need to be monitored and maintained frequently.
3. Revise note 2.01 on sheet C-19.
4. The drainage report concludes that the plan meets the Port Wentworth drainage requirements by discharging below the predevelopment rate. While this is true, this is accomplished by over-detaining on the south side while allowing an increase on the north side. This is sometimes an acceptable condition. However, the north side discharges into the watershed that crosses Bonny Bridge Road. The area along Bonny Bridge Road Floods frequently. Residents in this area have been negatively affected by the flooding. Plans for improvement are underway but are not ready for construction. Table 6 of the Drainage Report indicates that there will be an increase in runoff in the "North Outfall 2" for the 25-year, 50-year and 100-year storm events. It is in the best interest of the City not to allow an increase in runoff for this area. Please revise the plan to provide additional storage so there is not an increase for the 25-year storm.

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

Sincerely,

Trent R. Long, P.E.

Attachment: 1500 Crossgate Rd Specific Site Plan 1st Review Comments TR Long 12.6.19 (2215 : Site Plan Review Application (Specific) 1500

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

December 6, 2019

Mr. Trent R. Long, P.E.
T.R. Long Engineering, P.C.
306 Commercial Drive
Savannah, GA 31406

Re: Site Development of 118,000 SF
Distribution Center
Port Wentworth, Georgia
Site Development Plan and Drainage Report

Dear Mr. Long

On behalf of our client, Crossgate Industrial Investors, LLC, we submit the following responses to the comments you provided, in ***bold italics***:

1. The automobile parking area in front of the building shows 2 rows of parking that are 18 feet deep and two rows that are 20 feet deep. The City requirement is 20 feet deep. Please adjust the site plan as necessary to achieve the depth of 20 feet.
Response: We have modified the spaces adjacent to 18" curb and gutter to be 19' long' to edge of asphalt providing a total of 20' space. Revised Drawing C1 is attached.

2. The paved area directly behind the distribution center discharges directly off the pavement into a ditch that runs parallel to the existing 48" City of Savannah water main. This condition is acceptable and meets the intent of the Development Guidelines, however there is a high chance of continued erosion along this edge even with the placement of grass sod as shown in the erosion control plan. This area will need to be monitored and maintained frequently.
Response: Please note that a good portion of the area will be beneath a 100' wide canopy that has a gutter and downspout system that will collect the runoff in underground pipes as shown on Dwg. C9. Comment is valid any time runoff from pavement will flow on to grassed surface and contractor will be required to provide a good stand of grass prior to acceptance of the project.

3. Revise not 2.01 on Sheet C–19.
Response: Note has been corrected. Updated drawing is attached.

4. The drainage report concludes that the plan meets the Port Wentworth drainage requirements by discharging below the predevelopment rate. While this is true, this is accomplished by over-detaining on the south side while allowing an increase on the north side. This is sometimes an acceptable condition. However, the north side discharges into the watershed that crosses Bonny Bridge Road. The area along Bonny Bridge Road Floods frequently. Residents in this area have been negatively affected by the flooding. Plans for improvement are underway but are not ready for construction. Table 6 of the Drainage Report indicates that there will be an

Attachment: 1500 Crossgate Rd Specific Site Plan 1st Return Comments T&H 12.6.19 (2215 : Site Plan Review Application (Specific) 1500

increase in runoff in the "North Outfall 2" for the 25-year, 50-year and 100-year storm events. It is in the best interest of the City not to allow an increase in runoff for this area. Please revise the plan to provide additional storage so there is not an increase for the 25-year storm

Response: In looking back through stormwater report with designer it was discovered that I had made an error and that we are releasing from north pond at below predevelopment rates with existing design. We also determined that we could store additional water and reduce runoff rates by downsizing of the outfall pipe and overflow weir. We will make theses changes and provide an updated stormwater report to you but will not be able to accomplish this until December 17,2019.

Thank you in advance for your time and attention in reviewing this project.

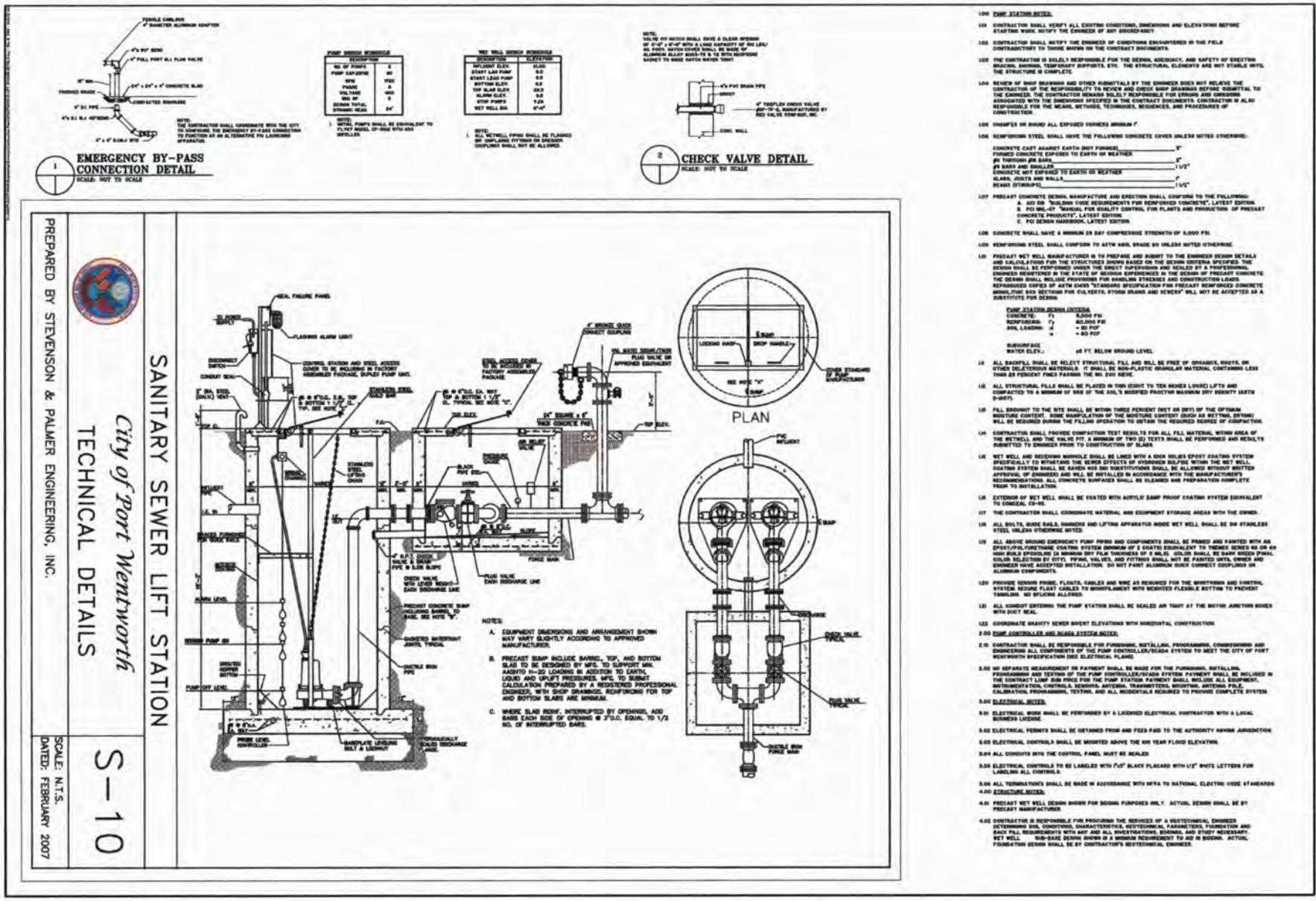
Sincerely,

THOMAS & HUTTON

Stan Fischer

SF/dc

Attachment: 1500 Crossgate Rd Specific Site Plan 1st Return Comments T&H 12.6.19 (2215 : Site Plan Review Application (Specific) 1500



EMERGENCY BY-PASS CONNECTION DETAIL
SCALE: NOT TO SCALE

CHECK VALVE DETAIL
SCALE: NOT TO SCALE

PLAN

SANITARY SEWER LIFT STATION

TECHNICAL DETAILS

S-10

City of Port Wentworth

PREPARED BY STEVENSON & PALMER ENGINEERING, INC.

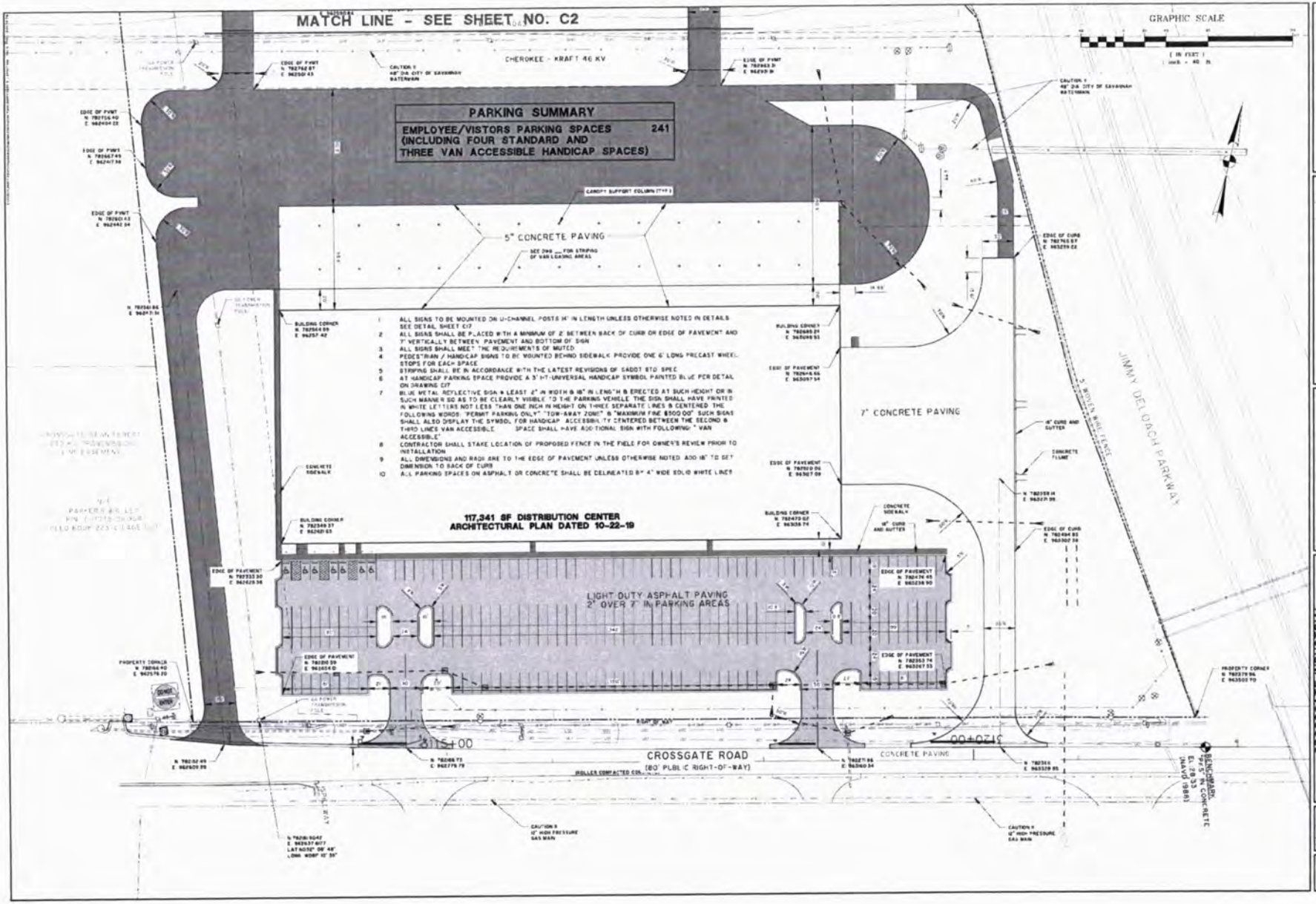
SCALE: N.T.S.
DATED: FEBRUARY 2007

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

CROSSGATE INDUSTRIAL INVESTORS, LLC
1500 CROSSGATE ROAD, PORT WENTWORTH, GEORGIA
168,000 SF DISTRIBUTION CENTER

C19

Attachment: 1500 Crossgate Rd Specific Site Plan 1st Return Comments T&H 12.6.19 (2215 : Site Plan



Attachment: 1500 Crossgate Rd Specific Site Plan 1st Return Comments T&H 12.6.19 (2215 : Site Plan

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Planning/Zoning Item
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2217)

DOC ID: 2217

Site Plan Review Application submitted by Kelly Mahoney for PIN #: 7-0976-02-021 (Newport Blvd) for a Specific Development Site Plan to allow an Apartment Development a P-RIP (Planned Residential Institutional) Zoning District.

Issue/Item: Site Plan Review Application submitted by Kelly Mahoney for PIN #: 7-0976-02-021 (Newport Blvd) for a Specific Development Site Plan to allow an Apartment Development a P-RIP (Planned Residential Institutional) Zoning District.

Background: The subject property is currently a vacant wooded area at the end of Newport Blvd.

Facts and Findings: The proposed project will consist of seven 3 story 24 unit apartment buildings and two (2) 3 story 36 unit apartment buildings. The project will also include a clubhouse and recreation center. The Owner intends to connect to City water and sanitary sewer utilities. This application is currently under technical review by City Engineers, T.R. Long Engineering, P.C.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 13, 2020 at 6:30 P.M. UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION

ATTACHMENTS:

- 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN APPLICATION SIGNED (PDF)
- 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (PDF)
- 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN - 1st Review Comment Letter TR Long 1.10.2020 (PDF)

City of Port Wentworth

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.

Name of Site Plan: Newport Cove Apartments

Site Plan Address: Newport Blvd, Port Wentworth, GA 31407

PIN #: 70976 02021 Zoning: P-RIP

Type of Construction: New Multi-Family Residential Development

Estimated Cost of Construction: $ 22 Million

Applicant's Name: Kelly Mahoney

Address: 8830 Macon Hwy Bldg 300, Athens, GA 30606

Phone #: (678) 628-4678 Fax #:

Owner's Name (If Different from Applicant):

Address:

Phone #: Fax #:

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

DocuSigned by:
Kelly Mahoney
Applicant's Signature

11/11/2019
Date

Owner's Signature (If Different from Applicant)

Date

Please submit the following with completed application:

1. **Name, address & PIN # for all adjacent property owners.**
2. **Fifteen (15) copies in 11"x17" or larger of your site plan & one 8.5"x11".**

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN APPLICATION SIGNED (2217 : Site Plan Review (Specific) Newport Cove

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00255285 12/12/2019 11:46 AM
OPER: ME TERM: 011
REF#: CK 341

TRAN: 112.0000 BLDG PERMIT
141569 886.00CR
MAHONEY, KELLY
NEWPORT BLVD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0976-02-021 NEWPORT COVE

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN APPLICATION SIGNED (2217 : Site Plan Review (Specific) Newport Cove

Adjacent Property Owners Within 250 Feet of the Project Property Lines

Owner Name	Address	PIN #
CURTIS DEIDRE D	2 TRANSOM RD PORT WENTWORTH	70978A21150
HIMES TONYA V	4 TRANSOM RD PORT WENTWORTH	70978A21151
SCHOFIELD ZACHARY	6 TRANSOM RD PORT WENTWORTH	70978A21152
DENNIS R FORD PROPERTIES LLC	8 TRANSOM RD PORT WENTWORTH	70978A21153
ANDERSON TAMARA H	10 TRANSOM RD PORT WENTWORTH	70978A21154
OGHAGBON OSASUMWEN FAITH & MABLE L.	12 TRANSOM RD PORT WENTWORTH	70978A21155
MYDELL FRANCES A	14 TRANSOM RD PORT WENTWORTH	70978A21156
FRAZIER MARLENA	16 TRANSOM RD PORT WENTWORTH	70978A21157
ASKEW SIDNEY C & SARAH R	18 TRANSOM RD PORT WENTWORTH	70978A21158
CAPITAL AVENUE INVESTMENTS LLC	20 TRANSOM RD PORT WENTWORTH	70978A21159
AVALON COVE INVESTMENTS LLC	22 TRANSOM RD PORT WENTWORTH	70978A21160
COVE AT NEWPORT TOWNHOME ASSOC	0 TRANSOM RD PORT WENTWORTH	70978A21161
BLASCHAK MARK & JULIA	24 TRANSOM RD PORT WENTWORTH	70978A21162
PASAGUI TIMOTHY & MELISSA G GAMBLE	26 TRANSOM RD PORT WENTWORTH	70978A21163
PRIMUS NGA & GARY	28 TRANSOM RD PORT WENTWORTH	70978A21164
SMALLS ARKEEN	30 TRANSOM RD PORT WENTWORTH	70978A21165
HEATH FRED J & STARLA WICKS	32 TRANSOM RD PORT WENTWORTH	70978A21166
MAZO SANDRA G	34 TRANSOM RD PORT WENTWORTH	70978A21167
TUCKER HUBERT O & SONYA N	36 TRANSOM RD PORT WENTWORTH	70978A21168
SCHOFIELD ZACHARY SCOTT	38 TRANSOM RD PORT WENTWORTH	70978A21169
MORGAN MADELYN	40 TRANSOM RD PORT WENTWORTH	70978A21170
LAWSON JENNIFER A	42 TRANSOM RD PORT WENTWORTH	70978A21171
BROWN MICHAEL A	44 TRANSOM RD PORT WENTWORTH	70978A21172
HERSHEY PETER MCCORD JR	46 TRANSOM RD PORT WENTWORTH	70978A21173
DAVIS EDNA D	48 TRANSOM RD PORT WENTWORTH	70978A21174
LEWIS EVALYN R	50 TRANSOM RD PORT WENTWORTH	70978A21175
MANLEY WARREN	52 TRANSOM RD PORT WENTWORTH	70978A21176
JONES RAQUISHA SHANTORIA	54 TRANSOM RD PORT WENTWORTH	70978A21177
CLENDENEN MICHAEL D	56 TRANSOM RD PORT WENTWORTH	70978A21178
SULLIVAN ASHLEY	58 TRANSOM RD PORT WENTWORTH	70978A21179
JALIL JULIO & GLADYS	60 TRANSOM RD PORT WENTWORTH	70978A21180
RILEY-HOWLETT SANDRA E	62 TRANSOM RD PORT WENTWORTH	70978A21181
SIMMONS TAMISHA L	64 TRANSOM RD PORT WENTWORTH	70978A21182
NUNN CHARLES K II	66 TRANSOM RD PORT WENTWORTH	70978A21183
REDBROOK MANOR LLC	1 TRANSOM RD PORT WENTWORTH	70978A21149
REDBROOK MANOR LLC	3 TRANSOM RD PORT WENTWORTH	70978A21148
WINDSOR GARDENS LLC	5 TRANSOM RD PORT WENTWORTH	70978A21147
WINDSOR GARDENS LLC	7 TRANSOM RD PORT WENTWORTH	70978A21146
FENWICK COVE LLC	9 TRANSOM RD PORT WENTWORTH	70978A21145
REDWOOD CREEK LLC	11 TRANSOM RD PORT WENTWORTH	70978A21144
PEBBLESTONE LAKE LLC	13 TRANSOM RD PORT WENTWORTH	70978A21143
WESTOVER BLUFF LLC	15 TRANSOM RD PORT WENTWORTH	70978A21142
DILLARD PARK INVESTMENTS LLC	17 TRANSOM RD PORT WENTWORTH	70978A21141
DILLARD PARK INVESTMENTS LLC	19 TRANSOM RD PORT WENTWORTH	70978A21140
DILLARD PARK INVESTMENTS LLC	21 TRANSOM RD PORT WENTWORTH	70978A21139
DILLARD PARK INVESTMENTS LLC	23 TRANSOM RD PORT WENTWORTH	70978A21138
HAMPTON FIELDS LLC	2 BEARING CIR PORT WENTWORTH	70978A21117
ROCK CANYON RIDGE LLC	4 BEARING CIR PORT WENTWORTH	70978A21118
EDEN LAKE INVESTMENTS LLC	6 BEARING CIR PORT WENTWORTH	70978A21119
REDBROOK MANOR LLC	8 BEARING CIR PORT WENTWORTH	70978A21120

COVE AT NEWPORT TOWNHOME ASSOC	BEARING CIR PORT WENTWORTH	70978A21072
COVE AT NEWPORT TOWNHOME ASSOC	20 BEARING CIR PORT WENTWORTH	70978A21051
JONES NATASCHA D	127 BEARING CIR PORT WENTWORTH	70978A21116
DEMARCO ROGER OWEN	125 BEARING CIR PORT WENTWORTH	70978A21115
MILES & WALKER-MILES JAMES E & CHER WALK	123 BEARING CIR PORT WENTWORTH	70978A21114
NEWPORT HOMEOWNERS ASSOCIATON	NEWPORT BLVD PORT WENTWORTH	70978A01036
CITY OF PORT WENTWORTH	NEWPORT BLVD PORT WENTWORTH	70978A01035
FILLINGIM JUSTIN W & ANGHARAD	27 NEWPORT BLVD PORT WENTWORTH	70978A01034
ALONSO & GONZALES MIGUEL & IRM	25 NEWPORT BLVD PORT WENTWORTH	70978A01038
PAYNE-HEADEN SHIRLEY J	2 STEMSON WAY PORT WENTWORTH	70978A02001
SAYLER KENNETH JAMES & LORENA	6 STEMSON WAY PORT WENTWORTH	70978A02003
COX BRADLEY	8 STEMSON WAY PORT WENTWORTH	70978A02004
RICE SHAUNA N	10 STEMSON WAY PORT WENTWORTH	70978A02005
JONES JESSIE	12 STEMSON WAY PORT WENTWORTH	70978A02006
WIGGINS ELVIN M	14 STEMSON WAY PORT WENTWORTH	70978A02007
MAYERS IRIS P	16 STEMSON WAY PORT WENTWORTH	70978A02008
NEWPORT HOMEOWNERS ASSOCIATION	STEMSON WAY PORT WENTWORTH	70978A02009
JOHNSON-GREENE DEBBIE	18 STEMSON WAY PORT WENTWORTH	70978A20008
AMH 214-2 BORROWER LP	20 STEMSON WAY PORT WENTWORTH	70978A20007
STARFISH INVESTMENTS LLC	22 STEMSON WAY PORT WENTWORTH	70978A20006
SPARKS SHENGHUA	12 TILLER WAY PORT WENTWORTH	70978A20014
JOHNSON-BRUNNER MARY ETAL*	14 TILLER WAY PORT WENTWORTH	70978A20015
JOHNSON-BRUNNER MARY	16 TILLER WAY PORT WENTWORTH	70978A20016
GREEN ARDESHIA C	18 TILLER WAY PORT WENTWORTH	70978A20017
HUNTER RAY S & SALAYTHIA Y	20 TILLER WAY PORT WENTWORTH	70978A20018
VIERS & HUGHES TERESA & KAREN	22 TILLER WAY PORT WENTWORTH	70978A20019
WILSON KENISHA E	24 TILLER WAY PORT WENTWORTH	70978A20020
HARGETT CHRISTOPHER C	26 TILLER WAY PORT WENTWORTH	70978A20021
MOORE JAMESHA & JASON	28 TILLER WAY PORT WENTWORTH	70978A20022
QUARTERO KAWIKA K	30 TILLER WAY PORT WENTWORTH	70978A20023
BHIMRAJ KRUPALINI	32 TILLER WAY PORT WENTWORTH	70978A20024
THOMPSON CHE J	34 TILLER WAY PORT WENTWORTH	70978A20025
SHORT NAKIA A	36 TILLER WAY PORT WENTWORTH	70978A20026
REECE JENNA L	38 TILLER WAY PORT WENTWORTH	70978A20027

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN APPLICATION SIGNED (2217 : Site Plan Review (Specific) Newport Cove

SPECIFIC DEVELOPMENT CONSTRUCTION PLANS

NEWPORT COVE APARTMENTS

NOT RELEASED FOR CONSTRUCTION

PREPARED FOR:

HILLPOINTE

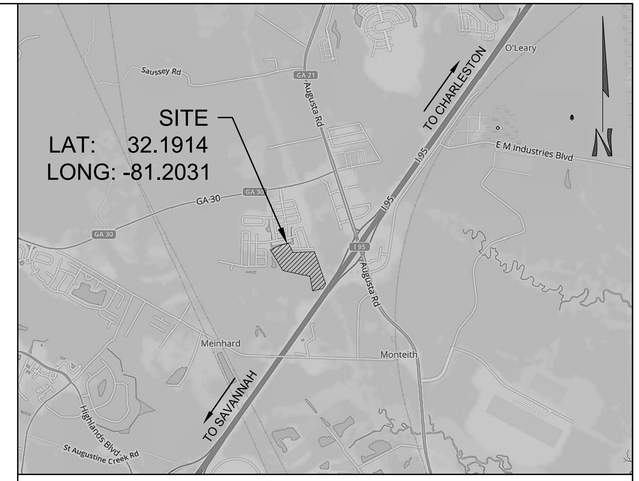
8830 MACON HWY, BLDG 300
ATHENS, GA 30606

ROBERTS
CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS ISLAND, GA 31522
912-638-9681

6001 CHATHAM CENTER DRIVE, SUITE 255
SAVANNAH, GA 31405
912-298-7006

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



VICINITY MAP NTS

PORT WENTWORTH, GA

NEWPORT COVE APARTMENTS

OWNER	ENGINEER
HILLPOINTE, LLC	ROBERTS CIVIL ENGINEERING
CONTACT	CONTACT
MR. KELLY MAHONEY	MRS. JESSICA VICK
EMAIL	EMAIL
KELLYMICHAELMAHONEY@GMAIL.COM	JVICK@ROBERTSCIVILENGINEERING.COM

REVISIONS

2019-12-04: ORIGINAL ISSUE DATE RCE PROJECT NUMBER: 19516

CONTENTS

SHEET		DATE
1	COVER	12-04-19
2	GENERAL NOTES	12-04-19
3	SHEET INDEX	12-04-19
4-5	EXISTING CONDITIONS	12-04-19
6-7	STAKING PLAN	12-04-19
8-9	GRADING AND DRAINAGE PLAN	12-04-19
10-11	NEIGHBORHOOD GRADING PLAN	12-04-19
12-13	SEWER UTILITY PLAN	12-04-19
14-15	WATER AND RECLAIMED WATER UTILITY PLAN	12-04-19
16	ALIGNMENT AND UTILITY PROFILE INDEX	12-04-19
17-19	ROAD PROFILES	12-04-19
20-21	STORM DRAINAGE PROFILES	12-04-19
22-23	SANITARY SEWER PROFILES	12-04-19
24-27	CONSTRUCTION DETAILS	12-04-19

COVER

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

GENERAL NOTES

1. INTENDED USE:
THE PROPOSED COVE AT NEWPORT APARTMENTS DEVELOPMENT LIES WITHIN PARCEL 7-0976-02-021. THE PROPOSED PROJECT WILL CONSISTS OF SEVEN 3 STORY 24 UNIT - 2 BEDROOM APARTMENT BUILDINGS AND TWO 3 STORY 36 UNIT - 2 BEDROOM APARTMENT BUILDINGS . THE DEVELOPMENT WILL INCLUDE A NEW PARKING LOT LAYOUT, CLUBHOUSE & RECREATION CENTER AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 36.19± AC.

2. OWNER/DEVELOPER:
HILLPOINTE, LLC
8830 MACON HWY, BLDG 300
ATHENS, GA 30606
(678) 628-4678

3. PARKING REQUIREMENTS:
ZONED: R5
1.75 SPACES PER 2 BEDROOM UNIT

TOTAL SPACES REQUIRED:
9 BUILDINGS x 24 UNITS EACH = 216 UNITS
2 BUILDINGS X 36 UNITS EACH = 72 UNITS
288 UNITS x 1.75 SPACES/UNIT = 504 SPACES REQUIRED.

TOTAL SPACES PROVIDED
368 PARKING SPACES
24 HANDICAP SPACES
112 GARAGE SPACES
= 504 SPACES

ALL PARKING SPACES AND STRIPED H/C SPACES ARE 20' X 9' MIN
ALL CURBING WILL BE 1.5" MOUNTED (ROLLED)
ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE

4. SITE COVERAGE:

TOTAL AREA:	36.19 AC
TOTAL DISTURBED AREA:	21.35 AC
TOTAL IMPERVIOUS:	10.60 AC (29%)
TOTAL PONDS:	1.57 AC
TOTAL PERVIOUS:	25.66 AC (71%)
GREENSPACE REQUIRED:	20%

5. SITE DESCRIPTION: THIS PARCEL IS CURRENTLY UNDEVELOPED AND DISCHARGES INTO THE WETLAND SYSTEM TO THE WEST AND SOUTH. THE PROPOSED DEVELOPMENT CONTAINS 11 MULTI FAMILY APARTMENT BUILDINGS, WITH 288 UNITS TOTAL, A CLUBHOUSE AND RECREATION CENTER AND THE INFRASTRUCTURE TO SUPPORT IT.

6. DEVELOPMENT STANDARDS :
ZONING: P-R-I-P
DENSITY:
(288 UNITS/36.22 ACRES)
7.95 DU/AC PROPOSED
SETBACKS
ARTERIALS: 30' FROM ROW
WETLANDS: 50' FROM DELINATED WETLAND
15' BUILDING SETBACK FROM
WETLAND SETBACK
PROPERTY BOUNDARY: 25' PLANTED
BUFFER FROM EAST BOUNDARY
OPEN SPACE: 20% MIN
(EXCLUDING STREETS, DRIVES AND PARKING)
MAXIMUM BUILDING HEIGHT: 45 FEET

7. PROPOSED UTILITIES:
WATER: THE PROPOSED WATER WILL TIE INTO THE EXISTING WATER LOCATED ON NEWPORT BOULEVARD
SEWER: THE PROPOSED GRAVITY SEWER WILL BE CONNECTED TO THE EXISTING SEWER SYSTEM OFF OF NEWPORT BOULEVARD.

STORMWATER: A STORM PIPE SYSTEM WILL BE PROVIDED ONSITE AND ROUTED TO AN ON-SITE DETENTION AREA AND DISCHARGE TO AND EXISTING WETLAND LOCATED ON THE WEST AND SOUTH SIDE OF THE PROPERTY.

8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13051C0030G, DATED 8-16-2018 AND 13051C0040H DATED 8-16-2018, THE SITE IS LOCATED IN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA AND IN ZONE AE (ELEV. 12) WHICH IS IN A SPECIAL FLOOD HAZARD AREA.

9. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH THE CHATHAM COUNTY ZONING ORDINANCE.

DEVELOPMENT STANDARDS:

1. COMMON OPEN SPACE (EXCLUDING STREETS, DRIVES AND PARKING AREAS) IS TO BE NOT LESS THAN 20% OF THE TOTAL DEVELOPMENT
2. RECREATION ACTIVITY AREAS ARE TO BE PROVIDED AND EQUIPPED IN SCALE WITH THE RECREATIONAL NEEDS OF THE RESIDENTS OF THE DEVELOPMENT. A MINIMUM OF 135 SQ. FT. OF DEVELOPED RECREATIONAL SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT. RECREATIONAL SPACE IS TO BE AGGREGATED AND LOCATED IN READILY ACCESSIBLE SITES AND SHALL BE IDENTIFIED ON THE SIDE OF BUILDINGS SHALL BE NOT LESS THAN 20 FEET.
3. MINIMUM SPACING BETWEEN THE SIDE OF BUILDINGS SHALL BE NOT LESS THAN 20 FEET.
4. MAXIMUM DENSITY FOR THE APARTMENTS SHALL NOT EXCEED THE PUD-M DENSITY ESTABLISHED FOR THE DISTRICT AT THE TIME OF REZONING.

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

2. ALL PERMITS NECESSARY FOR CONSTRUCTION SHALL BE OBTAINED BY CONTRACTOR.

3. ANY DEVIATIONS FROM THE PLANS ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

4. THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER IF ANY UNFORESEEN COMPLICATIONS OR DISCREPANCIES OCCUR.

5. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL UTILITIES ON SITE WITH THE APPROPRIATE PROVIDER (e.g. POWER, PHONE, CABLE, ETC.)

6. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE PHYSICAL CONSTRUCTION OF THE SITE.

7. CONTRACTOR SHALL MAINTAIN A SAFE SITE AND MEET ALL APPROPRIATE REGULATIONS CONCERNING SAFETY.

8. SURVEY DATA PROVIDED BY:
ATLAS SURVEYING, INC.
49 BROWNS COVE ROAD, SUITE #5
RIDGELAND, SC 29936
(843)645-9277
WWW.ATLASSURVEYING.COM

9. EXISTING SURVEY INFORMATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD OBSERVATIONS VERSUS SURVEY DATA.

10. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE CALL BEFORE YOU DIG HOTLINE: 811.

11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13051C0030G DATED 8/16/2018, OUR SITE IS LOCATED IN ZONE X, HOWEVER THERE ARE PARTS OUTSIDE OF OUR DEVELOPMENT THAT ARE LOCATED IN ZONE X WITH A 0.2% ANNUAL CHANCE OF FLOOD HAZARD AND ZONE AE WITH B.F.E. 12 .

12. HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE. NAD83. VERTICAL DATUM BASED ON NAVD 88.

ADA NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL CURRENT ADA REQUIREMENTS.

2. THE EXTERIOR ACCESSIBLE ROUTE SHALL HAVE A MINIMUM WIDTH OF 3 FEET. IF THE ACCESSIBLE ROUTE CLEAR WIDTH IS LESS THAN 5 FEET, THEN 5'X5' PASSING SPACES SHALL BE PROVIDED EVERY 200' OR LESS. INTERSECTING SIDEWALKS MEET THIS REQUIREMENT.

3. THE FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS SHALL MEET THE FOLLOWING:
0 - ¼" NO REQUIREMENTS
¼"- ½"BEVEL WITH 1:2 SLOPE
GREATER THAN ½" CONFORM TO RAMP REQUIREMENTS

4. RAMPS SHALL MEET THE FOLLOWING CONSTRAINTS:
MAX SLOPE 1:12
MAX RAMP RISE IS 30"
MAX RAMP LENGTH IS 30'
MAX CROSS SLOPE IS 2.00%

5. RAMP LANDINGS SHALL MEET THE FOLLOWING CONSTRAINTS:
A MINIMUM 5' LONG LEVEL LANDING AT LEAST AS WIDE AS THE RAMP SHALL BE PLACED AT THE TOP AND BOTTOM OF THE RAMP.
LANDING SHALL BE MINIMUM 5'X5' WHERE RAMP CHANGES DIRECTION.
LANDINGS SHALL NOT EXCEED A 2.00% SLOPE

6. HANDRAILS SHALL MEET THE FOLLOWING CONSTRAINTS:
IF RAMP RISE IS GREATER THAN 6", THEN HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMP.MINIMUM OF 12" LONG HANDRAIL EXTENSIONS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF LANDINGS.

EARTHWORK AND PAVING

1. CONTRACTOR TO REMOVE ALL UNSUITABLE MATERIAL SUCH THAT THERE IS A MINIMUM 2' SEPARATION BETWEEN THE PLASTIC CLAY LAYER AND THE BOTTOM OF THE FOOTINGS, BOTTOM OF SLAB-ON-GRADE, AND BOTTOM OF PAVEMENT SECTIONS.

2. THE UPPER 12 INCHES OF SUBGRADE BELOW THE PAVEMENT AND BUILDINGS SHALL BE SCARIFIED AND RECOMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

3. IN AREAS WHERE STRUCTURAL FILL IS REQUIRED, THE FILL SHALL BE PLACED IN LIFTS OF 6 INCHES AND COMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY. STRUCTURAL FILL SHALL CONSIST OF GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO 200 SIEVE.

4. ALL FILLING AND EXCAVATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY UTILITIES.

5. CONTRACTOR TO PROVIDE TEST RESULTS OF SUBGRADE AND BASE COURSE COMPACTION TO ENGINEER.

GRADING & DRAINAGE NOTES:

1. STORM PIPES SHALL BE JOINED PER DOT SPECIFICATIONS.

2 ALL PIPE SHALL BE INSTALLED IN NEW CONDITION.

3. A RIGHT OF WAY WORK PERMIT MAY BE REQUIRED BEFORE ANY WORK CAN BE DONE IN THE RIGHT OF WAY.

4. ALL STORM DRAINAGE PIPING SHALL BE CONSTRUCTED PER DOT SPECS.

5. ALL STORM DRAINAGE PIPING JOINTS SHALL BE WRAPPED IN FILTER FABRIC.

6. CONTRACTOR TO REQUEST CONFIRMATION OF LATEST PLAN REVISION DATE FROM ENGINEER IN WRITING PRIOR TO ORDERING MATERIALS,

7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

8. CONTRACTOR SHALL USE APPROVED STRUCTURAL FILL WHERE THE RIGHT-OF-WAY CROSSES THE EXISTING DITCHES.

GENERAL WATER NOTES:

1. PVC PIPE SHALL BE BLUE IN COLOR. PIPE 4" TO 12" SHALL CONFORM TO REQUIREMENTS OF AWWA C-900, DR 18 PRESSURE CASS 235 P.S.I. AND SHALL HAVE THE FOLLOWING MINIMUM WALL THICKNESS:

4"	0.267 INCHES
6"	0.383 INCHES
8"	0.503 INCHES
10"	0.617 INCHES
12"	0.733 INCHES

PIPE LESS THAN 4" IN DIAMETER SHALL CONFORM TO ASTM D-1784 AND D-2241 (SDR 21). THE PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I. THE PVC PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL.

2. FITTING FOR PVC SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI A-21.53 (AWWA C-153). FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI A-21,4 (AWWA C-104). FITTINGS LESS THAN 4" SHALL BE PVC WITH RING TITE RUBBER JOINTS CONFORMING TO ASTM D-3139.

3. ALL VALVES 8" OR GREATER SHALL BE INSTALLED IN A MANHOLE. SEE CITY OF PORT WENTWORTH DETAILS W14 AND W34 FOR SPECIFICATIONS. THERE SHALL BE NO MANHOLE STEPS IN ANY STRUCTURE AT FINAL INSPECTION.

4. MAINTAIN A TEN (10)FOOT HORIZONTAL SEPARATION BETWEEN ANY EXISTING OR PROPOSED WATER MAIN AND SANITARY SEWER, STORM SEWER, OR SEWER MANHOLE.

5. WHEN A 10 FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN MAY BE LAID CLOSER TO THE SEWER PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

6. WATER CROSSING A SEWER SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER. A FULL LENGTH OF WATER PIPE SHALL BE USED AT THE CROSSING WITH THE ENDS OF THE WATER AS FAR AWAY FROM THE SEWER AS POSSIBLE.

7. VERIFY SIZE AND LOCATION OF WATER SERVICES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS.

8. IF UTILITY CONFLICT IS ENCOUNTERED IN THE FIELD, SEE UTILITY CONFLICT DETAIL.

GENERAL SEWER NOTES:

1. PVC PIPE BE POLYVINYL CHLORIDE PLASTIC (PVC) AND SHALL MEET ALL REQUIREMENTS OF ASTM D 3034 SDR 26. DEPTHS LESS THAN 3 FEET SHALL BE DUCTILE IRON PIPE. ASTM D 2321 MUST BE FOLLOWED FOR THE INSTALLATION OF PVC PIPE. RUBBER RINGS SHOULD BE USED FOR CONTRACTION AND EXPANSION AT EACH JOINT. FITTINGS SHALL MEET THE SAME SPECIFICATION REQUIREMENTS AS THE PIPE. TESTS ON PVC PIPE SHALL BE DESIGNED TO PASS ALL TESTS AT 73° F. PIPE STANDARD LENGTHS SHALL BE 12.5 FEET (PLUS OR MINUS 1 INCH). PIPE SIZES AND DIMENSIONS SHALL BE AS SHOWN IN THE TABLE BELOW:

NOM SIZE	OUTSIDE DIA	MIN WALL THICKNESS
4"	4.215	0.162
6"	6.275	0.241
8"	8.400	0.323
10"	10.500	0.404
12"	12.500	0.481

2. JOINTS FOR PVC PIPE - SHALL BE INTEGRAL WALL BELL AND SPIGOT WITH A RUBBER RING GASKET. THE JOINTS SHALL CONFORM TO ASTM D 3212 AND THE GASKETS SHALL CONFORM TO ASTM F 477.

3. PRECAST CONCRETE MANHOLES- SHALL BE REINFORCED CONCRETE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 AND THE DETAILS SHOWN ON THE PLANS. THE JOINTS SHALL BE TONGUE AND GROOVE SEALED WITH FLEXIBLE GASKETS OR MASTIC SEALANT. GASKETS SHALL BE O-RING OR EQUIVALENT TO TYPE A OR B "TYLOX" CONFORMING TO ASTM C 443. MASTIC SHALL BE EQUIVALENT TO "RAM-NEK" WITH PRIMER. ALL CONTACT SURFACES OF THE MANHOLE JOINT SHALL HAVE THE PRIMER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

4. FRAMES AND COVERS - SHALL BE THE EQUIVALENT OF NEENAH FOUNDRY CO. R-1668 TYPE "C" LID

5. MANHOLE STEPS - THERE SHALL BE NO MANHOLE STEPS AT FINAL INSPECTION.

6. PIPE CONNECTIONS - SHALL HAVE FLEXIBLE WATERTIGHT JOINTS AT THE POINT OF ENTRY OF ANY SEWER MAIN INTO THE MANHOLE. THE JOINT SHALL BE WEDGED RUBBER SHAPE EQUIVALENT TO "PRESS WEDGE II," OR A RUBBER SLEEVE EQUIVALENT TO "KOR-N-SEAL" OR "LOCK JOINT."

7. #12 GAUGE SINGLE STRAND COPPER TRACING WIRE SHALL BE USED OVER ALL FORCE MAIN, SANITARY SEWER, AND SERVICE LATERAL LINES.

8. SEWER EXCAVATIONS SHALL BE TO THE DESIRED DEPTHS SHOWN ON THE PLANS WITH ADHERENCE TO THE OCCUPATIONAL AND SAFETY HEALTH ADMINISTRATION'S (OSHA) REGULATIONS. IN AREAS OF UNSUITABLE SOIL CONDITIONS, THE TRENCH MAY BE REQUIRE ADDITIONAL EXCAVATION AND BACKFILLED WITH SAND, GRAVEL, OR CONCRETE.

9. SEWER PIPES SHALL BE LAID UPGRADE WITH SPIGOTS POINTING DOWNGRADE. ASSEMBLY OF JOINTS SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. SEAL OPEN ENDS OF PIPES IF INSTALLATION IS INTERRUPTED. MANHOLE CONNECTIONS SHOULD BE WATER TIGHT WITH THE USE OF FLEXIBLE WATER STOPS AND RESILIENT CONNECTORS.

10. MANHOLES SHALL HAVE A CHANNEL IN THE BOTTOM THAT IS SMOOTH AND ROUNDED. MANHOLE TOP ELEVATIONS SHALL BE GREATER THAN OR EQUAL TO THE FIFTY (50) YEAR FLOOD ELEVATION, UNLESS WATERTIGHT COVERS ARE PROVIDED. OUTSIDE OF PAVED AREAS, THE MANHOLE TOP ELEVATION SHALL BE 1" ABOVE THE GROUND SURFACE IN DEVELOPED AREAS AND 6" ABOVE THE GROUND SURFACE IN UNDEVELOPED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS. MANHOLES IN PAVED AREAS SHALL BE BUILT AS DESIGNATED BY THE ENGINEER. NO LEAKS IN MANHOLES ARE ACCEPTABLE.

GENERAL STORM NOTES:

1. MANHOLE STEPS - THERE SHALL BE NO MANHOLE STEPS AT FINAL INSPECTION.

2. THE MINIMUM OPENING OF ALL CURB INLETS ALONG THE GUTTER LINE IS 3'-10".

3. ALL STRUCTURES AND INLETS SHALL HAVE A MINIMUM 6" CLEARANCE FROM THE INNER STRUCTURE WALLS TO THE OUTSIDE DIAMETER OF ALL INCOMING/OUTGOING PIPES.

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

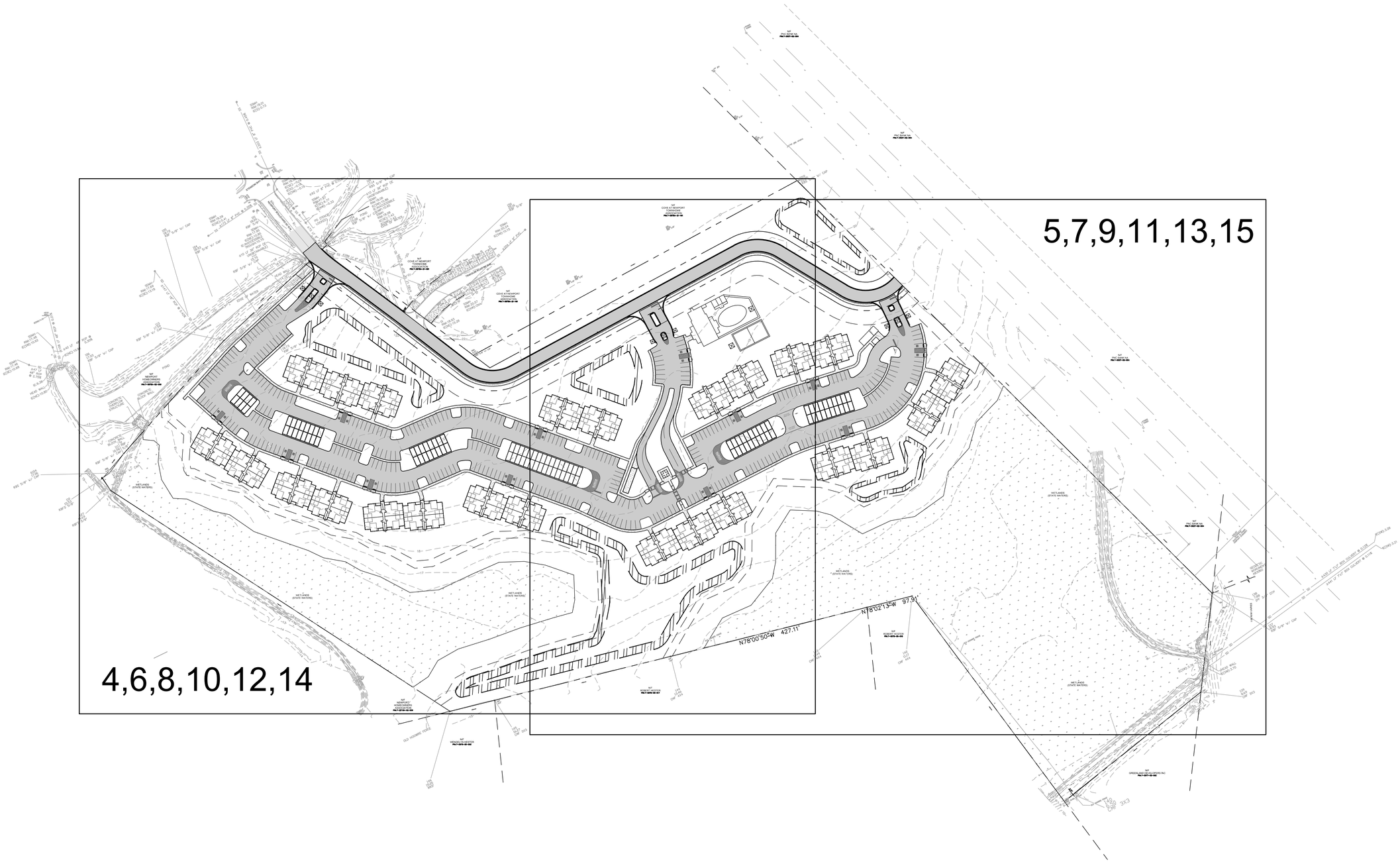
GENERAL NOTES

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA
PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: NTS

2
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



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REVISIONS

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CIVIL ENGINEERING
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SHEET INDEX

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

3
SHEET:

Know what's below.
Call before you dig.

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

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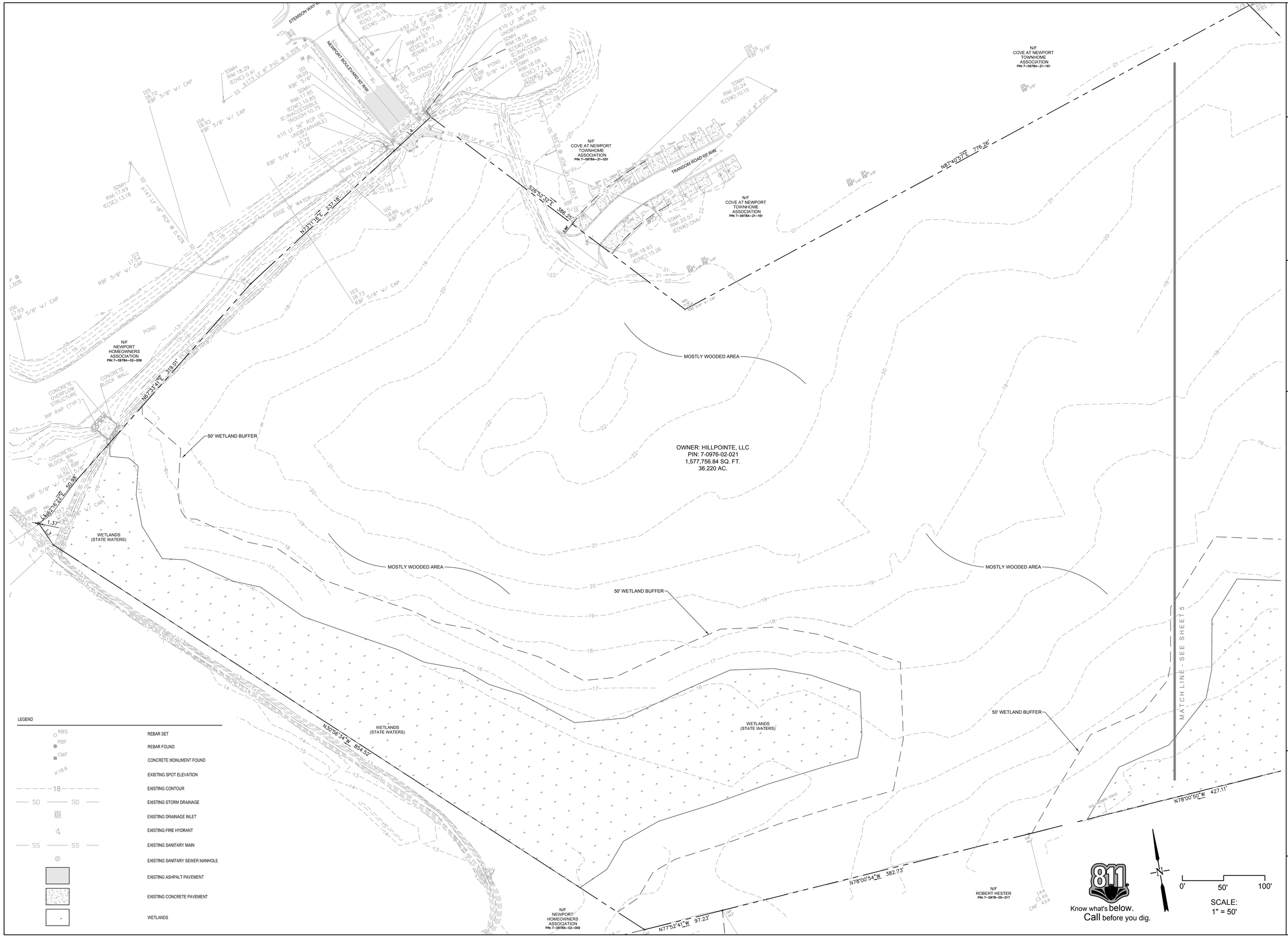

LEGEND

RBS	REBAR SET
RBF	REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
X18.6	EXISTING SPOT ELEVATION
18	EXISTING CONTOUR
SD SD	EXISTING STORM DRAINAGE
	EXISTING DRAINAGE INLET
	EXISTING FIRE HYDRANT
SS SS	EXISTING SANITARY MAIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING ASHPALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	WETLANDS

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REVISIONS

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EXISTING CONDITIONS PLAN

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 4

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

N/F
COVE AT NEWPORT
TOWNHOME
ASSOCIATION
PIN: 7--0976A--21--181

N87°40'57"E 776.26'

MOSTLY WOODED AREA

OWNER: HILLPOINTE, LLC
PIN: 7-0976-02-021
1,577,756.84 SQ. FT.
36.220 AC.

50' WETLAND BUFFER

MOSTLY WOODED AREA

MOSTLY WOODED AREA

MATCH LINE - SEE SHEET 4

WETLANDS
(STATE WATERS)

50' WETLAND BUFFER

N78°00'54"W 382.73'

N78°00'50"W 427.11'

N78°02'13"W 97.91'

N/F
ROBERT HESTER
PIN: 7--0978--05--017

N/F
ROBERT HESTER
PIN: 7--0978--05--018

143
L149
CMF 4X4

142
L117
CMF 4X4

144
L146
CMF 4X4

OLD HOGWIRE FENCE

245' SAVANNAH ELECTRIC & POWER COMPANY EASEMENT

S19°10'47"E 1234.77'

N/F
PNC BANK NA
PIN: 7--0037--02--004

WETLANDS
(STATE WATERS)

S19°10'47"E 1234.77'

S85°25'13"E
1814.63' (TIE)

GEODETIC MONUMENT
AB3106R

138
RBF
IPF 3/4"

168 RW VARIES

S32°29'05"W 209.59'

WOOD POST
(TYP.)

S10°53'31"W 539.87'

WETLANDS
(STATE WATERS)

LEGEND

RBS	REBAR SET
RBF	REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
X18.6	EXISTING SPOT ELEVATION
18	EXISTING CONTOUR
SD	EXISTING STORM DRAINAGE
	EXISTING DRAINAGE INLET
	EXISTING FIRE HYDRANT
SS	EXISTING SANITARY MAIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING ASHPALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	WETLANDS

811
Know what's below.
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0' 50' 100'
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EXISTING CONDITIONS PLAN

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PORT WENTWORTH, GA

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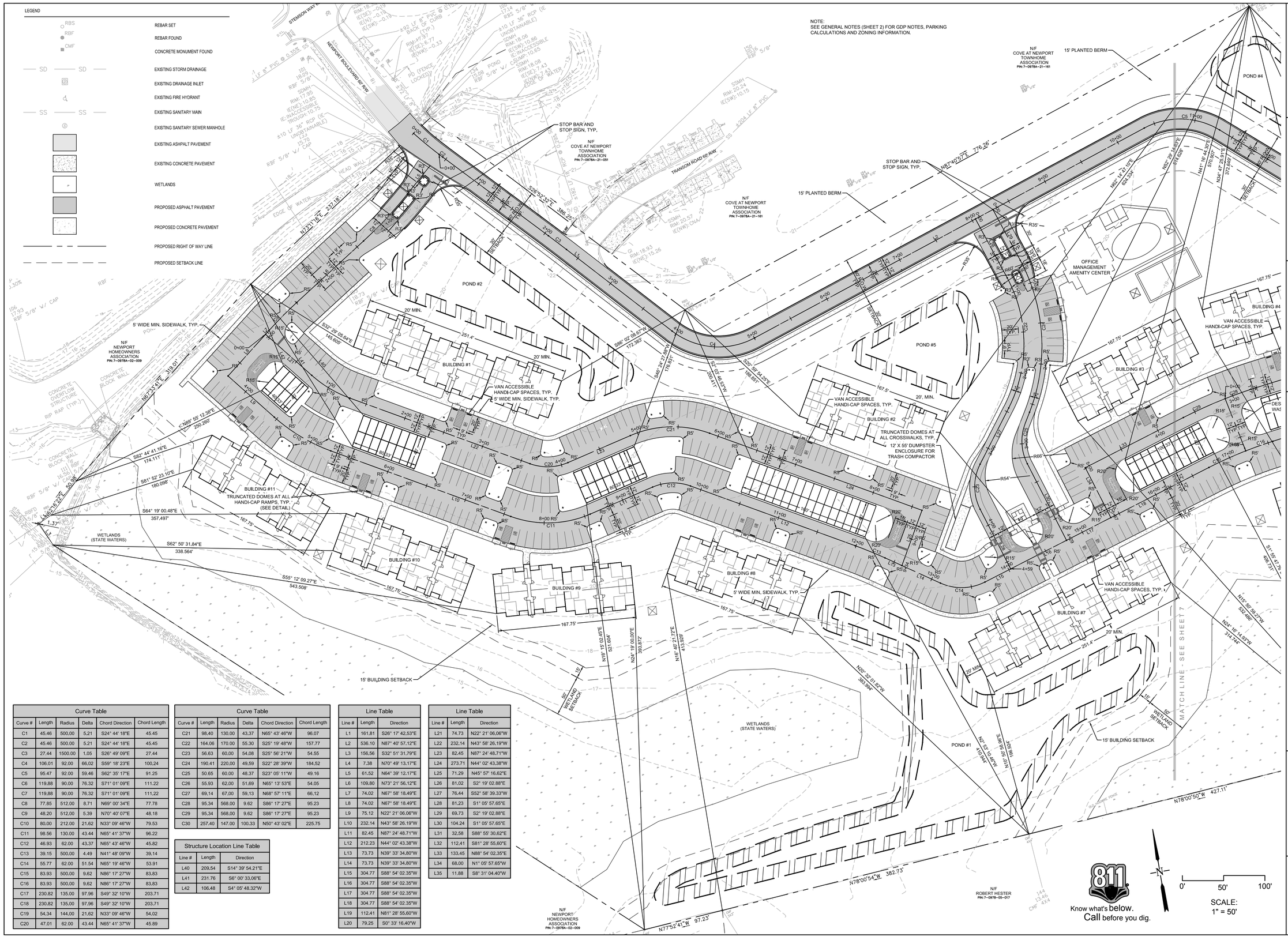
SHEET: 5

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

LEGEND

- REBAR SET
- REBAR FOUND
- CONCRETE MONUMENT FOUND
- EXISTING STORM DRAINAGE
- EXISTING DRAINAGE INLET
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ASHPALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- WETLANDS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED SETBACK LINE

NOTE:
SEE GENERAL NOTES (SHEET 2) FOR GDP NOTES, PARKING CALCULATIONS AND ZONING INFORMATION.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.46	500.00	5.21	S24° 44' 18"E	45.45
C2	45.46	500.00	5.21	S24° 44' 18"E	45.45
C3	27.44	1500.00	1.05	S26° 49' 09"E	27.44
C4	106.01	92.00	66.02	S59° 18' 23"E	100.24
C5	95.47	92.00	59.46	S62° 35' 17"E	91.25
C6	119.88	90.00	76.32	S71° 01' 09"E	111.22
C7	119.88	90.00	76.32	S71° 01' 09"E	111.22
C8	77.85	512.00	8.71	N69° 00' 34"E	77.78
C9	48.20	512.00	5.39	N70° 40' 07"E	48.18
C10	80.00	212.00	21.62	N33° 09' 46"W	79.53
C11	98.56	130.00	43.44	N65° 41' 37"W	96.22
C12	46.93	62.00	43.37	N65° 43' 46"W	45.82
C13	39.15	500.00	4.49	N41° 48' 09"W	39.14
C14	55.77	62.00	51.54	N65° 19' 46"W	53.91
C15	83.93	500.00	9.62	N86° 17' 27"W	83.83
C16	83.93	500.00	9.62	N86° 17' 27"W	83.83
C17	230.82	135.00	97.96	S49° 32' 10"W	203.71
C18	230.82	135.00	97.96	S49° 32' 10"W	203.71
C19	54.34	144.00	21.62	N33° 09' 46"W	54.02
C20	47.01	62.00	43.44	N65° 41' 37"W	45.89

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	98.40	130.00	43.37	N65° 43' 46"W	96.07
C22	164.06	170.00	55.30	S25° 19' 48"W	157.77
C23	56.63	60.00	54.08	S25° 56' 21"W	54.55
C24	190.41	220.00	49.59	S22° 28' 39"W	184.52
C25	50.65	60.00	48.37	S23° 05' 11"W	49.16
C26	55.93	62.00	51.69	N65° 13' 53"E	54.05
C27	69.14	67.00	59.13	N68° 57' 11"E	66.12
C28	95.34	568.00	9.62	S86° 17' 27"E	95.23
C29	95.34	568.00	9.62	S86° 17' 27"E	95.23
C30	257.40	147.00	100.33	N50° 43' 02"E	225.75

Structure Location Line Table		
Line #	Length	Direction
L40	209.54	S14° 39' 54.21"E
L41	231.76	S6° 00' 33.06"E
L42	106.48	S4° 05' 48.32"W

Line Table		
Line #	Length	Direction
L1	161.81	S26° 17' 42.53"E
L2	536.10	N87° 40' 57.12"E
L3	156.56	S32° 51' 31.79"E
L4	7.38	N70° 49' 13.17"E
L5	61.52	N64° 39' 12.17"E
L6	109.80	N73° 21' 56.12"E
L7	74.02	N67° 58' 18.49"E
L8	74.02	N67° 58' 18.49"E
L9	75.12	N22° 21' 06.06"W
L10	232.14	N43° 58' 26.19"W
L11	82.45	N87° 24' 48.71"W
L12	212.23	N44° 02' 43.38"W
L13	73.73	N39° 33' 34.80"W
L14	73.73	N39° 33' 34.80"W
L15	304.77	S88° 54' 02.35"W
L16	304.77	S88° 54' 02.35"W
L17	304.77	S88° 54' 02.35"W
L18	304.77	S88° 54' 02.35"W
L19	112.41	N81° 28' 55.60"W
L20	79.25	S0° 33' 16.40"W

Line Table		
Line #	Length	Direction
L21	74.73	N22° 21' 06.06"W
L22	232.14	N43° 58' 26.19"W
L23	82.45	N87° 24' 48.71"W
L24	273.71	N44° 02' 43.38"W
L25	71.29	N45° 57' 16.62"E
L26	81.02	S2° 19' 02.88"E
L27	76.44	S52° 58' 39.33"W
L28	81.23	S1° 05' 57.65"E
L29	69.73	S2° 19' 02.88"E
L30	104.24	S1° 05' 57.65"E
L31	32.58	S88° 55' 30.62"E
L32	112.41	S81° 28' 55.60"E
L33	133.45	N88° 54' 02.35"E
L34	68.00	N1° 05' 57.65"W
L35	11.88	S8° 31' 04.40"W

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

N

0' 50' 100'

SCALE: 1" = 50'

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

STAKING PLAN

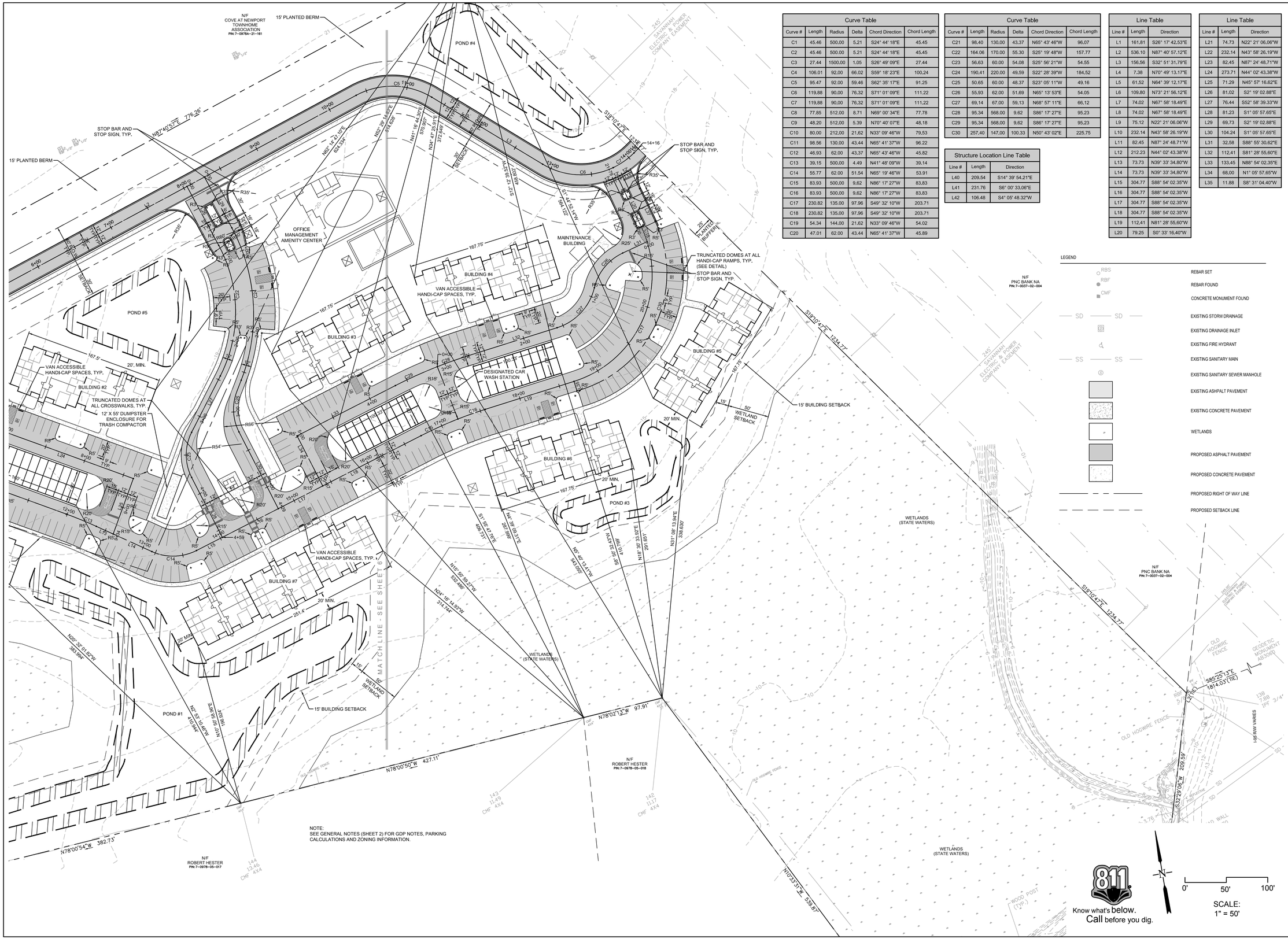
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY:J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 6

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.46	500.00	5.21	S24° 44' 18"E	45.45
C2	45.46	500.00	5.21	S24° 44' 18"E	45.45
C3	27.44	1500.00	1.05	S26° 49' 09"E	27.44
C4	106.01	92.00	66.02	S59° 18' 23"E	100.24
C5	95.47	92.00	59.46	S62° 35' 17"E	91.25
C6	119.88	90.00	76.32	S71° 01' 09"E	111.22
C7	119.88	90.00	76.32	S71° 01' 09"E	111.22
C8	77.85	512.00	8.71	N69° 00' 34"E	77.78
C9	48.20	512.00	5.39	N70° 40' 07"E	48.18
C10	80.00	212.00	21.62	N33° 09' 46"W	79.53
C11	98.56	130.00	43.44	N65° 41' 37"W	96.22
C12	46.93	62.00	43.37	N65° 43' 46"W	45.82
C13	39.15	500.00	4.49	N41° 48' 09"W	39.14
C14	55.77	62.00	51.54	N65° 19' 46"W	53.91
C15	83.93	500.00	9.62	N86° 17' 27"W	83.83
C16	83.93	500.00	9.62	N86° 17' 27"W	83.83
C17	230.82	135.00	97.96	S49° 32' 10"W	203.71
C18	230.82	135.00	97.96	S49° 32' 10"W	203.71
C19	54.34	144.00	21.62	N33° 09' 46"W	54.02
C20	47.01	62.00	43.44	N65° 41' 37"W	45.89

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	98.40	130.00	43.37	N65° 43' 46"W	96.07
C22	164.06	170.00	55.30	S25° 19' 48"W	157.77
C23	56.63	60.00	54.08	S25° 56' 21"W	54.55
C24	190.41	220.00	49.59	S22° 28' 39"W	184.52
C25	50.65	60.00	48.37	S23° 05' 11"W	49.16
C26	55.93	62.00	51.69	N65° 13' 53"E	54.05
C27	69.14	67.00	59.13	N68° 57' 11"E	66.12
C28	95.34	568.00	9.62	S86° 17' 27"E	95.23
C29	95.34	568.00	9.62	S86° 17' 27"E	95.23
C30	257.40	147.00	100.33	N50° 43' 02"E	225.75

Structure Location Line Table		
Line #	Length	Direction
L40	209.54	S14° 39' 54.21"E
L41	231.76	S6° 00' 33.06"E
L42	106.48	S4° 05' 48.32"W

Line Table		
Line #	Length	Direction
L1	161.81	S26° 17' 42.53"E
L2	536.10	N87° 40' 57.12"E
L3	156.56	S32° 51' 31.79"E
L4	7.38	N70° 49' 13.17"E
L5	61.52	N64° 39' 12.17"E
L6	109.80	N73° 21' 56.12"E
L7	74.02	N67° 58' 18.49"E
L8	74.02	N67° 58' 18.49"E
L9	75.12	N22° 21' 06.06"W
L10	232.14	N43° 58' 26.19"W
L11	82.45	N87° 24' 48.71"W
L12	212.23	N44° 02' 43.38"W
L13	73.73	N39° 33' 34.80"W
L14	73.73	N39° 33' 34.80"W
L15	304.77	S88° 54' 02.35"W
L16	304.77	S88° 54' 02.35"W
L17	304.77	S88° 54' 02.35"W
L18	304.77	S88° 54' 02.35"W
L19	112.41	N81° 28' 55.60"W
L20	79.25	S0° 33' 16.40"W

Line Table		
Line #	Length	Direction
L21	74.73	N22° 21' 06.06"W
L22	232.14	N43° 58' 26.19"W
L23	82.45	N87° 24' 48.71"W
L24	273.71	N44° 02' 43.38"W
L25	71.29	N45° 57' 16.82"E
L26	81.02	S2° 19' 02.88"E
L27	76.44	S52° 58' 39.33"W
L28	81.23	S1° 05' 57.65"E
L29	69.73	S2° 19' 02.88"E
L30	104.24	S1° 05' 57.65"E
L31	32.58	S88° 55' 30.62"E
L32	112.41	S81° 28' 55.60"E
L33	133.45	N88° 54' 02.35"E
L34	68.00	N1° 05' 57.65"W
L35	11.88	S8° 31' 04.40"W

LEGEND

- REBAR SET
- REBAR FOUND
- CONCRETE MONUMENT FOUND
- EXISTING STORM DRAINAGE
- EXISTING DRAINAGE INLET
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ASHPALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- WETLANDS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED SETBACK LINE

NOTE:
SEE GENERAL NOTES (SHEET 2) FOR GDP NOTES, PARKING CALCULATIONS AND ZONING INFORMATION.

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

STAKING PLAN

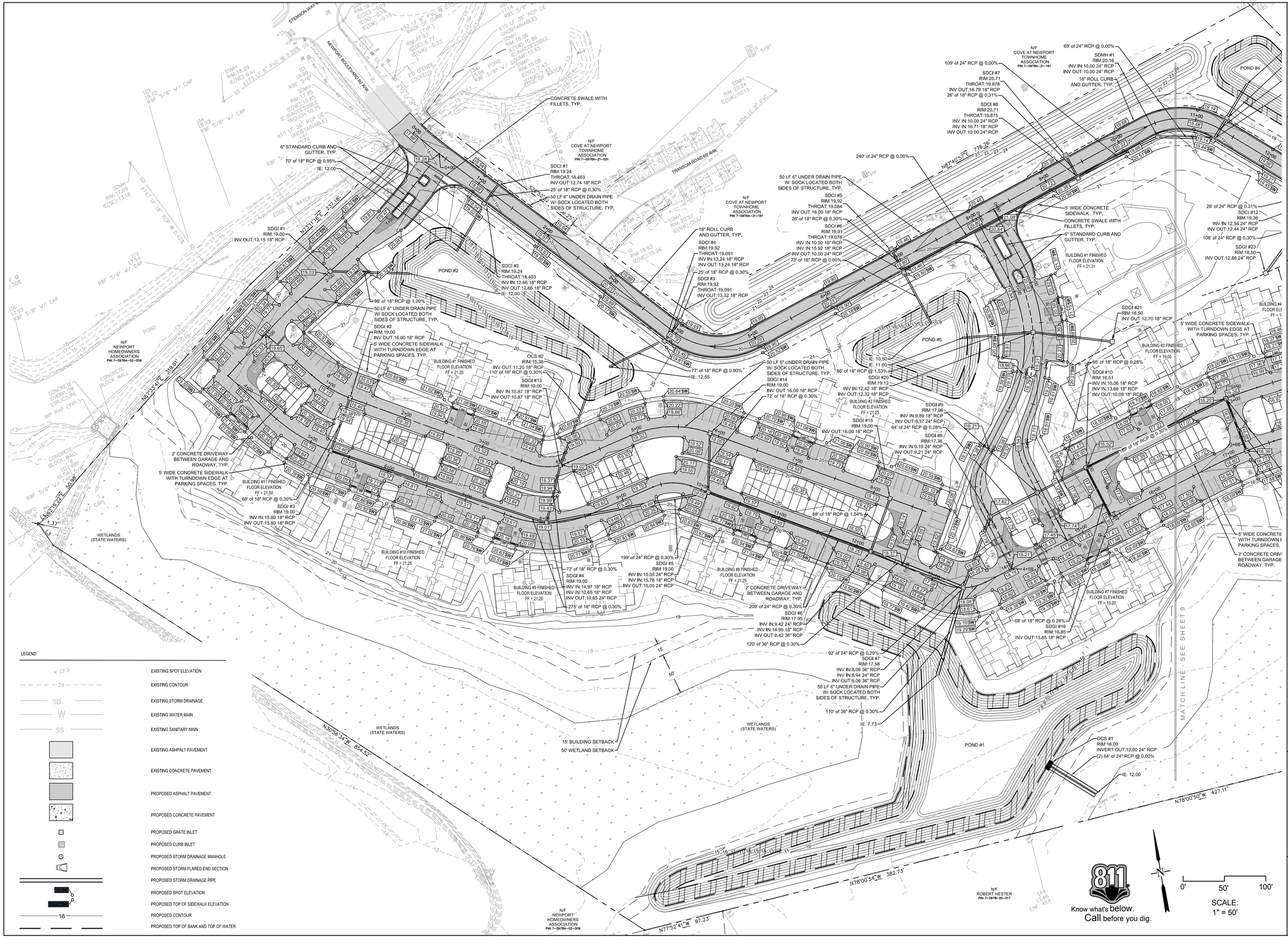
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

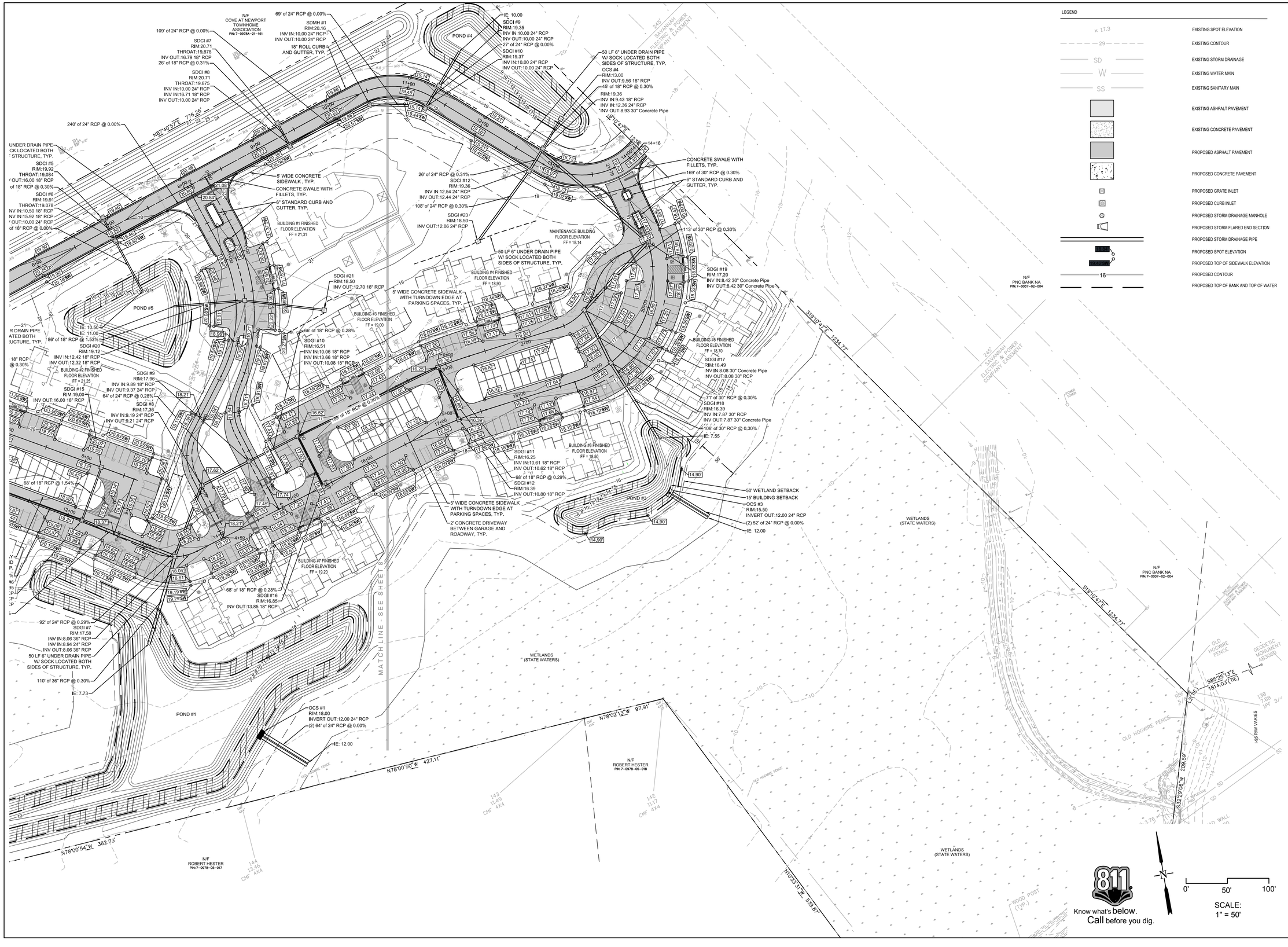
PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY:J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 7

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)


STEMSON WAY
NEWPORT BOULEVARD 80' R/W
TRANSOM ROAD 60' R/W
CONCRETE SWALE WITH FILLETS, TYP.
6" STANDARD CURB AND GUTTER, TYP.
70' of 18" RCP @ 0.95%
IE: 12.00
SDGI #1
RIM:19.00
INV OUT:13.15 18" RCP
N72°41'15"E 237.18'
SDCI #1
RIM:19.24
THROAT:18.403
INV OUT:12.74 18" RCP
25' of 18" RCP @ 0.30%
50 LF 6" UNDER DRAIN PIPE W/ SOCK LOCATED BOTH SIDES OF STRUCTURE, TYP.
N/F COVE AT NEWPORT TOWNHOME ASSOCIATION PIN:7-0978A-21-051
N/F COVE AT NEWPORT TOWNHOME ASSOCIATION PIN:7-0978A-21-161
SDCI #2
RIM:19.24
THROAT:18.403
INV IN:12.66 18" RCP
INV OUT:12.66 18" RCP
IE: 12.00
POND #2
96' of 18" RCP @ 1.20%
SDGI #2
RIM:19.00
INV OUT:16.00 18" RCP
5' WIDE CONCRETE SIDEWALK WITH TURNDOWN EDGE AT PARKING SPACES, TYP.
BUILDING #1 FINISHED FLOOR ELEVATION FF = 21.25
OCS #2
RIM:15.38
INV OUT:11.20 18" RCP
110' of 18" RCP @ 0.30%
SDGI #13
RIM:19.00
INV IN:10.87 18" RCP
INV OUT:10.87 18" RCP
77' of 18" RCP @ 0.90%
IE: 12.55
SDCI #3
RIM:19.92
THROAT:19.091
INV OUT:13.32 18" RCP
SDCI #4
RIM:19.92
THROAT:19.091
INV IN:13.24 18" RCP
INV OUT:13.24 18" RCP
18" ROLL CURB AND GUTTER, TYP.
50 LF 6" UNDER DRAIN PIPE W/ SOCK LOCATED BOTH SIDES OF STRUCTURE, TYP.
SDCI #5
RIM:19.92
THROAT:19.084
INV OUT:16.00 18" RCP
26' of 18" RCP @ 0.30%
SDCI #6
RIM:19.91
THROAT:19.078
INV IN:10.50 18" RCP
INV IN:15.92 18" RCP
INV OUT:10.00 24" RCP
73' of 18" RCP @ 0.00%
240' of 24" RCP @ 0.00%
N/F COVE AT NEWPORT TOWNHOME ASSOCIATION PIN:7-0978A-21-161
109' of 24" RCP @ 0.00%
SDCI #7
RIM:20.71
THROAT:19.878
INV OUT:16.79 18" RCP
26' of 18" RCP @ 0.31%
SDCI #8
RIM:20.71
THROAT:19.875
INV IN:10.00 24" RCP
INV IN:16.71 18" RCP
INV OUT:10.00 24" RCP
69' of 24" RCP @ 0.00%
SDMH #1
RIM:20.16
INV IN:10.00 24" RCP
INV OUT:10.00 24" RCP
18" ROLL CURB AND GUTTER, TYP.
POND #4
N87°40'57"E 776.26'
5' WIDE CONCRETE SIDEWALK , TYP.
CONCRETE SWALE WITH FILLETS, TYP.
6" STANDARD CURB AND GUTTER, TYP.
BUILDING #1 FINISHED FLOOR ELEVATION FF = 21.31
26' of 24" RCP @ 0.31%
SDCI #12
RIM:19.36
INV IN:12.54 24" RCP
INV OUT:12.44 24" RCP
108' of 24" RCP @ 0.30%
SDGI #23
RIM:18.50
INV OUT:12.86 24" RCP
5' WIDE CONCRETE SIDEWALK WITH TURNDOWN EDGE AT PARKING SPACES, TYP.
SDGI #21
RIM:18.50
INV OUT:12.70 18" RCP
BUILDING #3 FINISHED FLOOR ELEVATION FF = 19.00
66' of 18" RCP @ 0.28%
SDGI #10
RIM:16.51
INV IN:10.06 18" RCP
INV IN:13.66 18" RCP
INV OUT:10.08 18" RCP
POND #5
IE: 10.50
IE: 11.00
86' of 18" RCP @ 1.53%
SDGI #20
RIM:19.12
INV IN:12.42 18" RCP
INV OUT:12.32 18" RCP
BUILDING #2 FINISHED FLOOR ELEVATION FF = 21.25
SDGI #15
RIM:19.00
INV OUT:16.00 18" RCP
72' of 18" RCP @ 0.30%
SDGI #9
RIM:17.96
INV IN:9.89 18" RCP
INV OUT:9.37 24" RCP
64' of 24" RCP @ 0.28%
SDGI #8
RIM:17.36
INV IN:9.19 24" RCP
INV OUT:9.21 24" RCP
189' of 18" RCP @ 0.30%
BUILDING #4 FLOOR ELE
FF = 5
5' WIDE CONCRETE SIDEWALK WITH TURNDOWN E PARKING SPACES,
2' CONCRETE DRIV BETWEEN GARAGE ROADWAY, TYP.
BUILDING #7 FINISHED FLOOR ELEVATION FF = 19.20
68' of 18" RCP @ 0.28%
SDGI #16
RIM:16.85
INV OUT:13.85 18" RCP
2' CONCRETE DRIVEWAY BETWEEN GARAGE AND ROADWAY, TYP.
5' WIDE CONCRETE SIDEWALK WITH TURNDOWN EDGE AT PARKING SPACES, TYP.
BUILDING #1 FINISHED FLOOR ELEVATION FF = 21.50
68' of 18" RCP @ 0.30%
SDGI #3
RIM:19.00
INV IN:15.80 18" RCP
INV OUT:15.80 18" RCP
BUILDING #10 FINISHED FLOOR ELEVATION FF = 21.25
BUILDING #9 FINISHED FLOOR ELEVATION FF = 21.25
72' of 18" RCP @ 0.30%
SDGI #4
RIM:19.00
INV IN:14.97 18" RCP
INV IN:10.65 18" RCP
INV OUT:10.65 24" RCP
275' of 18" RCP @ 0.30%
199' of 24" RCP @ 0.30%
SDGI #5
RIM:19.00
INV IN:10.05 24" RCP
INV IN:15.78 18" RCP
INV OUT:10.05 24" RCP
BUILDING #8 FINISHED FLOOR ELEVATION FF = 21.25
2' CONCRETE DRIVEWAY BETWEEN GARAGE AND ROADWAY, TYP.
209' of 24" RCP @ 0.30%
SDGI #6
RIM:17.95
INV IN:9.42 24" RCP
INV IN:14.95 18" RCP
INV OUT:8.42 36" RCP
120' of 36" RCP @ 0.30%
92' of 24" RCP @ 0.29%
SDGI #7
RIM:17.58
INV IN:8.06 36" RCP
INV IN:8.94 24" RCP
INV OUT:8.06 36" RCP
50 LF 6" UNDER DRAIN PIPE W/ SOCK LOCATED BOTH SIDES OF STRUCTURE, TYP.
110' of 36" RCP @ 0.30%
IE: 7.73
15' BUILDING SETBACK
50' WETLAND SETBACK
WETLANDS (STATE WATERS)
POND #1
OCS #1
RIM:18.00
INVERT OUT:12.00 24" RCP
(2) 64' of 24" RCP @ 0.00%
IE: 12.00
MATCH LINE - SEE SHEET 9
N/F NEWPORT HOMEOWNERS ASSOCIATION PIN:7-0978A-02-009
N/F ROBERT HESTER PIN:7-0978-05-017
N30°56'34"W 854.52'
N78°00'54"W 382.73'
N78°00'50"W 427.11'
N77°52'41"W 97.23'
N46°16'22"E 50.69'
N57°31'15"E 319.01'
1.37'
1.3'
CONCRETE OVERFLOW STRUCTURE
RIP RAP (TYP.)
CONCRETE BLOCK WALL
POND
EDGE OF WATER
SDMH RIM:17.69 IE(SE):13.18
±147 LF 18" RCP @ 0.42%
SDMH RIM:18.29 IE(NE):0.41
±13 LF 8" PVC @ 0.33%
±92 LF 8" PVC @ 0.15%
±10 LF 36" RCP (UNSUITABLE)
SDMH RIM:18.06 IE(SW):10.96 IE(INACCESSIBLE) CRUMB:10.65
SDMH RIM:18.08 IE(SE):7.43 EDGE OF WATER
±284 LF 8" PVC
SDMH RIM:20.24 IE(SW):10.15
SDMH RIM:18.93 IE(NE):15.26
SDMH RIM:20.57 IE(NW):DNA
±289 LF 8" PVC
±10 LF 36" RCP (UNSUITABLE)
SDMH RIM:17.85 IE(NE):10.85 IE:INACCESSIBLE TROUGH:10.75
RBF 5/8" W/ CAP
RBF 5/8" W/ CAP
RBF 5/8" W/ CAP



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

GRADING AND DRAINAGE PLAN

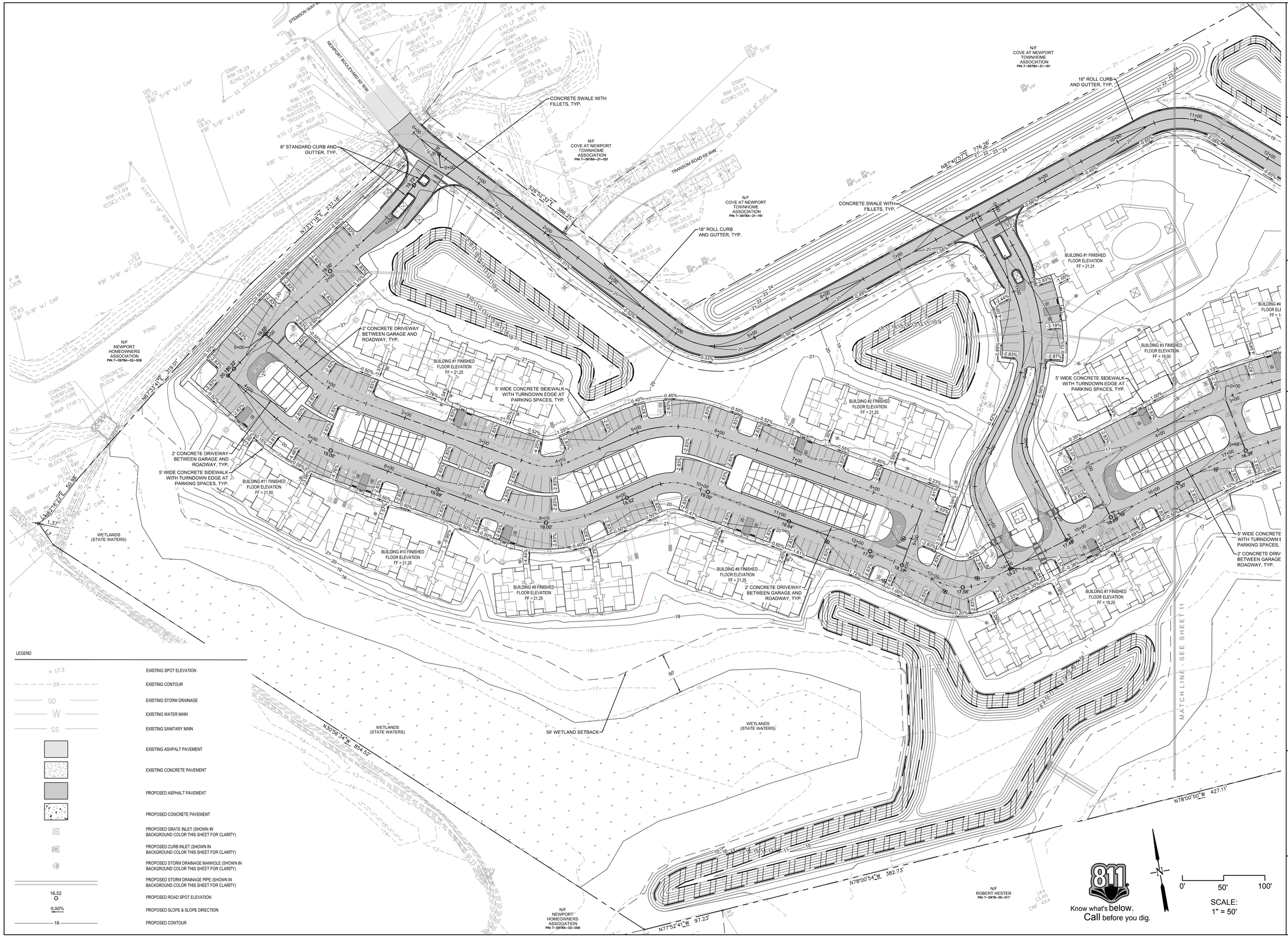
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 9

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



LEGEND

× 17.3	EXISTING SPOT ELEVATION
29	EXISTING CONTOUR
SD	EXISTING STORM DRAINAGE
W	EXISTING WATER MAIN
SS	EXISTING SANITARY MAIN
	EXISTING ASHPALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRATE INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
16.52	PROPOSED ROAD SPOT ELEVATION
0.50%	PROPOSED SLOPE & SLOPE DIRECTION
16	PROPOSED CONTOUR

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

NEIGHBORHOOD GRADING PLAN

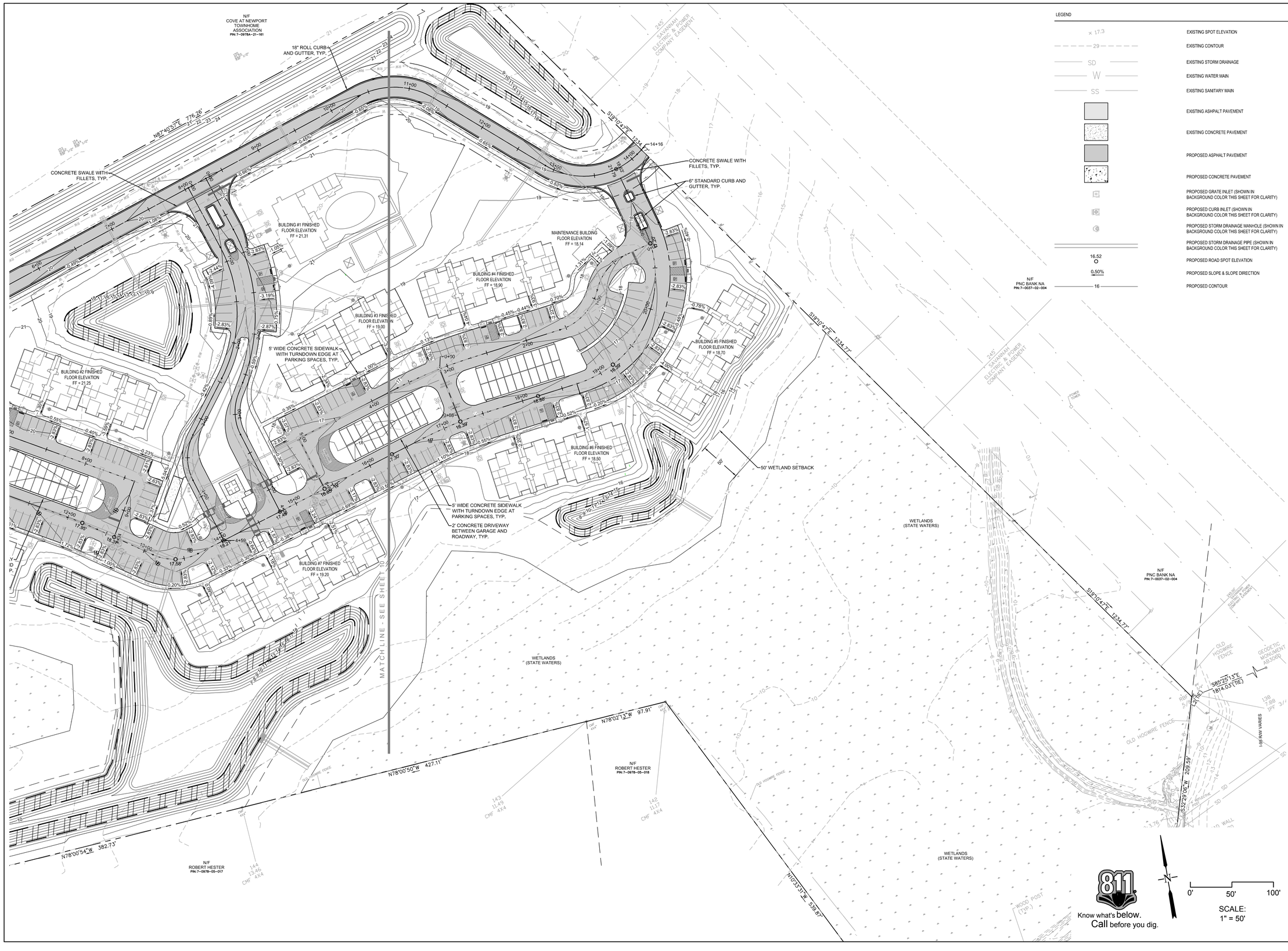
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 10

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



LEGEND

× 17.3	EXISTING SPOT ELEVATION
29	EXISTING CONTOUR
SD	EXISTING STORM DRAINAGE
W	EXISTING WATER MAIN
SS	EXISTING SANITARY MAIN
	EXISTING ASHPALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRATE INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
16.52	PROPOSED ROAD SPOT ELEVATION
0.50%	PROPOSED SLOPE & SLOPE DIRECTION
16	PROPOSED CONTOUR

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
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NEIGHBORHOOD GRADING PLAN

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

11
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

SEWER UTILITY PLAN

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

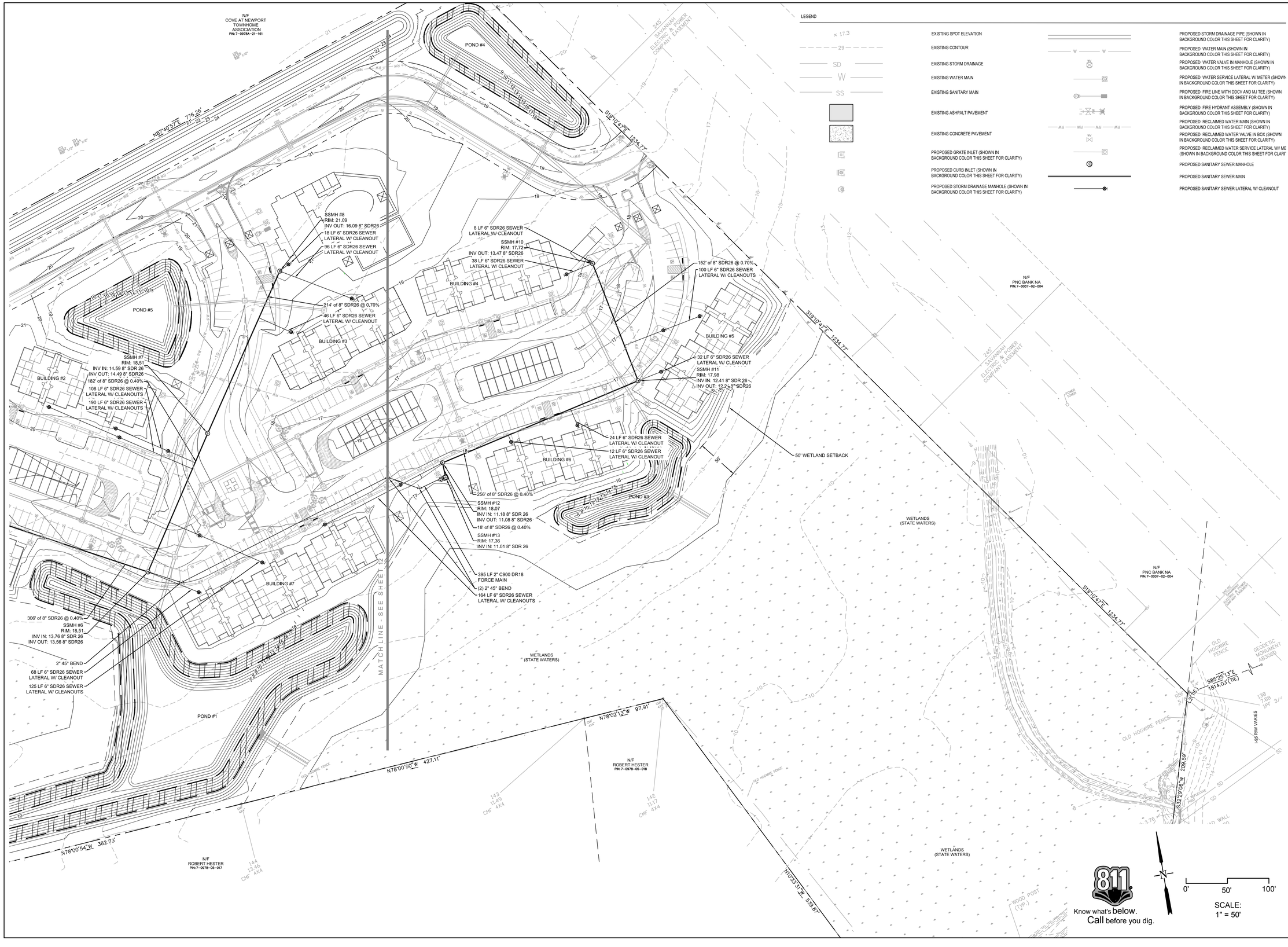
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 12

LEGEND

EXISTING SPOT ELEVATION	PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING CONTOUR	PROPOSED WATER MAIN (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING STORM DRAINAGE	PROPOSED WATER VALVE IN MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING WATER MAIN	PROPOSED WATER SERVICE LATERAL W/ METER (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING SANITARY MAIN	PROPOSED FIRE LINE WITH DDCV AND MJ TEE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING ASHPALT PAVEMENT	PROPOSED FIRE HYDRANT ASSEMBLY (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
EXISTING CONCRETE PAVEMENT	PROPOSED RECLAIMED WATER MAIN (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED RECLAIMED WATER VALVE IN BOX (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
PROPOSED GRATE INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)	PROPOSED RECLAIMED WATER SERVICE LATERAL W/ METER (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)	PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER LATERAL W/ CLEANOUT

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



LEGEND

× 17.3	EXISTING SPOT ELEVATION
29	EXISTING CONTOUR
SD	EXISTING STORM DRAINAGE
W	EXISTING WATER MAIN
SS	EXISTING SANITARY MAIN
	EXISTING ASHPALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED GRATE INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
W W	PROPOSED WATER MAIN (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED WATER VALVE IN MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED WATER SERVICE LATERAL W/ METER (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED FIRE LINE WITH DDCV AND MJ TEE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED FIRE HYDRANT ASSEMBLY (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
MJ MJ MJ MJ	PROPOSED RECLAIMED WATER MAIN (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED RECLAIMED WATER VALVE IN BOX (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
	PROPOSED RECLAIMED WATER SERVICE LATERAL W/ ME (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARI
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER LATERAL W/ CLEANOUT

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

SEWER UTILITY PLAN

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

13
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

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WATER AND RECLAIMED WATER UTILITY PLAN

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

SHEET: 14

MATCH LINE - SEE SHEET 13

Know what's below. Call before you dig.

SCALE: 1" = 50'

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING ASHPALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED GRATE INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE IN MANHOLE
- PROPOSED WATER SERVICE LATERAL W/ METER
- PROPOSED FIRE LINE WITH DDCV AND MJ TEE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER VALVE IN BOX
- PROPOSED RECLAIMED WATER SERVICE LATERAL W/ METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER LATERAL W/ CLEANOUT

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

N/F
COVE AT NEWPORT
TOWNHOME
ASSOCIATION
PIN:7-0978A--21--181

POND #4
4" - 22.5° BEND
8" - 22.5° BEND
641 LF 4" PHANTOM PURPLE
PIPE RECLAIMED WATER
MAIN FROM TEE TO PLUG
FIRE HYDRANT
ASSEMBLY, TYP.
4" - 45° BEND
4" - 22.5° BEND
4" PLUG
4" BLOW-OFF VALVE
192 LF 8" C900 DR18 WATER
MAIN FROM HYDRANT TO PLUG
8" - 45° BEND
8" BLOW-OFF VALVE IN
MANHOLE AND 8" PLUG .
380 LF 8" C900 DR18
WATER MAIN FROM
TEE TO HYDRANT
(3) 8" VALVE IN MANHOLE, TYP.
8" X 8" TEE
98 LF 8" C900 DR18 WATER
MAIN FROM HYDRANT TO TEE
4" X 4" TEE
(3) 4" VALVE AND BOX, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
N87°40'57"E 776.26'
245' SAVANNAH ELECTRIC & POWER COMPANY EASEMENT
20 LF 2" C900 DR18
WATER LATERAL
20 LF 4" C900 DR18
FIRE LINE W/ DDCV
AND MJ TEE
8" - 45° BEND
18 LF 6" SDR26 SEWER
LATERAL W/ CLEANOUT
326 LF 8" C900 DR18 WATER
MAIN FROM TEE TO TEE
8" - 45° BEND
18 LF 8" DUCTILE IRON
CENTERED ON CROSSING
POND #5
BUILDING #3
96 LF 2" PHANTOM PURPLE
PIPE RECLAIMED WATER
LATERAL W/ METER
(2) 4" - 22.5° BEND
248 LF 4" PHANTOM PURPLE
PIPE RECLAIMED WATER
MAIN FROM TEE TO TEE
(3) 4" VALVE AND BOX, TYP.
4" X 4" TEE
30 LF 2" PHANTOM PURPLE
PIPE RECLAIMED WATER
LATERAL W/ METER
102 LF 4" PHANTOM PURPLE
PIPE RECLAIMED WATER
MAIN FROM TEE TO TEE
18 LF 4" DUCTILE IRON
CENTERED ON CROSSING
4" VALVE AND BOX, TYP.
34 LF 2" C900 DR18
WATER LATERAL
W/ METER
38 LF 4" C900 DR18
FIRE LINE W/ DDCV
AND MJ TEE
442 LF 8" C900 DR 18
WATER MAIN FROM
TEE TO HYDRANT
BUILDING #2
(2) 8" - 45° BEND
18 LF 4" DUCTILE IRON
CENTERED ON CROSSING
4" - 22.5° BEND
150 LF 4" PHANTOM PURPLE
PIPE RECLAIMED WATER
MAIN FROM TEE TO TEE
4" VALVE AND BOX, TYP.
18 LF 8" DUCTILE IRON
CENTERED ON CROSSING
4" - 22.5° BEND
8" - 45° BEND
BUILDING #7
14 LF 2" PHANTOM
PURPLE PIPE
RECLAIMED WATER
LATERAL W/ METER
8" X 8" TEE
(3) 8" VALVE IN
MANHOLE, TYP.
95 LF 8" C900 DR18
WATER MAIN FROM
TEE TO TEE
MATCH LINE - SEE SHEET 12
268 LF 8" C900 DR18 WATER
MAIN FROM TEE TO TEE
4" - 22.5° BEND
(2) 4" VALVE AND BOX, TYP.
4" X 4" TEE
38 LF 4" C900 DR18 FIRE LINE
W/ DDCV AND MJ TEE
38 LF 2" C900 DR18 WATER
LATERAL W/ METER
POND #1
N78°00'54"W 382.73'
N78°00'50"W 427.11'
N/F
ROBERT HESTER
PIN:7-0978-05-017
38 LF 2" C900 DR18
WATER LATERAL
W/ METER
38 LF 4" C900 DR18
FIRE LINE W/ DDCV
AND MJ TEE
18 LF 8" DUCTILE IRON
CENTERED ON CROSSING
14 LF 2" PHANTOM
PURPLE PIPE
RECLAIMED WATER
LATERAL W/ METER
(2)8" - 45° BEND
32 LF 4" C900 DR18
FIRE LINE W/ DDCV
AND MJ TEE
32 LF 2" C900 DR18
WATER LATERAL
W/ METER
BUILDING #4
FIRE HYDRANT
ASSEMBLY, TYP.
12 LF 2" PHANTOM
PURPLE PIPE
RECLAIMED WATER
LATERAL W/ METER
468 LF 8" C900 DR18 WATER
MAIN FROM TEE TO TEE
(2) 48 LF 1" C900 DR18
WATER LATERAL W/ METER
AND FROST FREE HOSE BIBB
FIRE HYDRANT
ASSEMBLY, TYP.
14 LF 2" PHANTOM PURPLE
PIPE RECLAIMED WATER
LATERAL W/ METER
192 LF 8" C900 DR18 WATER
MAIN FROM TEE TO HYDRANT
38 LF 1" C900 DR18
WATER LATERAL W/
METER AND FROST FREE
HOSE BIBB
BUILDING #6
POND #3
40 LF 2" C900 DR18 WATER
LATERAL W/ METER
(2) 8" - 45° BEND
18 LF 4" DUCTILE IRON
CENTERED ON CROSSING
406 LF 8" C900 DR 18
WATER MAIN FROM TEE
TO HYDRANT
8" - 45° BEND
30 LF 2" C900 DR18 WATER
LATERAL W/ METER
30 LF 4" C900 DR18 FIRE LINE
W/ DDCV AND MJ TEE
1218 LF 4" PHANTOM PURPLE
PIPE RECLAIMED WATER
MAIN FROM TEE TO TEE
18 LF 8" DUCTILE IRON
CENTERED ON CROSSING
8" - 45° BEND
4" - 22.5° BEND
4" - 45° BEND
2" C900 DR18
RECLAIMED WATER
LATERAL
BUILDING #5
38 LF 2" C900 DR18 WATER
LATERAL W/ METER
38 LF 4" C900 DR18 FIRE LINE
W/ DDCV AND MJ TEE
S19°10'47"E 1234.77'
WETLANDS
(STATE WATERS)
N/F
PNC BANK NA
PIN:7-0037-02-004
S19°10'47"E 1234.77'
S85°25'13"E
1814.03'(TIE)
OLD HOGWIRE FENCE
GEODETIC MONUMENT AB3080
I-95 R/W VARIES
S32°29'06"W 209.59'
WETLANDS
(STATE WATERS)
N10°53'31"W 558.87'
N78°02'13"W 97.91'
N/F
ROBERT HESTER
PIN:7-0978-05-018
143
11.49
CMF 4X4
142
11.17
CMF 4X4
144
13.46
CMF 4X4
WOOD POST (TYP.)
WETLANDS
(STATE WATERS)

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING ASHPALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
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- PROPOSED CURB INLET (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED STORM DRAINAGE MANHOLE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED STORM DRAINAGE PIPE (SHOWN IN BACKGROUND COLOR THIS SHEET FOR CLARITY)
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE IN MANHOLE
- PROPOSED WATER SERVICE LATERAL W/ METER
- PROPOSED FIRE LINE WITH DDCV AND MJ TEE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER VALVE IN BOX
- PROPOSED RECLAIMED WATER SERVICE LATERAL W/ METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER LATERAL W/ CLEANOUT

Know what's below.
Call before you dig.

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

NOT RELEASED
FOR
CONSTRUCTION

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WWW.ROBERTSCIVILENGINEERING.COM

WATER AND RECLAIMED WATER UTILITY PLAN

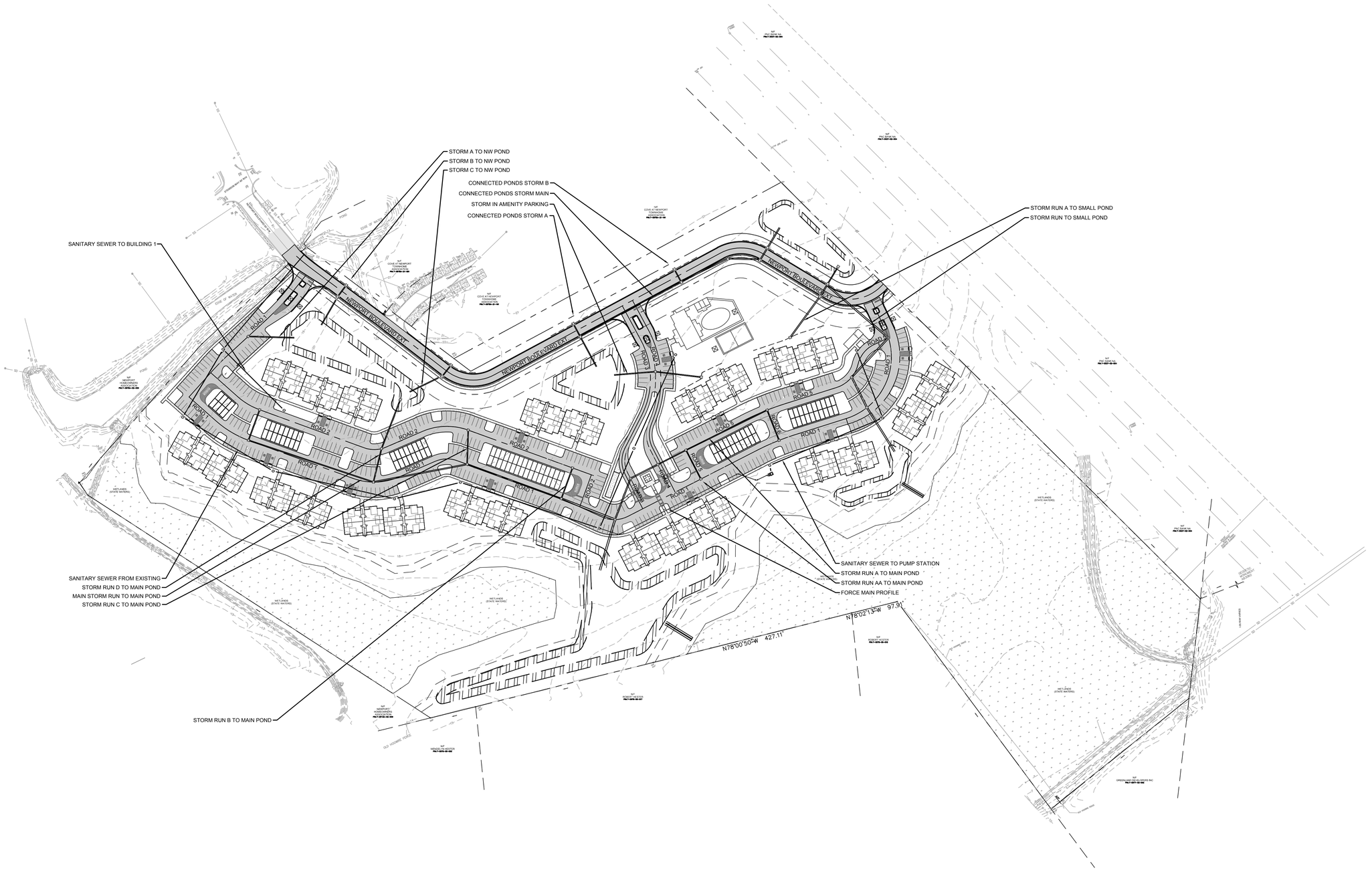
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

15
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



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REVISIONS

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ALIGNMENT AND UTILITY PROFILE INDEX

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

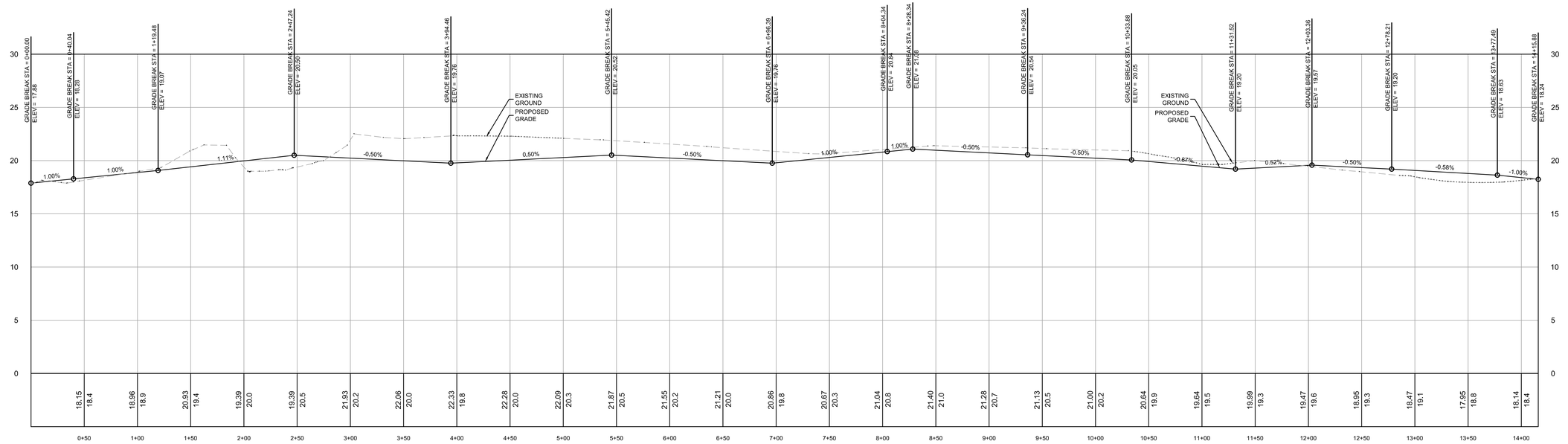
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

16
SHEET:

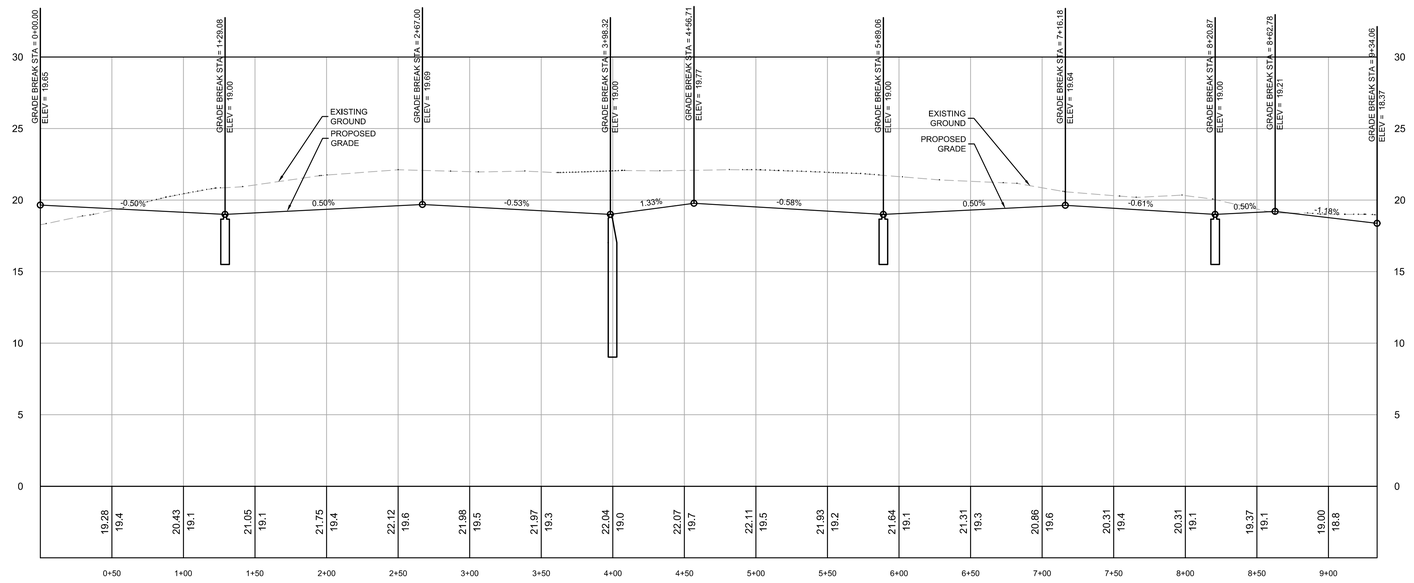
Know what's below.
Call before you dig.

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

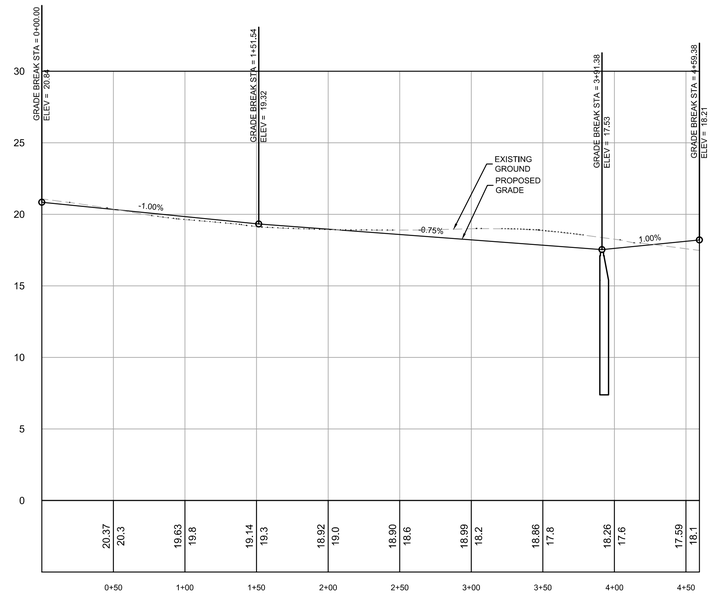
Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



NEWPORT BLVD EXT ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5



ROAD 2 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5



ROAD 3 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5

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REVISIONS

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CIVIL ENGINEERING
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ROAD PROFILES

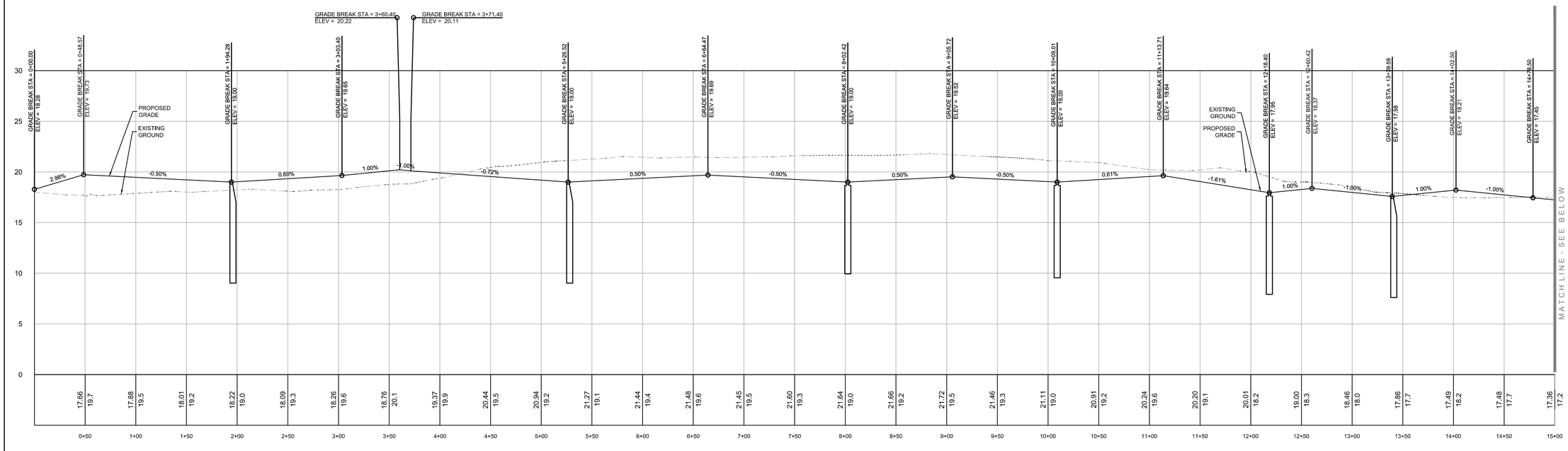
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

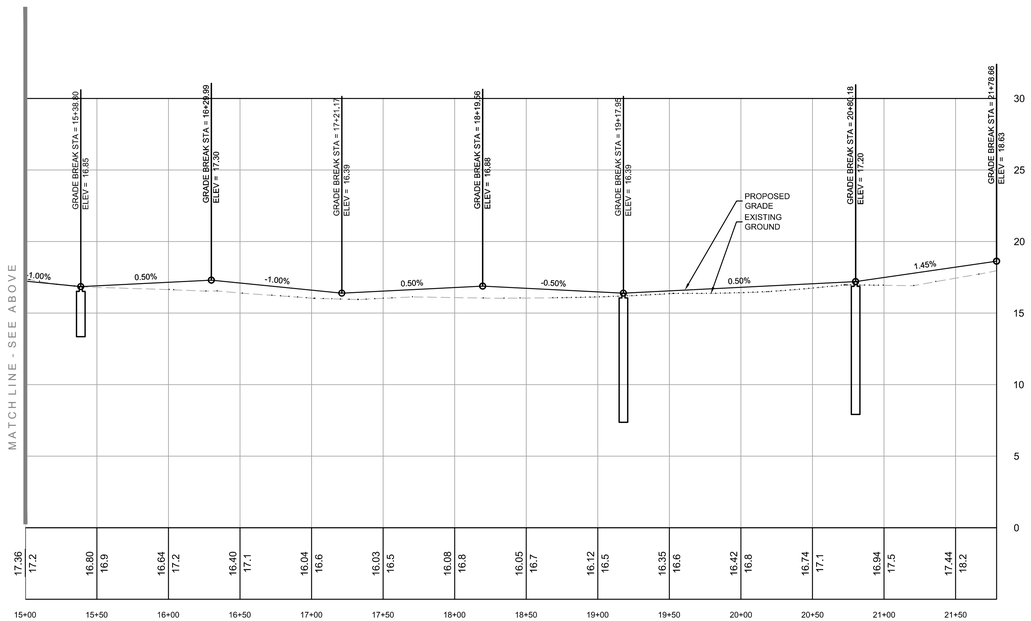
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

17
SHEET:

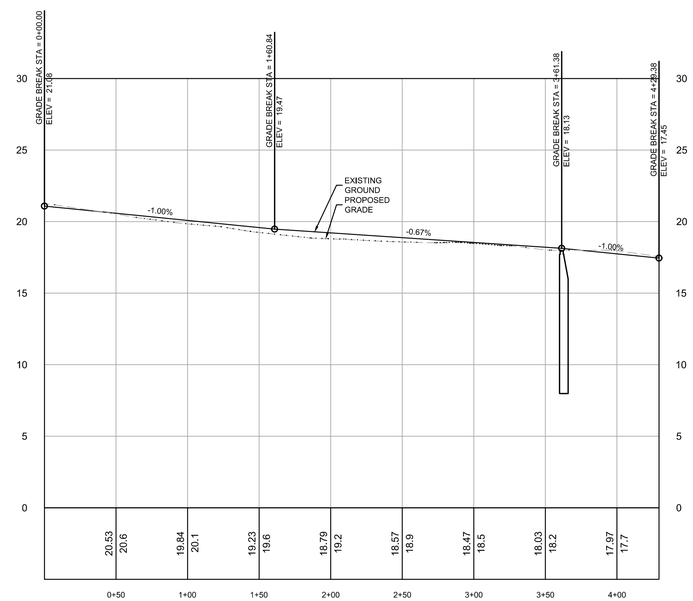
Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



ROAD 1 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5



ROAD 1 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5



ROAD 4 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5

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REVISIONS

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CIVIL ENGINEERING
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ROAD PROFILES

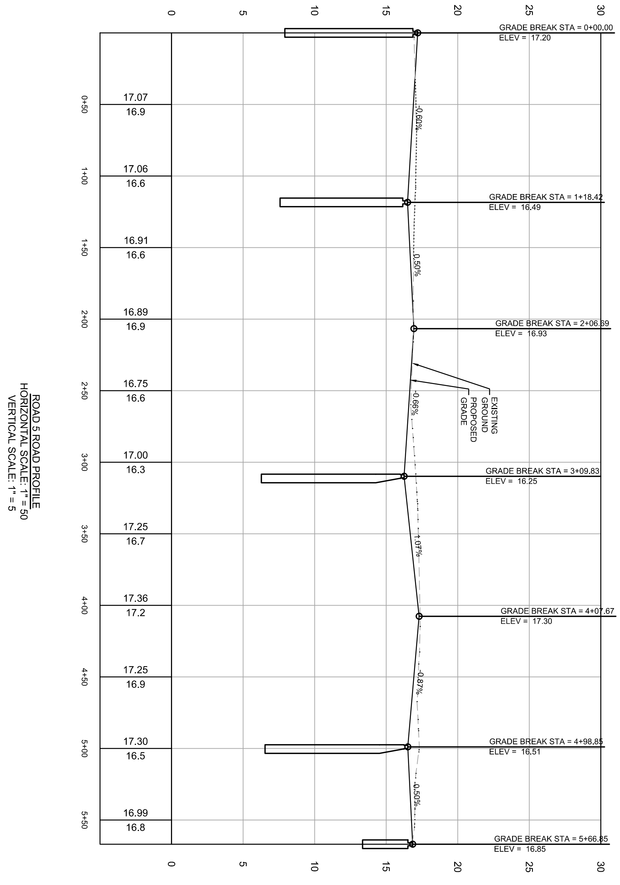
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

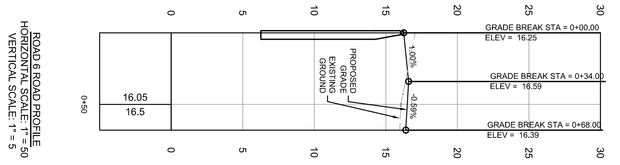
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

18
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

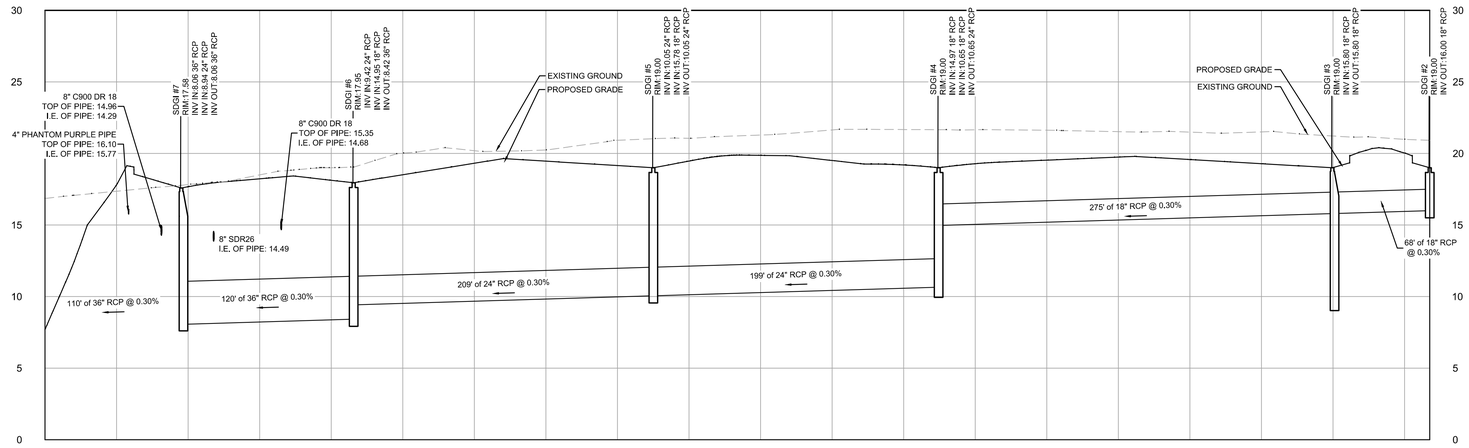


ROAD 5 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5

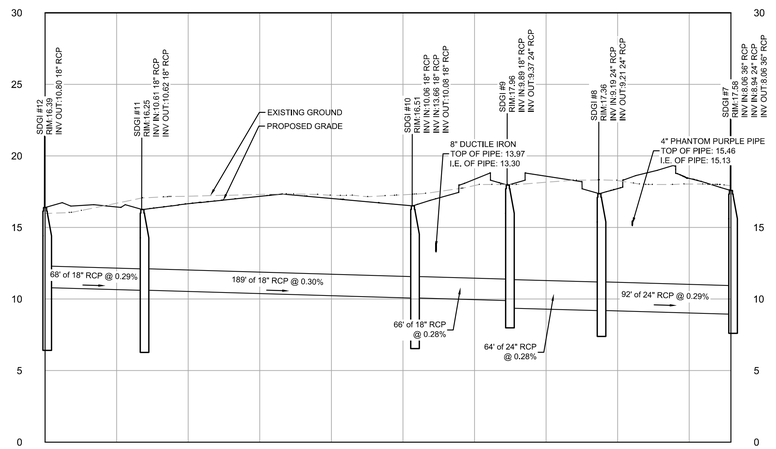


ROAD 6 ROAD PROFILE
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: 1" = 5

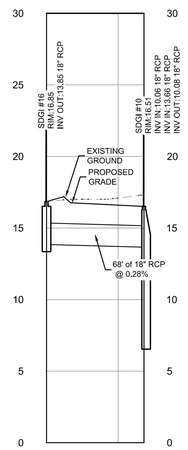
SHEET: 19	DATE: 2019-12-04 PROJECT NUMBER: 19516 DRAWN BY: J.A.F. CHECKED BY: J.L.V. SCALE: 1" = 50'	ROAD PROFILES NEWPORT COVE APARTMENTS PORT WENTWORTH, GA PREPARED FOR: HILLPOINTE, LLC	ROBERTS CIVIL ENGINEERING ST. SIMONS ISLAND | SAVANNAH WWW.ROBERTSCIVILENGINEERING.COM	REVISIONS	NOT RELEASED FOR CONSTRUCTION



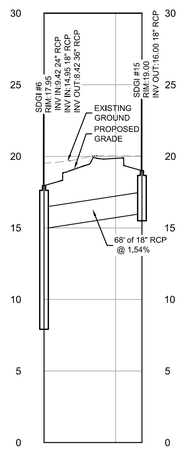
MAIN STORM RUN TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



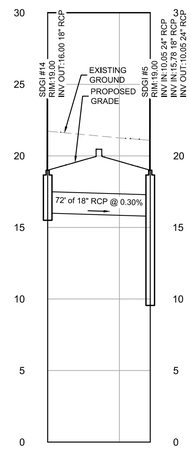
STORM RUN A TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



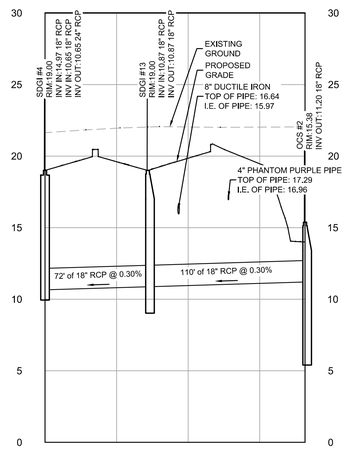
STORM RUN AA TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM RUN B TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM RUN C TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM RUN D TO MAIN POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft

NOT RELEASED FOR CONSTRUCTION

REVISIONS

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CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

STORM DRAINAGE PROFILES

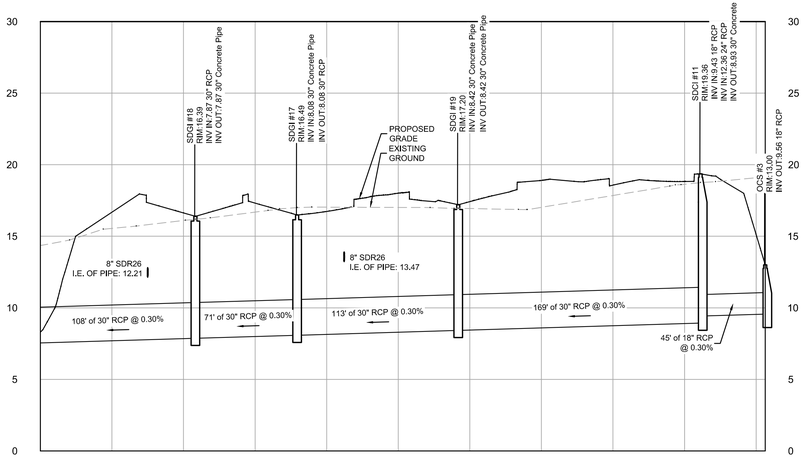
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

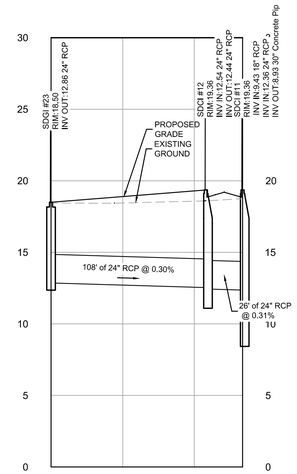
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

20
SHEET:

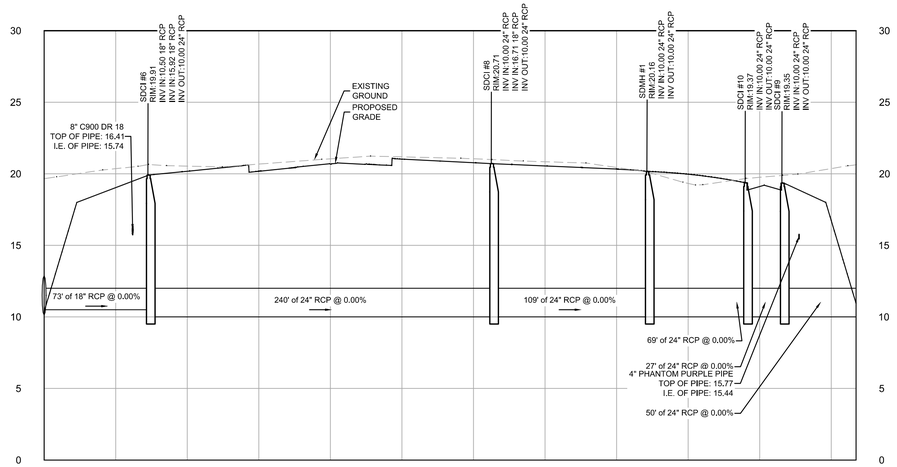
Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



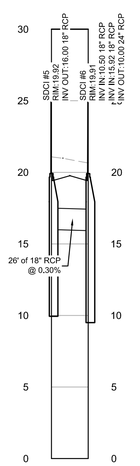
STORM RUN TO SMALL POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



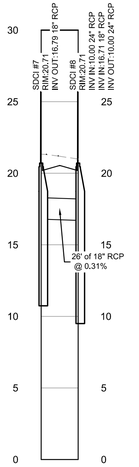
STORM RUN A TO SMALL POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



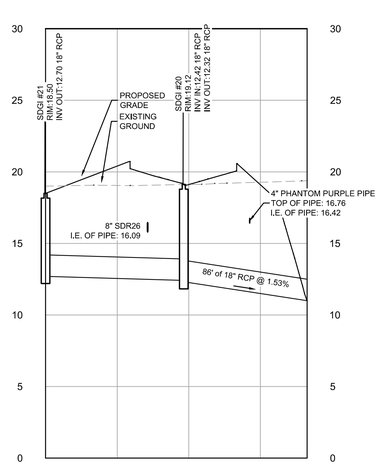
CONNECTED PONDS STORM MAIN
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



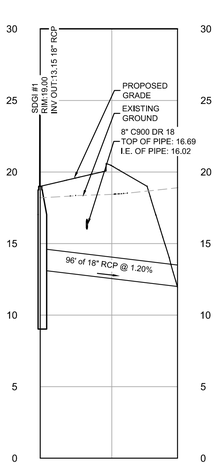
CONNECTED PONDS STORM A MAIN
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



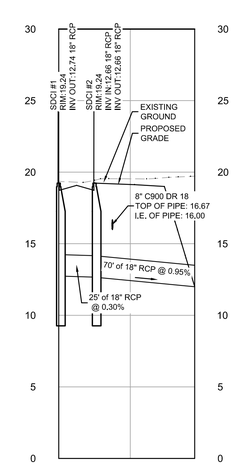
CONNECTED PONDS STORM B MAIN
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



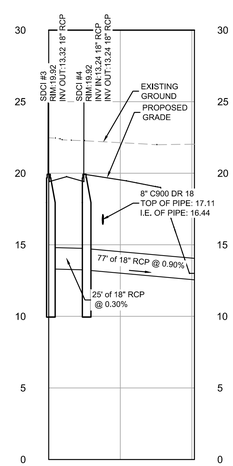
STORM IN AMENITY PARKING
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM A TO NW POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM B TO NW POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



STORM C TO NW POND
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

STORM DRAINAGE PROFILES

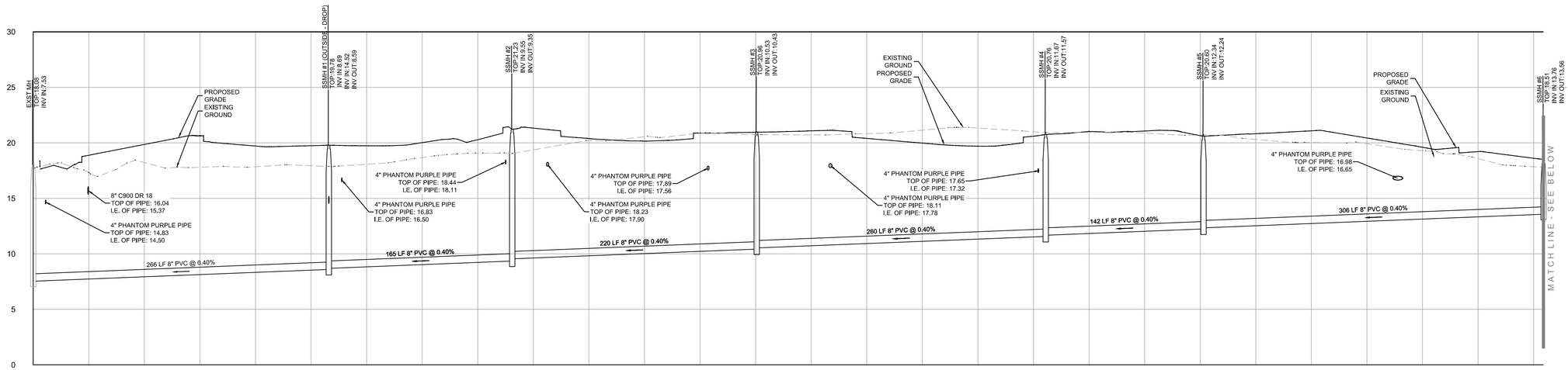
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

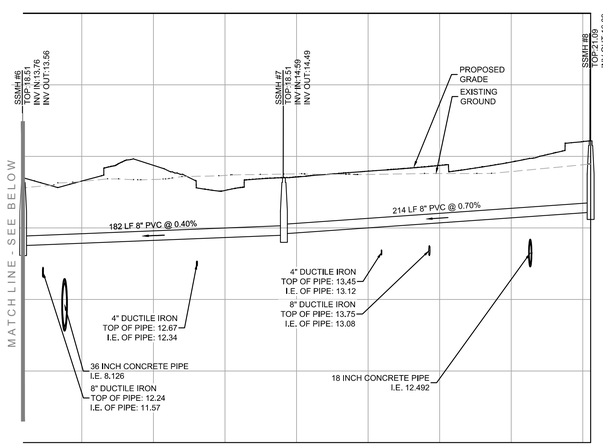
DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

21
SHEET:

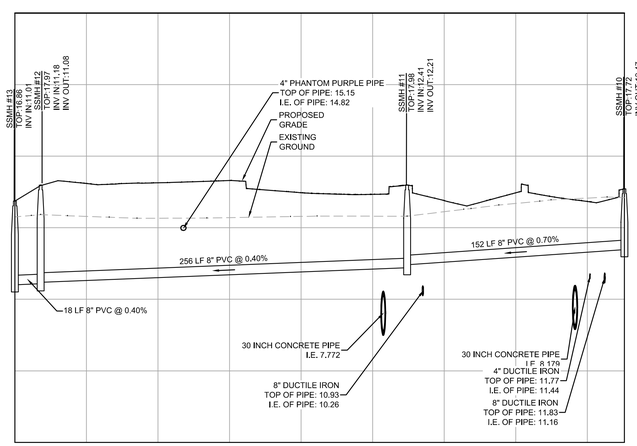
Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



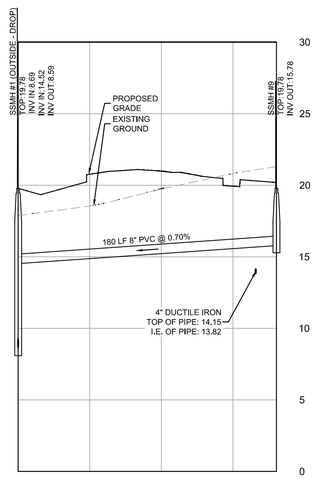
SANITARY SEWER TO EXISTING
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



SANITARY SEWER TO EXISTING
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



SANITARY SEWER TO PUMP STATION
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft



SANITARY SEWER TO BUILDING 1
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

SANITARY SEWER PROFILES

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

22
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

FORCE MAIN PROFILE
Vertical Scale: 1" = 5 ft
Horizontal Scale: 1" = 50 ft

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
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WWW.ROBERTSCIVILENGINEERING.COM

SANITARY SEWER PROFILES

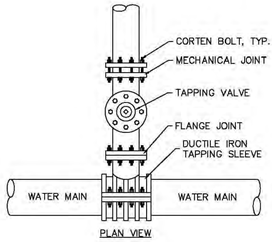
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: 1" = 50'

23
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



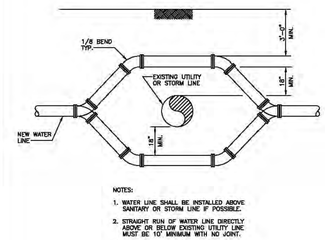
PLAN VIEW

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

STANDARD TAPPING SLEEVE

City of Port Wentworth TECHNICAL DETAILS W-5

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

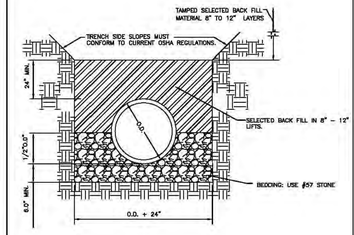


NOTES:
1. WATER LINE SHALL BE INSTALLED ABOVE SANITARY OR STORM LINE IF POSSIBLE.
2. STRAIGHT RUN OF WATER LINE DIRECTLY ABOVE OR BELOW EXISTING UTILITY LINE MUST BE 10' MINIMUM WITH NO JOINT.
3. IF WATER LINE IS INSTALLED BELOW SANITARY LINE WATER LINE SHALL BE DUCTILE IRON PIPE.
4. JOINTS SHALL BE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

STANDARD UTILITY CROSSING

City of Port Wentworth TECHNICAL DETAILS W-6

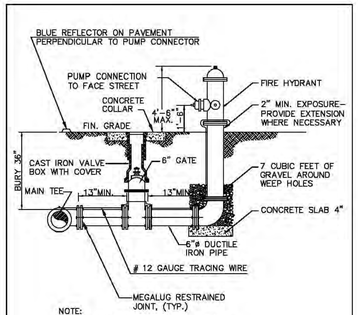
PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth TECHNICAL DETAILS W-8

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

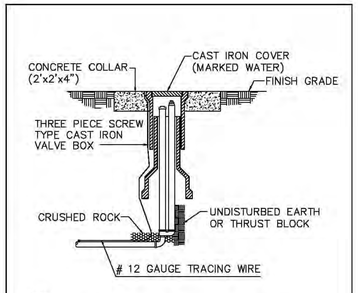


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth TECHNICAL DETAILS W-9

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

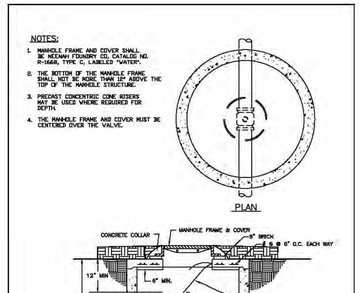


NOTE:
1. MAINGUARD #79 BLOW-OFF HYDRANT BY THE KUPFERLE FOUNDRY COMPANY. SEE MANUFACTURER'S SPECIFICATION FOR FURTHER DETAIL.

BLOW-OFF HYDRANT

City of Port Wentworth TECHNICAL DETAILS W-10

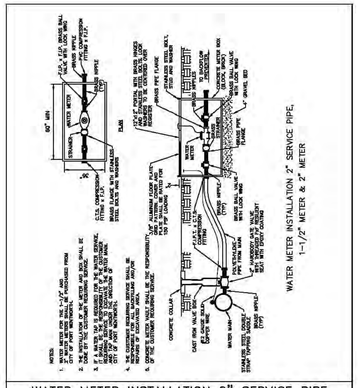
PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007



VALVE MANHOLE FOR 8" & GREATER GATE VALVE

City of Port Wentworth TECHNICAL DETAILS W-14

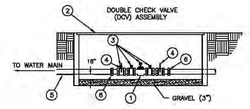
PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007



WATER METER INSTALLATION 2" SERVICE PIPE

City of Port Wentworth TECHNICAL DETAILS W-19

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



ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 3/4", 1", & 1 1/2" MPS ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
6	2	UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

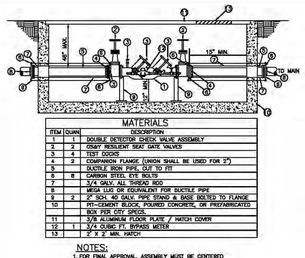
INSTALLATION INSTRUCTIONS:
THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

TYPICAL OUTSIDE INSTALLATION (3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth TECHNICAL DETAILS W-20

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



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

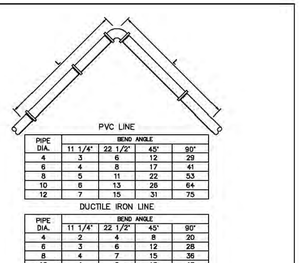
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR THE SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE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

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

FIRE SYTEM DOUBLE DETECTOR CHECK VALVE

City of Port Wentworth TECHNICAL DETAILS W-22

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



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	28	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

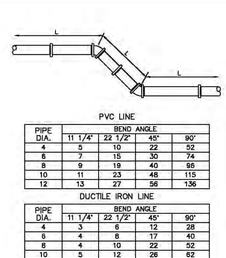
MINIMUM RESTRAINED LENGTH (L)

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	95
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	13	30	73
16	7	16	39	94
20	11	23	47	114
24	13	26	55	132

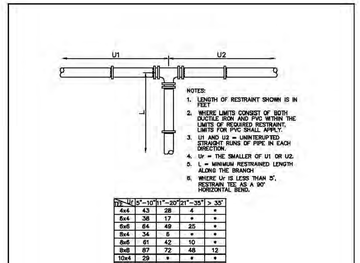
MINIMUM RESTRAINED LENGTH (L)

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



NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY."
3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. U = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE U= IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

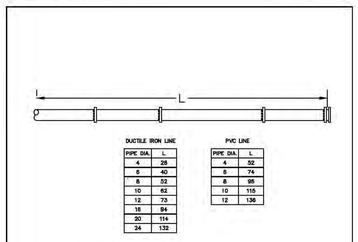
Dia-(U)-"U"1'-"U"2'-"U"3'	L		
4x4	43	28	4
6x4	38	17	*
6x6	64	49	25
8x4	34	6	*
8x6	61	42	10
8x8	87	72	48
10x4	29	*	*
10x6	56	34	*
10x8	84	66	35
10x10	108	91	67
12x4	24	*	*
12x6	54	28	*
12x8	82	60	23
12x10	104	86	57
12x12	128	112	87

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	53
10	62
12	73
16	94
20	114
24	132

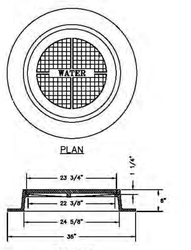
PVC LINE	
PIPE DIA	L
4	52
6	74
8	95
10	115
12	136

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 W36), 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

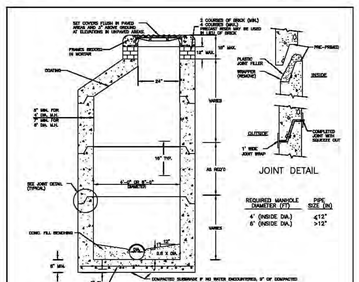


NOTE:
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 165-0265. TOTAL WEIGHT 335# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "WATER" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM 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

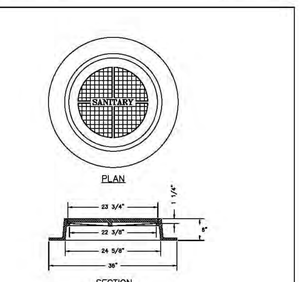


NOTES:
1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS-55 DAMP-PROOF COATING 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.
5. BUOYANCY MAY NEED TO BE CHECKED IF NECESSARY.
6. 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

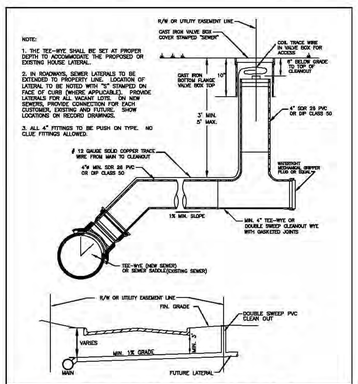


NOTE:
MANHOLE RING & COVER SHALL BE HEAVY DUTY RATED EQUAL TO U. S. FOUNDRY CO. USF 165-0265. TOTAL WEIGHT 335# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED 2 1/2" -3" LETTER HEIGHT "SANITARY" (NON VENTED). MANHOLE RING SHALL INCLUDE A WATERTIGHT GASKET. STACKING CLEATS ON THE BOTTOM 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

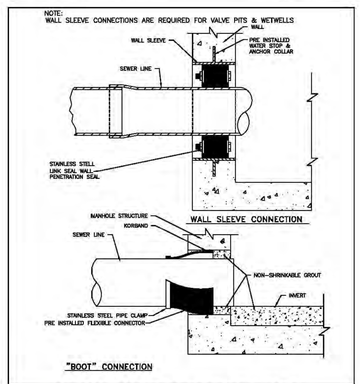


NOTE:
1. THE TEE-WYE SHALL BE SET AT PROPER DEPTH TO ACCOMMODATE THE PROPOSED OR EXISTING HOUSE LATERAL.
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO THE RIGHT-OF-WAY LINE OF LATERALS TO BE NOTED AS "3' SQUARED ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON NEW SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.
3. ALL 4" FITTINGS TO BE PUSH ON TYPE. NO GLUE 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



PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth TECHNICAL DETAILS S-6

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

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

CONSTRUCTION DETAILS

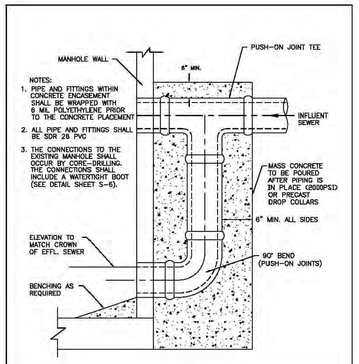
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: N.T.S.

24
SHEET:

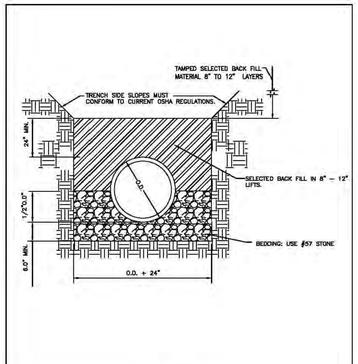
Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)



DROP MANHOLE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-7

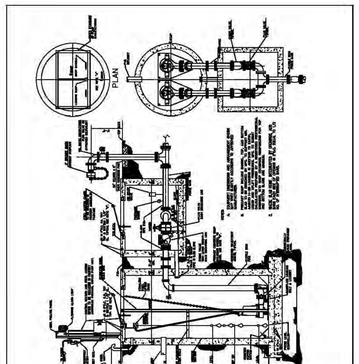
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS
S-8

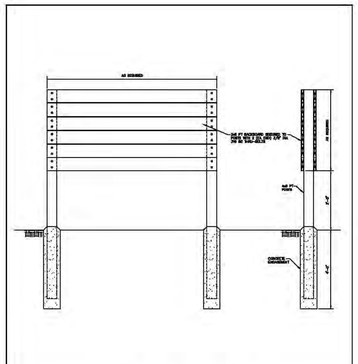
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SANITARY SEWER LIFT STATION

City of Port Wentworth
TECHNICAL DETAILS
S-10

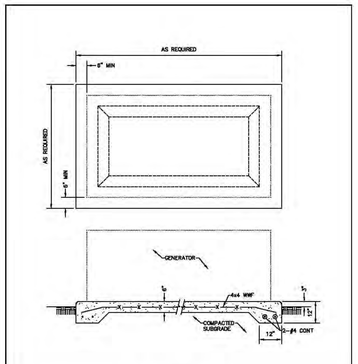
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



CONTROL PANEL BACKBOARD

City of Port Wentworth
TECHNICAL DETAILS
S-11

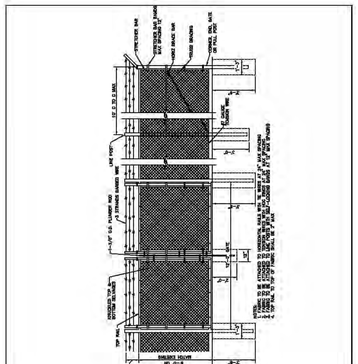
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



GENERATOR PAD

City of Port Wentworth
TECHNICAL DETAILS
S-12

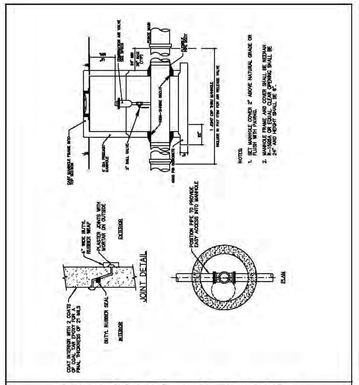
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



CHAIN LINK FENCE & GATE

City of Port Wentworth
TECHNICAL DETAILS
S-13

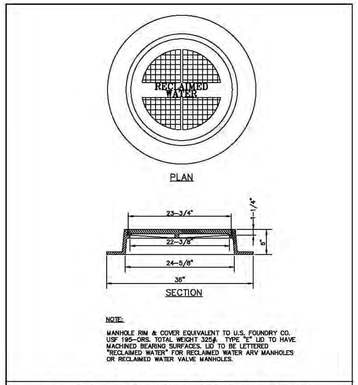
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



COMBINATION AIR VALVE & MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
RW-1

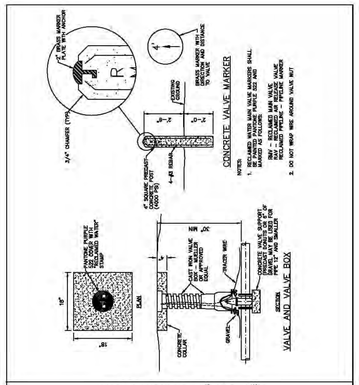
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



REUSE WATER MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
RW-2

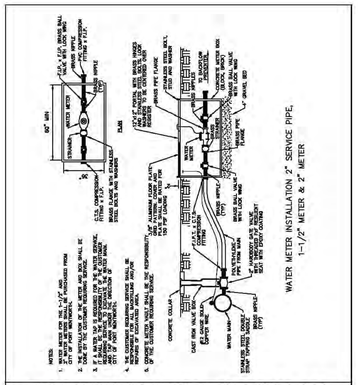
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



WATER VALVE 4" OR 6"

City of Port Wentworth
TECHNICAL DETAILS
RW-6

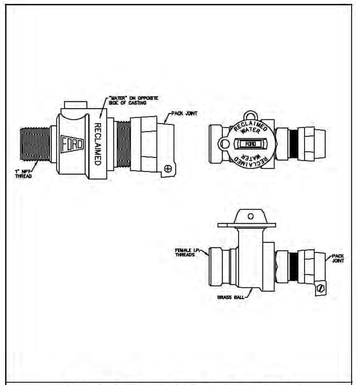
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



WATER METER INSTALLATION 2" SERVICE PIPE

City of Port Wentworth
TECHNICAL DETAILS
RW-12

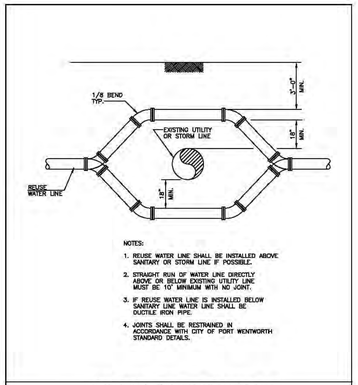
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



BRASS FITTINGS FOR WATER METER

City of Port Wentworth
TECHNICAL DETAILS
RW-14

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



STANDARD UTILITY CROSSING

City of Port Wentworth
TECHNICAL DETAILS
RW-16

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	35
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
RW-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	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	28	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
RW-19

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

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
2. WHERE LIMITS CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNRESTRIPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. U1 = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH
6. WHERE U1 IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.

12"–14"	5'–10"	11'–20"	21'–35"	> 35'
4x4	43	28	*	*
6x4	36	17	*	*
6x6	64	49	25	*
8x4	34	6	*	*
8x6	61	42	10	*
8x8	87	72	48	12
10x4	29	*	*	*
10x6	56	34	*	*
10x8	84	66	35	*
10x10	100	91	67	33
12x4	24	*	*	*
12x6	54	28	*	*
12x8	82	60	23	*
12x10	104	86	67	13
12x12	139	112	87	51

MINIMUM RESTRAINED LENGTH (L)
* RESTRAIN AT TEE ONLY

STANDARD TEE RESTRAINT (PVC LINE)

City of Port Wentworth
TECHNICAL DETAILS
RW-20

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

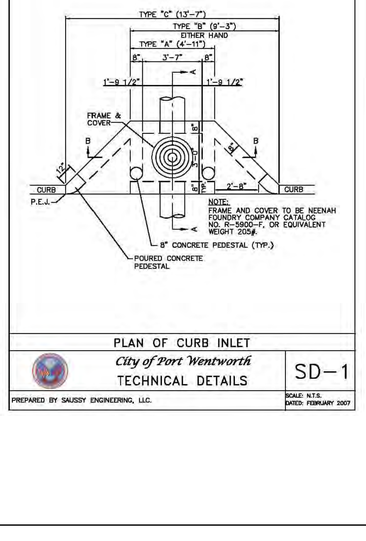
PIPE DIA.	L
4	52
6	74
8	96
10	115
12	136

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 W36), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.

STANDARD DEAD END RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS
RW-22

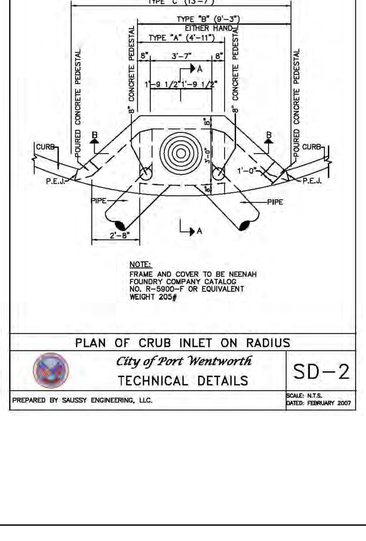
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PLAN OF CURB INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-1

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



PLAN OF CRUB INLET ON RADIUS

City of Port Wentworth
TECHNICAL DETAILS
SD-2

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

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

CONSTRUCTION DETAILS

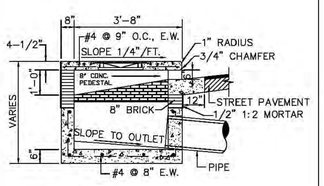
NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: N.T.S.

25
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

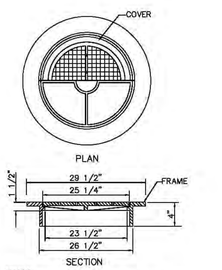


NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

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

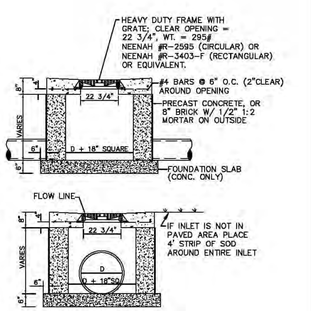


NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-5

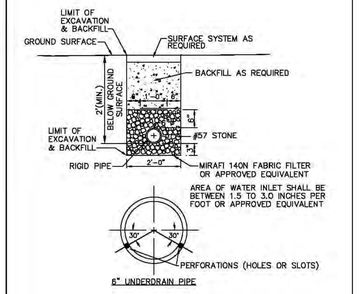
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-8

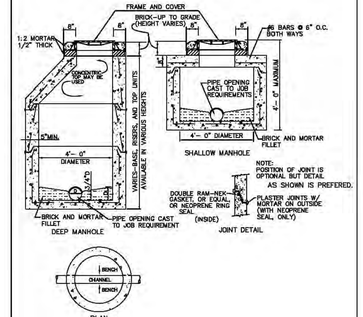
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



6" UNDERDRAIN PIPE

City of Port Wentworth
TECHNICAL DETAILS
SD-10

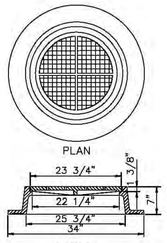
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
SD-12

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

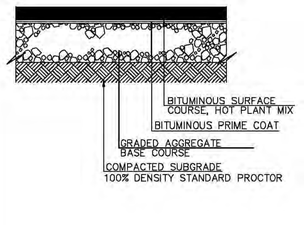


NOTE:
MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R-1412-A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM".

STORM MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-14

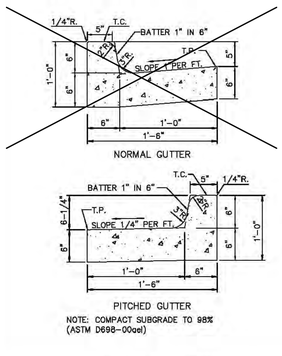
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



TYPICAL BITUMINOUS PAVING SECTION

City of Port Wentworth
TECHNICAL DETAILS
P-1

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



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

18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS
P-3

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

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

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

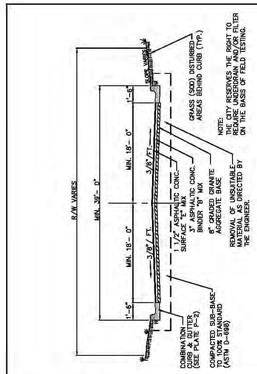
THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.

HANDICAP RAMP TYPE "B"

City of Port Wentworth
TECHNICAL DETAILS
P-5

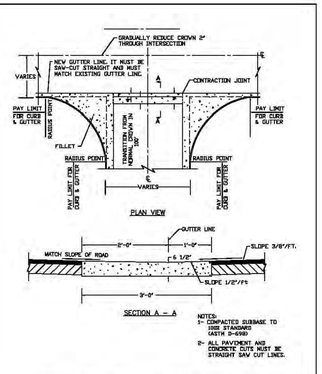
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



TYPICAL SECTION COLLECTOR/ARTERIAL STREET

City of Port Wentworth
TECHNICAL DETAILS
P-6

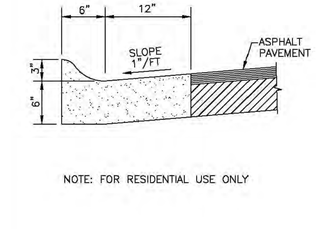
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P-7

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

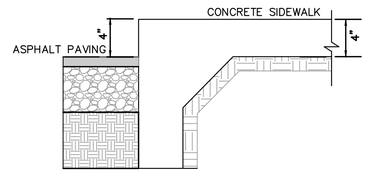


NOTE: FOR RESIDENTIAL USE ONLY

ROLL-OVER CURB

City of Port Wentworth
TECHNICAL DETAILS
P-11

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



NOTES:

1. CONTRACTION JOINTS TO BE SPACED AT 4' INTERVALS FOR 2' AND 4' SIDEWALKS, 5' INTERVALS FOR 5' SIDEWALKS, AND 6' INTERVALS FOR 6' SIDEWALKS.

2. FOR 8' AND 10' SIDEWALKS, SPACE CONTRACTION JOINTS AT 4' AND 5' INTERVALS AND PROVIDE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTERLINE.

3. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH A $\frac{1}{8}$" RADIUS

4. USE TURN DOWN EDGE WHERE SIDEWALK ABUTS EDGE OF PAVEMENT WITH NO CURB.

5. $\frac{1}{2}$" EXPANSION JOINT MATERIAL SHALL BE PLACED EVERY 50' AND WHERE CONCRETE ABUTS CURBING OR OTHER STRUCTURES. EXPANSION JOINT MATERIAL SHALL BE VISIBLE WITH NO CONCRETE OVERLAYING THE MATERIAL.

SIDEWALK WITH TURN DOWN EDGE
NTS

NOT RELEASED FOR CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

CONSTRUCTION DETAILS

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

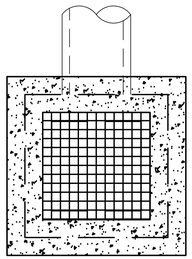
PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: N.T.S.

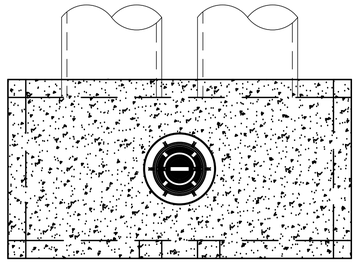
26
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

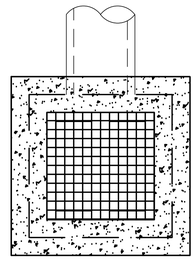
PLAN VIEW



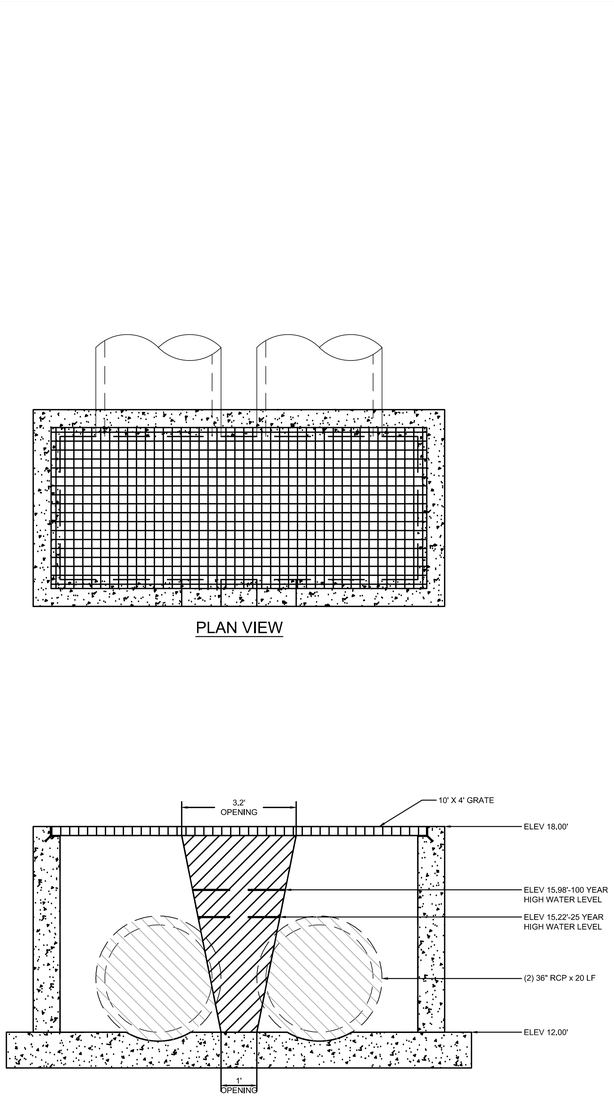
PLAN VIEW



PLAN VIEW

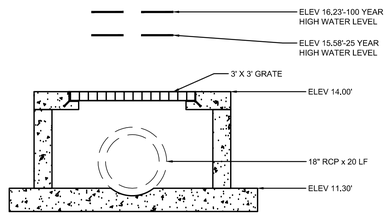


PLAN VIEW



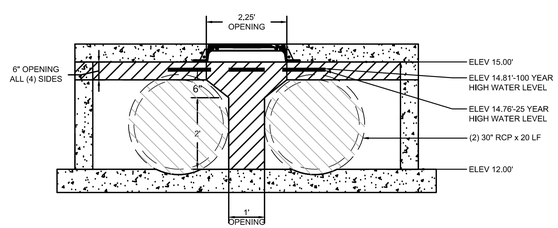
CROSS SECTION

POND #1 OUTFALL CONTROL STRUCTURE



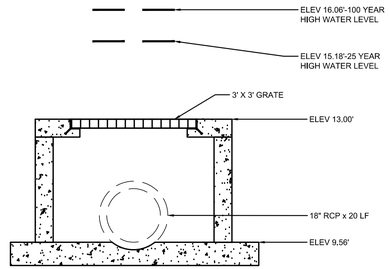
CROSS SECTION

POND #2 OUTFALL CONTROL STRUCTURE



CROSS SECTION

POND #3 OUTFALL CONTROL STRUCTURE



CROSS SECTION

POND #4 OUTFALL CONTROL STRUCTURE

NOT RELEASED
FOR
CONSTRUCTION

REVISIONS

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

CONSTRUCTION DETAILS

NEWPORT COVE APARTMENTS
PORT WENTWORTH, GA

PREPARED FOR:
HILLPOINTE, LLC

DATE: 2019-12-04
PROJECT NUMBER: 19516
DRAWN BY: J.A.F.
CHECKED BY: J.L.V.
SCALE: N.T.S.

27
SHEET:

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN 12.4.19 (2217 : Site Plan Review (Specific) Newport Cove Apartments 7-0976-02-021)

T. R. Long Engineering, P.C.

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

306 Commercial Drive
Savannah, Georgia 31406
(912) 335-1046 Office
(912) 335-1642 FAX

January 10, 2020

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

Re: Newport Cove Specific Development Plan
Port Wentworth, Georgia

Dear Mr. Harvey;

T. R. Long Engineering, P.C. has reviewed the construction plans for Newport Cove Apartments Specific Development Plan prepared by Roberts Engineering dated 12/4/2019. We offer the following comments for consideration prior to approval by the City.

1. There is a discrepancy for the number of proposed buildings and units on Sheet 2 in the General Notes Section Item #1.
2. The site acreage listed on Sheet 2 does not match the site acreage listed on the sheet 4. Please confirm which area is accurate and update the plans, coverage percentages, and unit densities as needed.
3. Sheet 2 references three different zoning classes for this property. Please confirm zoning and update all necessary setbacks, density, buffers, and other design restrictions to match.
4. In the land use calculations on Sheet 1, the percentage of the impervious area that will be used as green space should be differentiated.
5. Item 9 under General Notes, on Sheet 2, references signage ordinances for Chatham County and should reference Port Wentworth.
6. The flood limits should be shown.
7. The north east entrance is within 250 linear feet of the nearest intersection. This is prohibited by PUD-M Street Frontage Section 2A. The plans need to be revised to provide the needed clearance or the applicant should request a variance from the city.
8. The signs near the car wash station on Sheet 7 should to be identified.
9. Please identify and label what the extra drive lane, that terminates into the Fire Lane on the middle entrance, will be used for and any necessary pavement hatching.
10. The plans do not identify a mail drop-off location. Also, provide approval of mail locations from USPS.
11. Please verify all site grades and spot elevation labels for accuracy. It is difficult to tell if the spot elevations are referencing the top of pavement or the top of sidewalk. Noted areas of concern are the parking areas to the east of the site and the parking areas near the south section of pond two.
12. Please check that all sidewalk grades meet the ADA requirements, it appears that are some locations over the 2% cross slope.
13. SDGI #8 structure inverts are flowing backwards.

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN - 1st Review Comment Letter TR Long 1.10.2020 (2217 : Site Plan Review

14. Please review the drainage calculations. In the HydroCAD calculations, the outlet devices seem to be routed incorrectly. The outlet pipe should be device #1 and be the primary outfall. The outlet structure orifices should route to device #1. Please update the drainage calculations and confirm that the outlet pipe size and hydraulic grade line are designed to prevent parking lot from flooding flood in a 25 year storm.
15. Please demonstrate that a 100 year storm can pass through the storm drainage network without flooding the parking lot and roadway.
16. Please provide a mechanism to capture and route the southern storm water drainage to the detention ponds or revise the drainage calculations and Post Development Basins #1 and #3.
17. The Storm Sewer Profile exhibits in the drainage calculations should be update to remove any line over text.
18. Please check drainage calculations to ensure proper rainfall is being used for the designated storm event. The Diversion Ditch Exhibit on Page 145 and 147 is showing 9.887 inches for a 10 year rain event.
19. Please ensure you are using dynamic storage for the HydroCAD drainage calculations to account for the submerged pipes tailwater condition. Additionally, the outfall conditions on all drainage pipes should be noted.
20. Please update plans to include outlet pipe end section treatment.
21. Please provide pump station calculations and pump duty points.
22. Please provide the water 24 hour pressure test, flow test, and the water system calculations.
23. Please label the pump station differently than the other gravity sanitary sewer manholes.
24. Please provide a legible pump station detail with site specific information such as manhole size, outlet size, pump selection, on/off/alarm switch elevations, etc. The provided detail was illegible.
25. A note should be added to the force main receiving manhole, and the manhole downstream from the receiving manhole, to be coated with a protective liner that conforms to the City's Requirements.
26. Please consider moving the water main from under the pavement.
27. Please add crossing utilities and drainage pipes to the road profiles.
28. Pipe line work is missing on "Main Storm Run to Main Pond" pipe profile.
29. Please add manholes and pipe information on the force main profile.
30. Please provide a sign and post detail and a detail for a curb stop.

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

Sincerely,

Trent R. Long, P.E.

Attachment: 7-0976-02-021 NEWPORT COVE SPECIFIC SITE PLAN - 1st Review Comment Letter TR Long 1.10.2020 (2217 : Site Plan Review

City Council
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 02/06/20 06:30 PM
Department: All
Category: Planning/Zoning Item
Prepared By: Shanta Scarboro
Department Head: Shanta Scarboro

AGENDA ITEM (ID # 2218)

DOC ID: 2218

Site Plan Review Application submitted by Jay Maupin, PE., Maupin Engineering, Inc., on behalf of Jay Andrews, PWJB, LLC., for PIN #: 7-0906-04-030 (4 Magnolia Blvd) for a Specific Development Site Plan to allow a Restaurant with Commercial Spaces in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by Jay Maupin, PE., Maupin Engineering, Inc., on behalf of Jay Andrews, PWJB, LLC., for PIN #: 7-0906-04-030 (4 Magnolia Blvd) for a Specific Development Site Plan to allow a Restaurant with Commercial Spaces in a M-P-O (Master Plan Overlay) Zoning District.

Background: The subject property is currently a vacant lot.

Facts and Findings: The Owner intends to construct an approximate 7,140 square foot commercial building. This building would include a Moe's Southwest Grill restaurant and three (3) other commercial units. The Owner intends to connect to City water and sanitary sewer utilities. This application is currently under technical review by City Engineers, T.R. Long Engineering, P.C.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 13, 2020 at 6:30 P.M. UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION

ATTACHMENTS:

- 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (PDF)
- 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (PDF)
- 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - TR LONG 1st Review Comments 1.9.2020 (PDF)

141565

RECEIVED
DEC 05 2019
BY: MOE

12.C.a

City of Port Wentworth

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.

Name of Site Plan: Moe's Rice Hope Anchored Retail Building

Site Plan Address: 4 Magnolia Blvd, Port Wentworth, GA 31407

PIN #: 7-0906-04-030 Zoning: M-P-O

Type of Construction: Commercial

Estimated Cost of Construction: $ 1,400,000

Applicant's Name: Jay Maupin, PE / Maupin Engineering, Inc.

Address: 114 West 42nd Street, Savannah, GA 31401

Phone #: 912-235-2915 Fax #:

Owner's Name (If Different from Applicant): Jay Andrews, PWJB, LLC

Address: 3312 Falligant Ave. Thunderbolt, GA 31404

Phone #: 912-484-3794 Fax #:

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

~~Applicant's Signature~~ Owner's Signature — Date: 12/2/19

~~Owner's Signature (If Different from Applicant)~~ Applicant's Signature — Date: 12/3/19

Please submit the following with completed application:

1. Name, address & PIN # for all adjacent property owners.
2. Fifteen (15) copies in 11"x17" or larger of your site plan & one 8.5"x11".

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 : Site Plan Review (Specific) Moe's Rice

Adjacent Property Owners List
Project Name: Moe's Rice Hope
PIN(s): 7-0906-04-030

Property Owner	PIN	Property Address				Mailing Address			
		Street	City	State	Zip	Street	City	State	Zip
J Rice Hope LLC	70906 04029	2 Magnolia Blvd	Port Wentworth	GA	31407	206 East Victory Drive	Savannah	GA	31405
M&M Lee LLC	70906 010018	- Augusta Rd.	Port Wentworth	GA	31407	2318 Arabian Dr.	Marietta	GA	30062
Riya Properties LLC	70906 04031	6 Magnolia Blvd	Port Wentworth	GA	31407	1 Palm Grove Ct	Savannah	GA	31410
Andrews Commercial Real Estate	70906 04034	7 Magnolia Blvd	Port Wentworth	GA	31407	124 Grays Creek Drive	Savannah	GA	31410
"	70906 04033	5 Magnolia Blvd	Port Wentworth	GA	31407	" "	"	"	"
Bep Rice Hope LLC	70906 04075	- Highway 21	Port Wentworth	GA	31407	100 Lakeside Blvd	Port Wentworth	GA	31407

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 :

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00254378 12/06/2019 11:53 AM
OPER: ME TERM: 011
REF#: CK 1013

TRAN: 112.0000 BLDG PERMIT
141565 886.00CR
JAY ANDREWS, PWJP, LLC
4 MAGNOLIA BLVD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-04-030 4

MAUPIN™
engineering

December 3, 2019

City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

RE: Moe's Rice Hope
4 Magnolia Blvd, Port Wentworth, GA 31407

Landfill Certification

To the best of our knowledge, it is our understanding that no water and/or sanitary sewer lines associated with this project are constructed upon, nor do they serve existing or proposed structures built upon, solid waste landfills.

All Irrigation System Check List Certification

To the best of our knowledge, it is our understanding that sanitary sewer lines associated with this project are not constructed upon, nor do they serve, structures built All Irrigation System Check List Items.

Maupin Engineering, Inc.
Jay Maupin, PE

PHONE: 912.235.2915
EMAIL: general@MaupinEngineering.com
WEB: www.MaupinEngineering.com

114 West 42nd Street
Savannah, Georgia 31401
U.S.A.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 : Site Plan Review (Specific) Moe's Rice

MAUPIN™
engineering

December 3, 2019

City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

RE: Moe's Rice Hope
4 Magnolia Rd, Port Wentworth, GA 31407

Owner Certification

The owner shall certify that all land clearing, construction, land development and drainage will be done according to the approved stormwater management design plan.

Jay Andrews, PWJB, LLC.

PHONE: 912.235.2915
EMAIL: general@MaupinEngineering.com
WEB: www.MaupinEngineering.com

114 West 42nd Street
Savannah, Georgia 31401
U.S.A.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 : Site Plan Review (Specific) Moe's Rice

MAUPIN™
engineering

December 3, 2019

City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

RE: Moe's Rice Hope
4 Magnolia Blvd, Port Wentworth, GA 31407

Plan Preparer Certification

The stormwater management design plan shall be prepared in accordance with the criteria outlined in section 7-82 below by a certified design professional such as a landscape architect, professional surveyor, or professional engineer who must certify that the design of the stormwater management system meets the requirements of this article and the latest edition of the coastal stormwater supplement, the Georgia Stormwater Management Manual, and any relevant local addenda.

Maupin Engineering, Inc.
Jay Maupin, PE

PHONE: 912.235.2915
EMAIL: general@MaupinEngineering.com
WEB: www.MaupinEngineering.com

114 West 42nd Street
Savannah, Georgia 31401
U.S.A.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 : Site Plan Review (Specific) Moe's Rice

Project: **Moe's Rice Hope**
Owner: PWJB, LLC - Mr. Jay Andrews
Address: 3312 Falligant Ave.
Savannah, GA 31404

Storm Water System Inspection and Maintenance Plan

The storm water treatment facilities will be maintained by the owner or their assigned heirs after construction is completed. The building management staff will perform the inspections indicated below and retain a log on-site of the inspections performed. Long-term operation and maintenance for the individual storm water management entities is presented below.

Catch Basins: ***Estimated cost to vacuum structures is $50/month.***
Inspect catch basins twice per year (preferably in spring and fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures when sediment depths reach 12" from invert of outlet.

Sub-surface Chambers: **Estimated cost is $100/month.**
Inspect sub-surface or pipe systems 2 times per year (preferably in spring and fall) via the access structures. Clean system via hand removal of sediments and debris and jet / vacuum truck as necessary. Inspect outlet control structures to ensure they are good working order and are unobstructed from trash and debris. Legally dispose of any sediments or debris off-site.

Vegetated Areas: ***Estimated cost is $50/month.***
Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. Inspect all slopes after major storms and any identified deficiencies will be corrected.

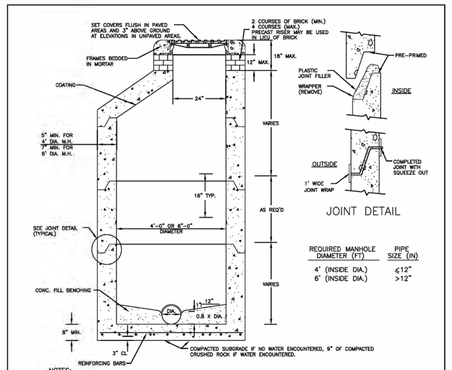
This procedure shall be reviewed by the property owner on an annual basis for determining of the need for additional storm water inspection and maintenance procedures. The property owner herby agrees to maintain funds for any such inspections and maintenance required under this plan.

Owner Signature

PWJB, LLC.

12/4/19
Date

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN APPLICATION (2218 : Site Plan Review (Specific) Moe's Rice

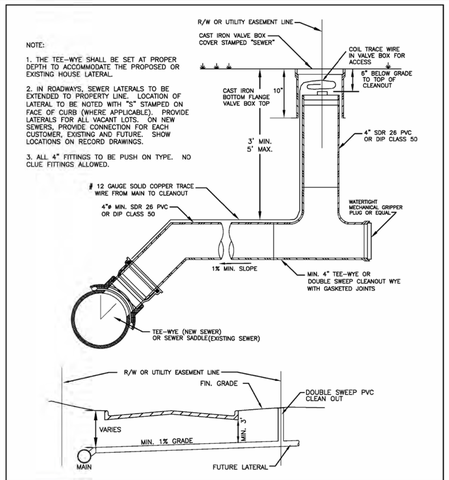


NOTES:
1. PRECAST REINFORCED CONCRETE TOPS, RISERS, BASES AND REBARS SHALL CONFORM TO LATEST ASTM C-478 STD. SPECIFICATIONS.
2. INTERIOR OF MANHOLE SHALL BE COATED IN ACCORDANCE WITH CITY OF PORT WENTWORTH STD. SPECIFICATIONS. THE EXTERIOR OF MANHOLE SHALL BE COATED WITH CONSEAL CS-55 DAMP-PROOF COATING 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

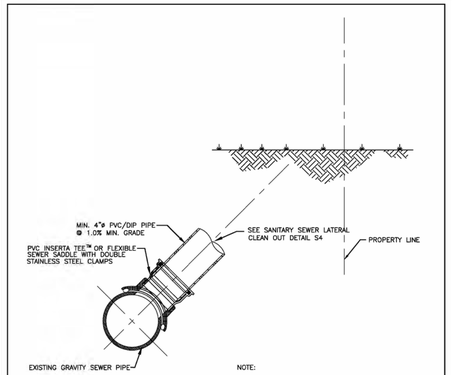
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007



SANITARY SEWER SERVICE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-4

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

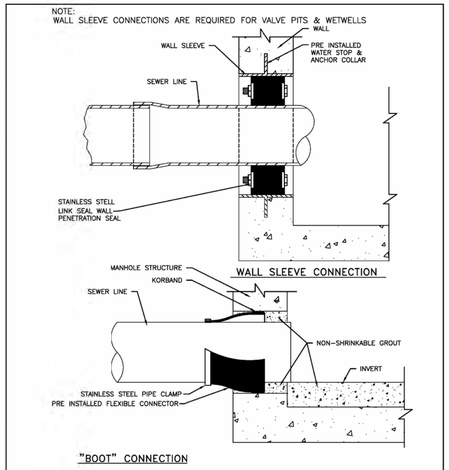


NOTE:
CONTRACTOR SHALL NOTIFY CITY OF PORT WENTWORTH WASTEWATER CONVEYANCE DEPARTMENT 24 HOURS PRIOR TO CONNECTION TO EXISTING GRAVITY SEWER PIPE. ALL CONNECTIONS TO THE EXISTING GRAVITY SEWER PIPE MUST BE INSPECTED BY THE CONVEYANCE DEPARTMENT PRIOR TO BACK FILLING.

SEWER SERVICE CONNECT TO EXT. PIPE

City of Port Wentworth
TECHNICAL DETAILS
S-5

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



"BOOT" CONNECTION

PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS
S-6

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

GENERAL DEVELOPMENT NOTES:

1. PIN: 7-0906-04-030
   ADDRESS: 4 MAGNOLIA BLVD.
   PORT WENTWORTH, GA 31407
2. TOTAL LAND ACREAGE = 1.29(±) AC
   TOTAL DISTURBED ACREAGE = 1.38(±) AC
3. EXISTING USE OF PROPERTY : VACANT
   PROPOSED USE OF PROPERTY : FAST-FOOD & RETAIL
   PRESENT SITE ZONING : M-P-O
4. MAXIMUM BUILDING HEIGHT : 35'
   MAXIMUM LOT COVERAGE : 90%
5. PROPERTY IS LOCATED IN ZONE AE BFE 13, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0030F, DATED 9/26/2008
6. THE SITE IS SERVED BY THE CITY OF PORT WENTWORTH WATER AND SANITARY SEWER SYSTEM.
7. PARKING SPACE CALCULATIONS:
   REQUIRED:
   FAST-FOOD RESTAURANT
   1 SPACE/200SF LEASIBLE * 2,540SF
   + 1 SPACE/4 SEATS * 54 SEATS
   = 26 STALLS
   RESTAURANTS
   1 SPACE/4 SEATS * 90 SEATS
   = 23 STALLS
   TOTAL REQUIRED = 49 STALLS
   PROVIDED: = 59 STALLS

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

LEVEL II E&S CERT: #21051 EXP: 11/1/2021

UTILITIES PROTECTION CENTER

Dig Safely. CALL 811

CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

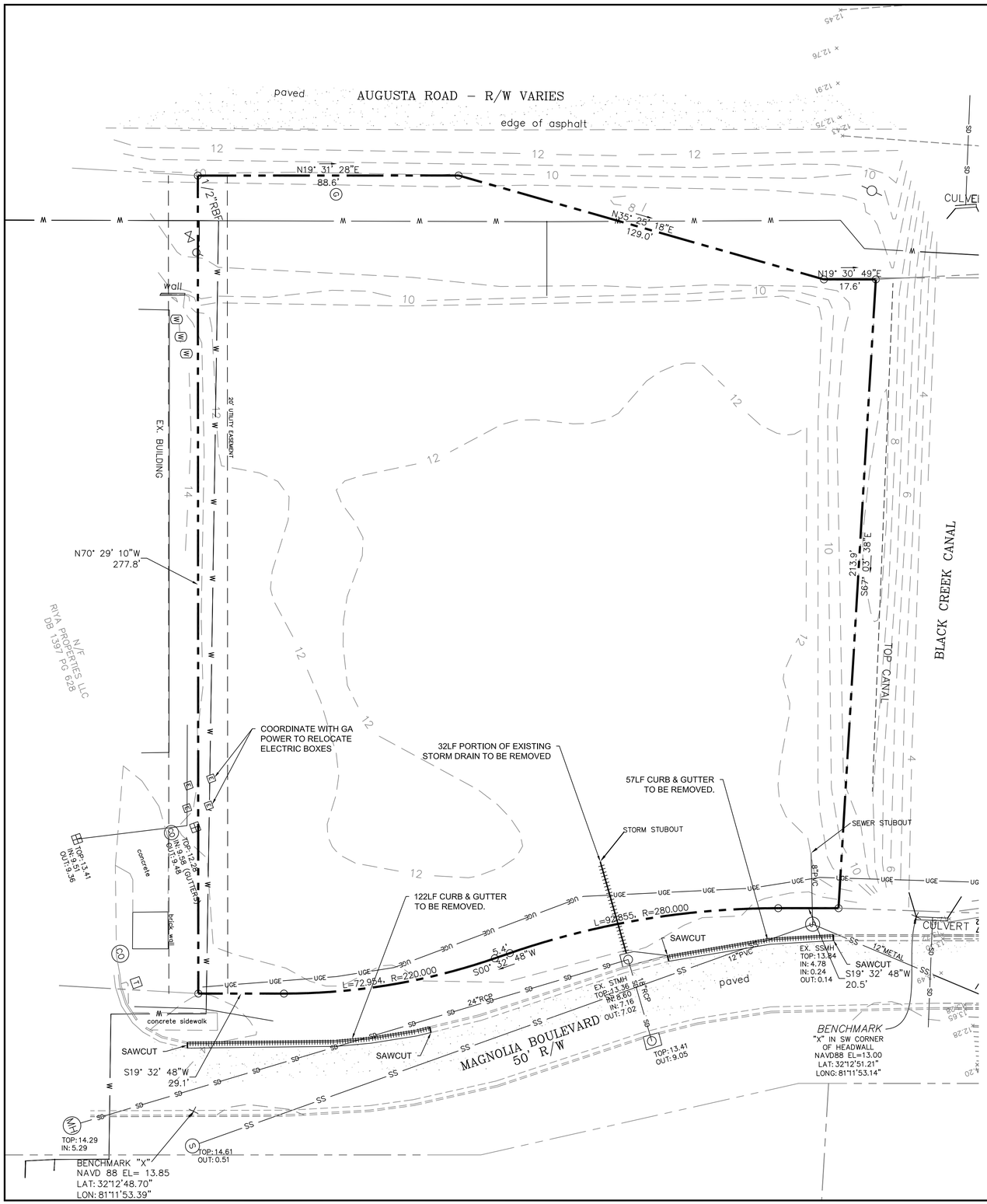
Moe's Rice Hope
Specific Development Plan

MEI Proj #313-17-01 Plan Date: 12/3/19

PREPARED FOR:

P.W.J.B., LLC
Jay Andrews
3312 Falligant Ave.
Thunderbolt, GA 31404
912.484.3794 / jandrews@savcomrealestate.com

SITE
Rice Creek Elementary
Rice Creek School
Lakeside Blvd
Dogwood Cir
Hickory St
Jimmy Deloach Pkwy
Jimmy DeLoach Pkwy
Jimmy Deloach Pkwy
Black Creek
Rice Creek
Jimmy Deloach Pkwy
Jimmy DeLoach Pkwy



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/14/17	Layout modified to accommodate increased building footprint

MAUPIN engineering tm
114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

EXISTING CONDITIONS & DEMOLITION PLAN

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CH'KD: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.2

748-19-06
PROJECT NO.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)

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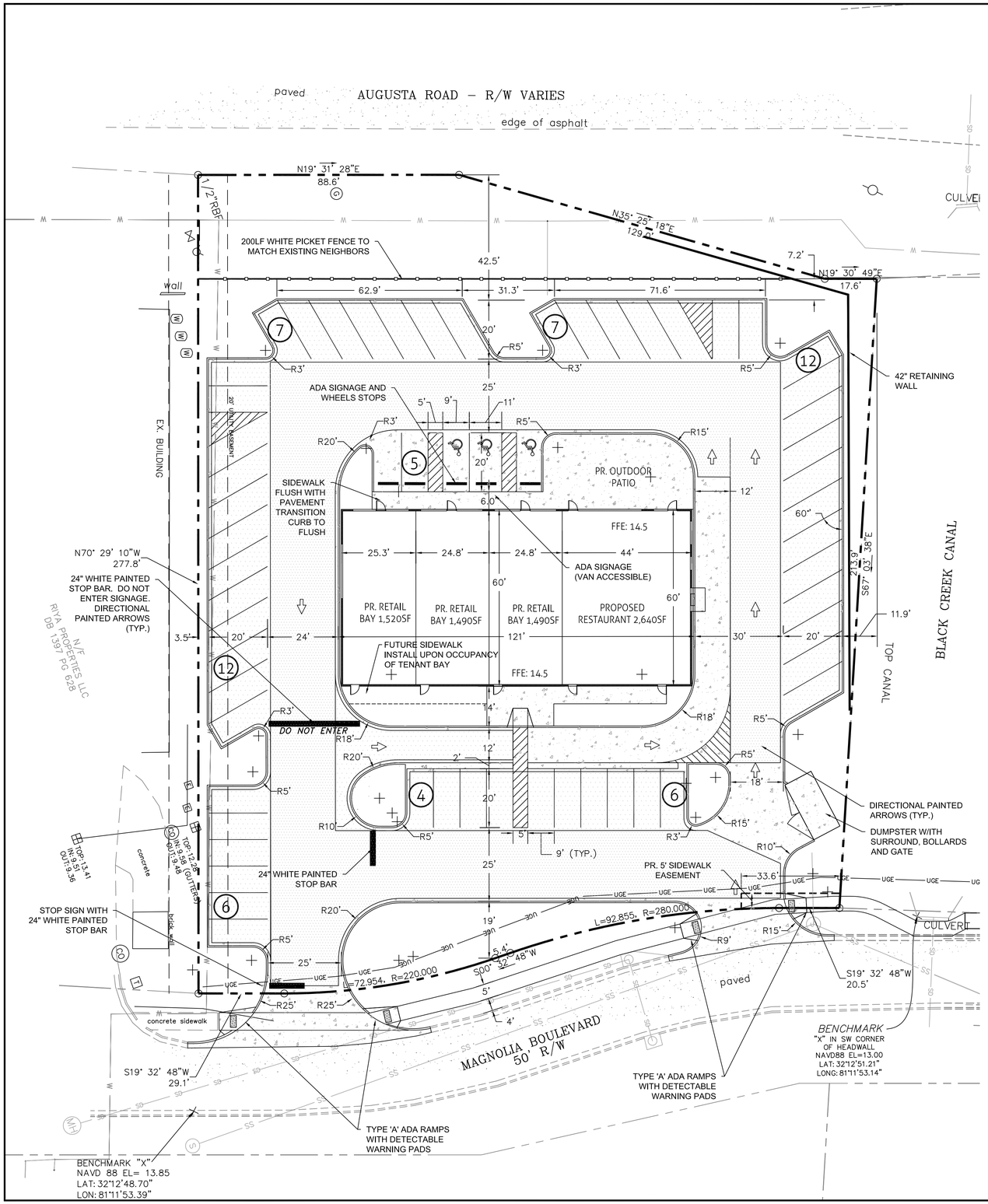
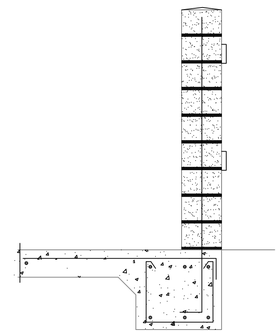
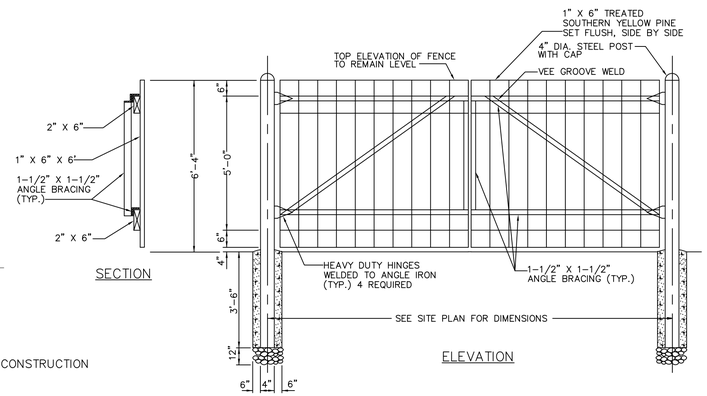




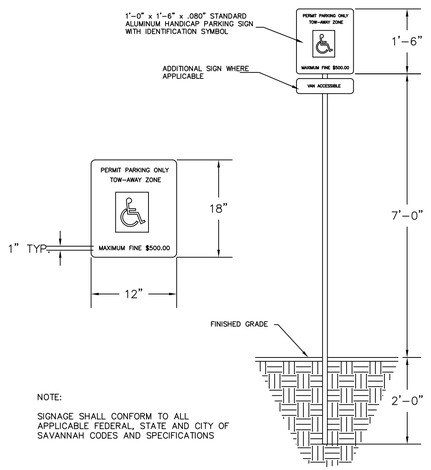
SEE ARCHITECTURAL DRAWINGS FOR WALL CONSTRUCTION

DUMPSTER WALL SECTION

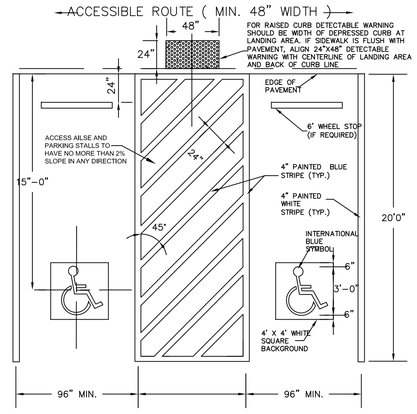


WOODEN GATE @ DUMPSTER

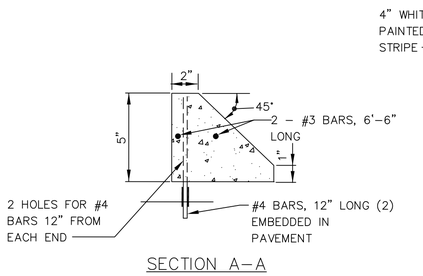
NOT TO SCALE



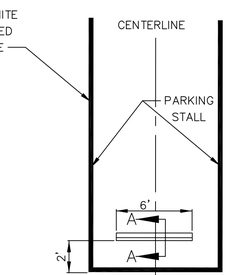
HANDICAP PARKING SIGN DETAIL



ADA HANDICAP PARKING SPACE STRIPING DETAIL



SECTION A–A



TYPICAL CONCRETE WHEEL STOP

REVISIONS		
NO.	DATE	DESCRIPTION

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114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

STAKING PLAN

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CH'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.3
748-19-06
PROJECT NO.

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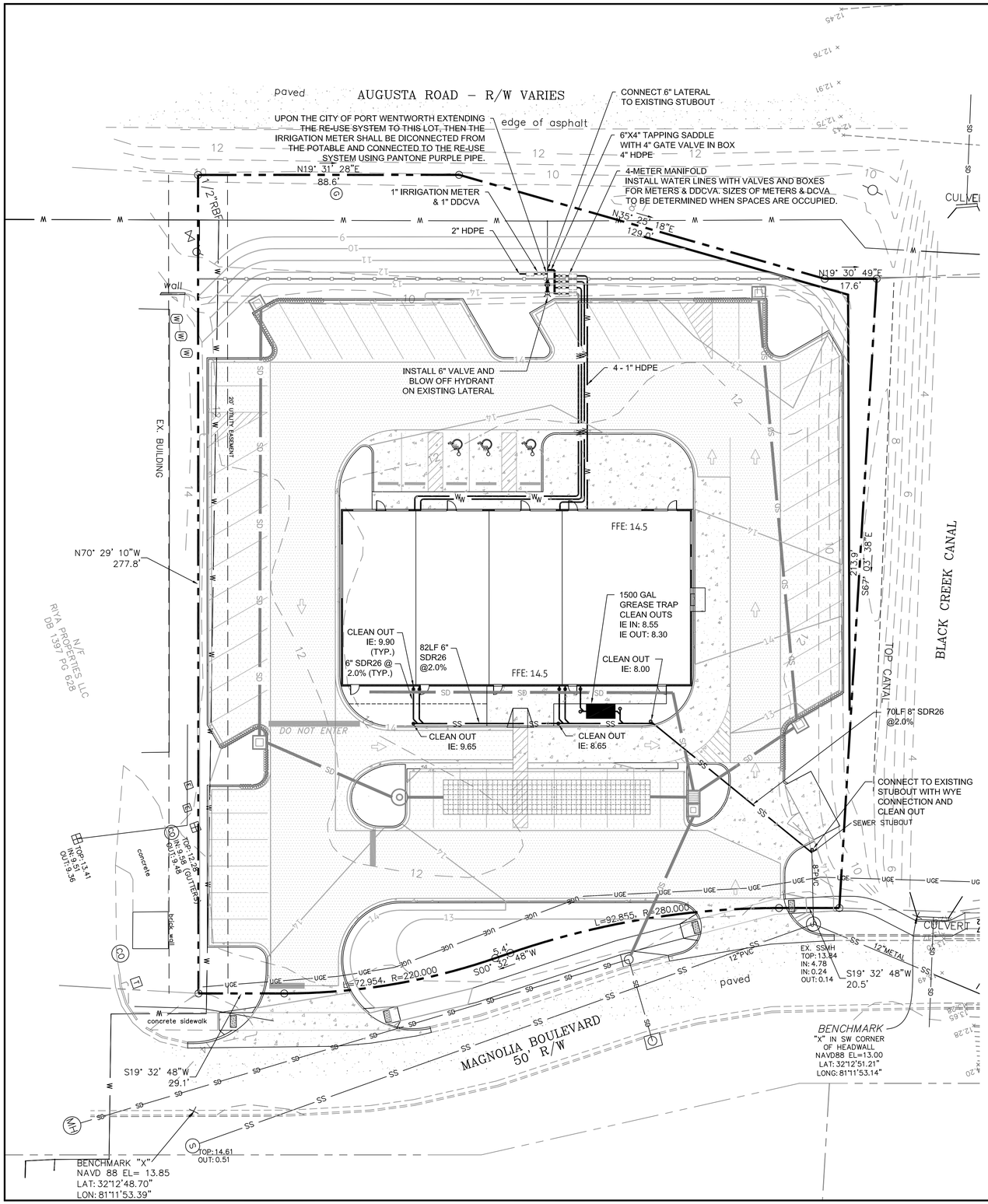
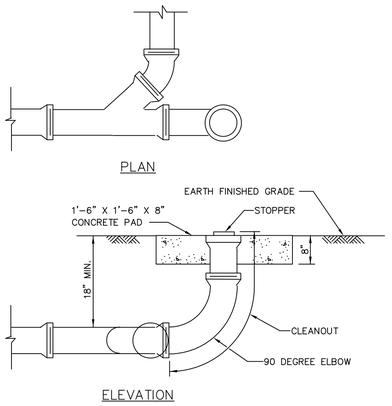
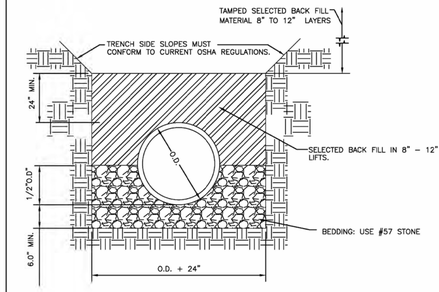
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)





PRIVATE CLEANOUT
NOT TO SCALE



PIPE BEDDING

City of Port Wentworth
TECHNICAL DETAILS

S-8

PREPARED BY SAUSSY ENGINEERING, LLC.

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

REVISIONS		
NO.	DATE	DESCRIPTION

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114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

UTILITY PLAN

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.4

PROJECT NO.
748-19-06

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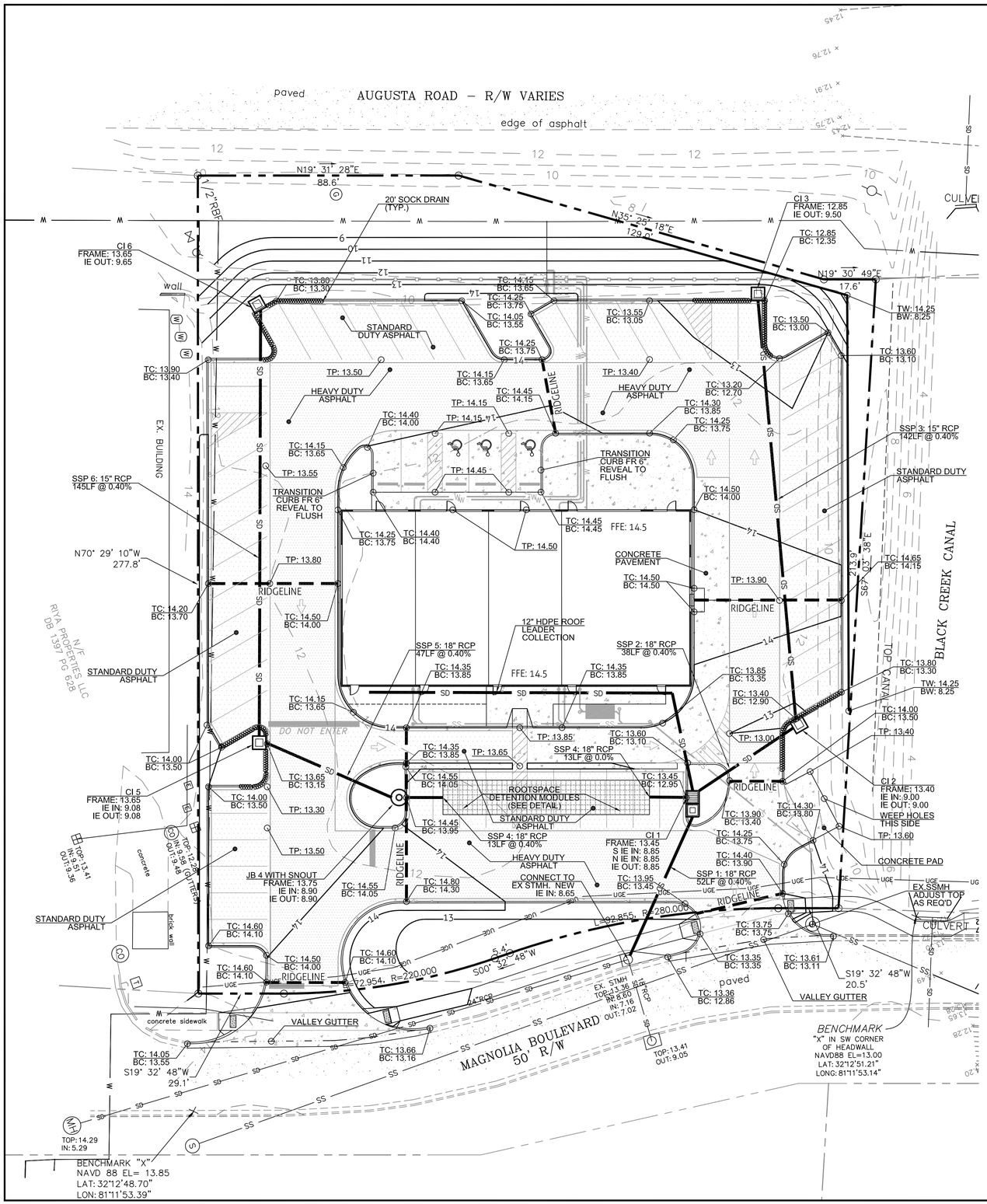
Attachment: 7.0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



PRODUCT DATA SHEET

RootSpace® 600

Stormwater Storage Modules

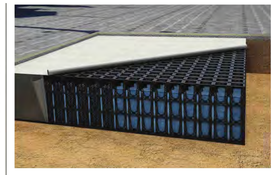
DESCRIPTION
Using RootSpace® structural modules for stormwater storage is a cost-effective alternative to stormwater tanks and dry wells. Their high strength allows them to withstand maximum vehicular traffic with minimal surface, and their versatility enables the assembled structure to accommodate any design configuration or utility conduits. With GreenBlue Urban's suspended pavement system, you're specifying the strongest large-volume underground modules on the market, while providing the most storage capacity at over 97% void space.

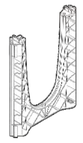
CODE
RS -600

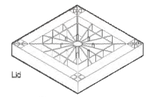
MATERIAL
100% Recycled High-Density Polyethylene (HDPE)

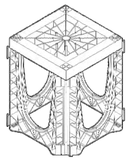
COMPONENTS/DIMENSIONS
- ❑ Upright
  20"x 24" x 4" (500 x 600 x 90 mm)
- ❑ Airflow lid
  20" x 20" x 5" (500 x 500 x 75 mm)
- ❑ Infil Panel
  13" x 13" x 1.5" (330 x 330 x 38 mm)

LOAD BEARING CAPACITY
44 psi / 300 kpa

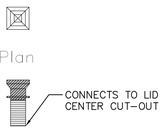


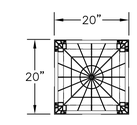


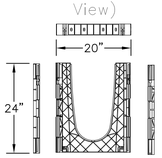


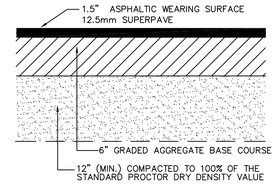


GreenBlue URBAN
Establishing the future urban landscape
Knoxville, TN | Toronto, ON
www.greenblue.com
inquires@greenblue.com
Sales and Service: 1 866 892 2743

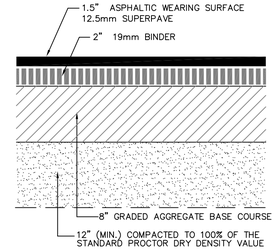








STANDARD DUTY PAVEMENT CROSS-SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT CROSS-SECTION
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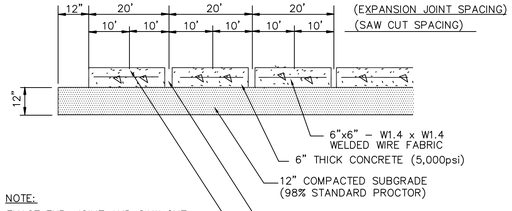
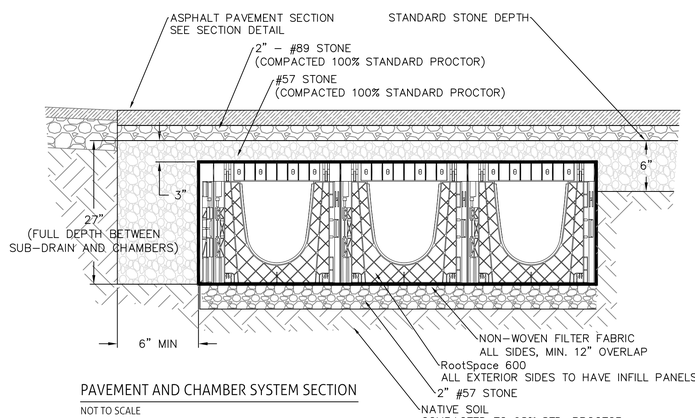


NOTE:
EXACT EXP. JOINT AND SAW CUT SPACING SHALL BE PROVIDED BY CONTRACTOR ON A LAYOUT PLAN.

CONCRETE PAVEMENT SECTION
NOT TO SCALE



PAVEMENT AND CHAMBER SYSTEM SECTION
NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

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114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

GRADING PLAN

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-4-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.5

PROJECT NO.
748-19-06

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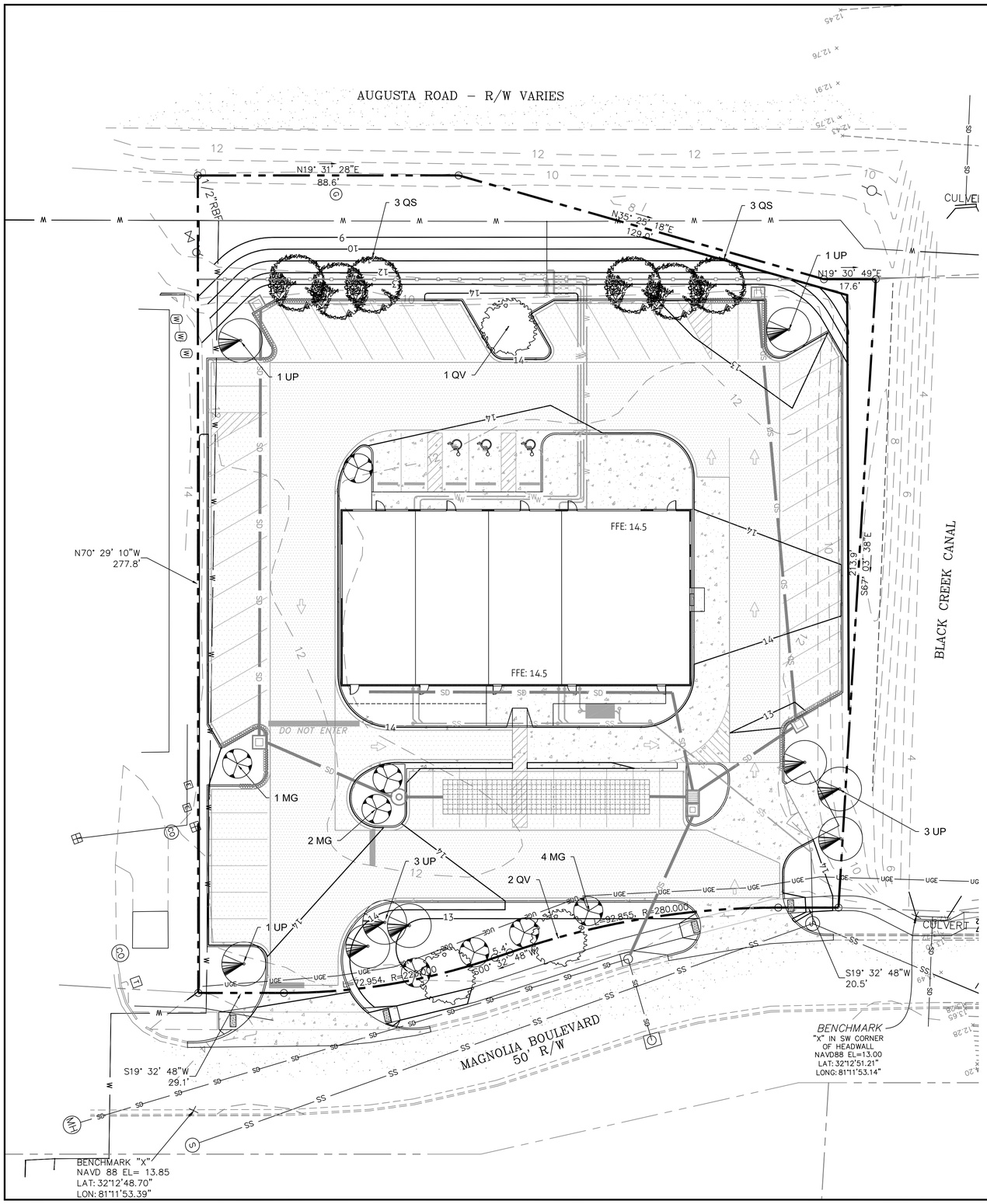
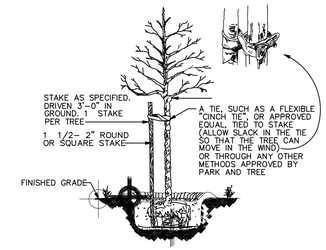
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)

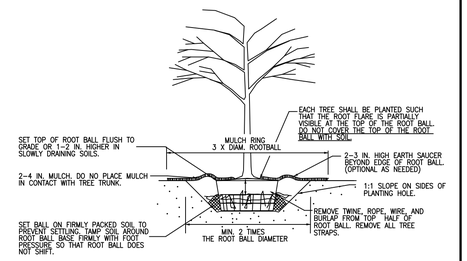




NOTES

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

Tree Staking
NTS



NOTES

1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
2. STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

Tree Planting
NTS

PLANTING SCHEDULE

ITEM	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY
MG	Magnolia Grandiflora 'Little Gem'	Little Gem Magnolia	15 Gal	4'–5'	2'–3'	7
UP	Ulmus Parvifolia	Drake Elm	1.5" Caliper	8'–10'	3'–4'	9
QS	Quercus Shumardi	Red Oak	2.5" Caliper	8'–10'	3'–4'	6
QV	Quercus Virginiana	Live Oak	2.5" Caliper	8'–10'	3'–4'	3
				TOTAL		31

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REVISIONS

NO.	DATE	DESCRIPTION

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O: 912 235 2915

LANDSCAPING PLAN

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

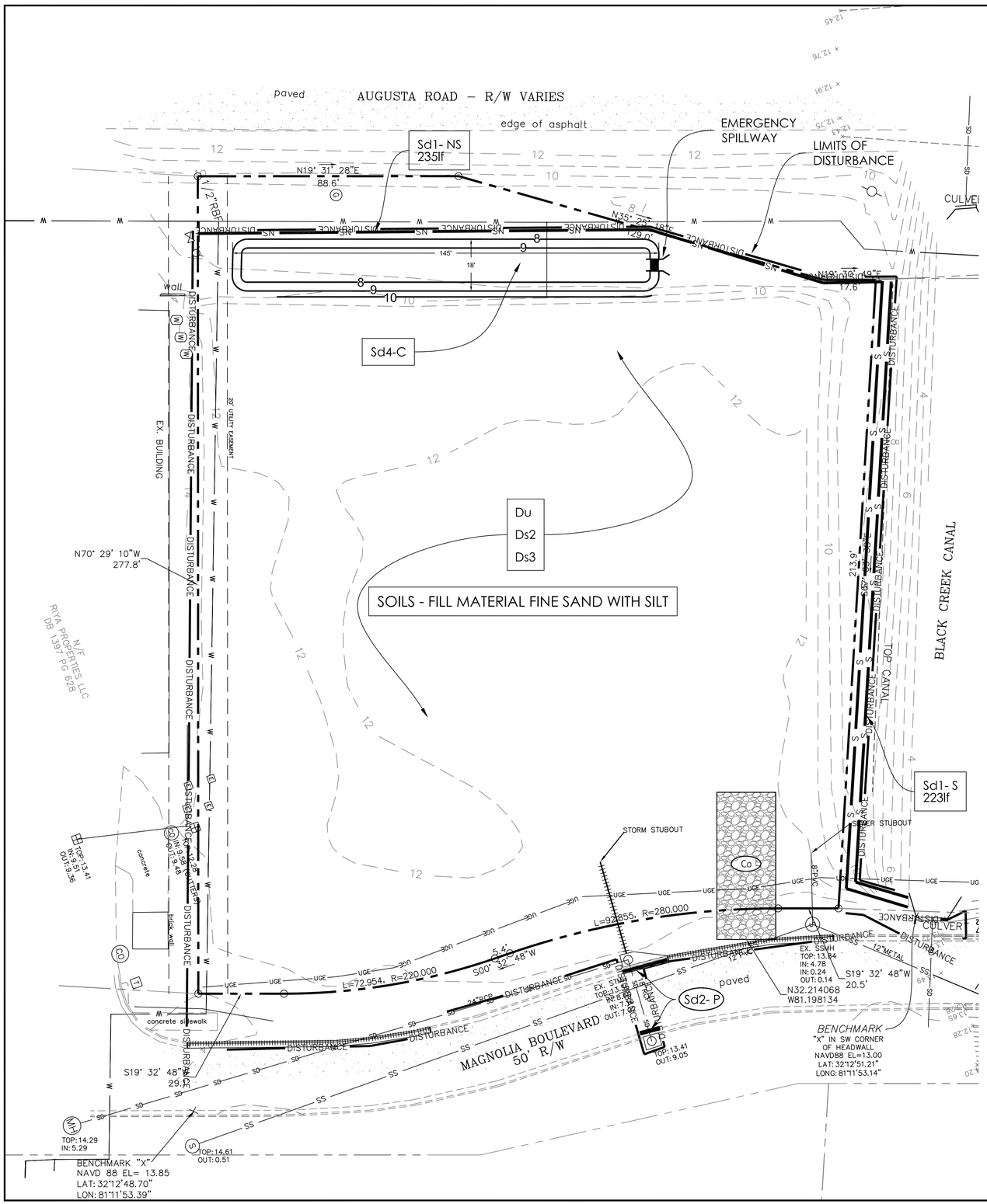
STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.6
748-19-06
PROJECT NO.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - CIVIL PLAN (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



Ds1

MULCHING & STRAWING RATES

MATERIAL	RATE	DEPTH
STRAW OR HAY	–	2" to 4"
WOOD CHIPS, SAWDUST, BARK	–	2" to 3"

NOTES
1. APPLY DRY STRAW HAY OR MULCH UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. PRESS THE STRAW/HAY INTO THE SOIL IMMEDIATELY AFTER APPLICATION.
3. ANCHOR WOOD USING APPROPRIATE SIZED NETTING.

USGS QUAD - CHATHAM COUNTY - PORT WENTWORTH

REVISIONS

NO.	DATE	DESCRIPTION

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O: 912 235 2915

SEDIMENT AND EROSION CONTROL PLAN - INITIAL

Moe's Rice Hope

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT. #21051 EXP:11/1/2021

STATUS: RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.6a

PROJECT NO.
748-19-06

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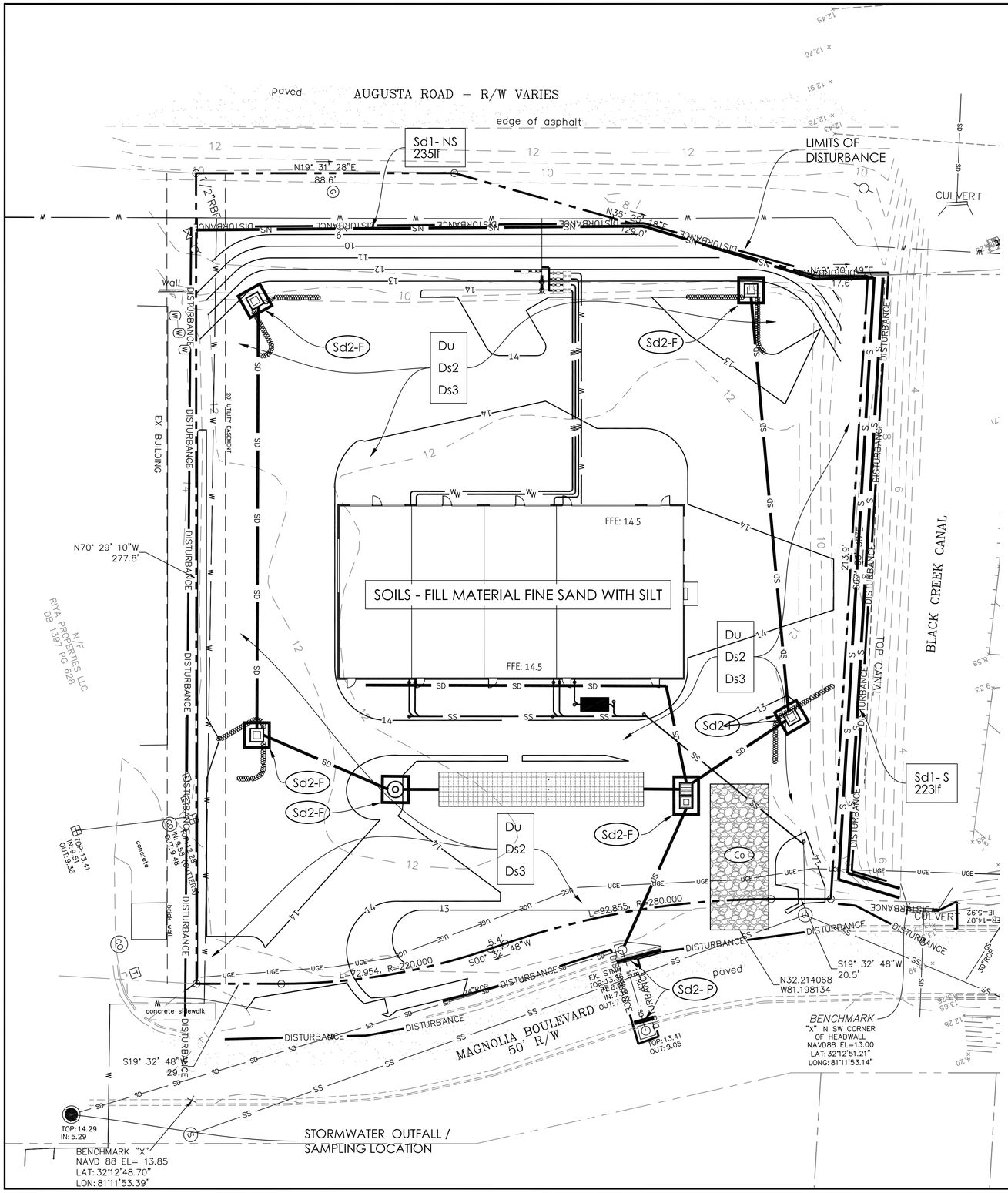
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATES PER ACRE
MARCH–JUNE	COMMON BERMUDA (HULLED)	10 lbs.
	WEEPING LOVEGRASS	4 lbs.
APRIL–AUGUST	BROWN TOP MILLET	40 lbs.
	SUDANGRASS	60 lbs.
	PEARL MILLET	50 lbs.
SEPT.–FEBRUARY	RYE (MOST WINTER HARDY)	3 BU
	RYEGRASS	40 lbs.
	BARLEY	3 BU
	WHEAT	3 BU

MONTH	PERMANENT COVER	RATES PER ACRE
MARCH–JUNE	COMMON BERMUDA (HULLED)	10 lbs.
	WEEPING LOVEGRASS	4 lbs.
JULY–AUGUST	COMMON BURMUDA (HULLED) & BROWN TOP MILLET	10 lbs. 10 lbs.
	COMMON BURMUDA (HULLED) & WEEPING LOVEGRASS	6 lbs. 2 lbs.
	COMMON BURMUDA (HULLED) & PENSACOLA BAHIA & BROWN TOP MILLET	6 lbs. 30 lbs. 10 lbs.
	PENSACOLA BAHIA & BROWN TOP MILLET	60 lbs. 10 lbs.
	PENSACOLA BAHIA & WEEPING LOVEGRASS & BROWNTOP MILLET	30 lbs. 2 lbs. 10 lbs.
	WEEPING LOVEGRASS & BROWN TOP MILLET	4 lbs. 10 lbs.

NOTES
1. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THROUGH OCTOBER.
2. LISTED IN ORDER OF PREFERENCE.
3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

Ds2–Ds3 NOTES:

Ds2
1. A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
3. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.

Ds3
1. A PERMANENT GRASSING OF UNHULLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER–TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
4. AGRICULTURAL LIME IS REQUIRED AT A RATE OF 1 –2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN engineering tm
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O: 912 235 2915

SEDIMENT AND EROSION CONTROL PLAN - INTERMEDIATE

Moe's Rice Hope

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP:11/1/2021

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.6b
748-19-06
PROJECT NO.

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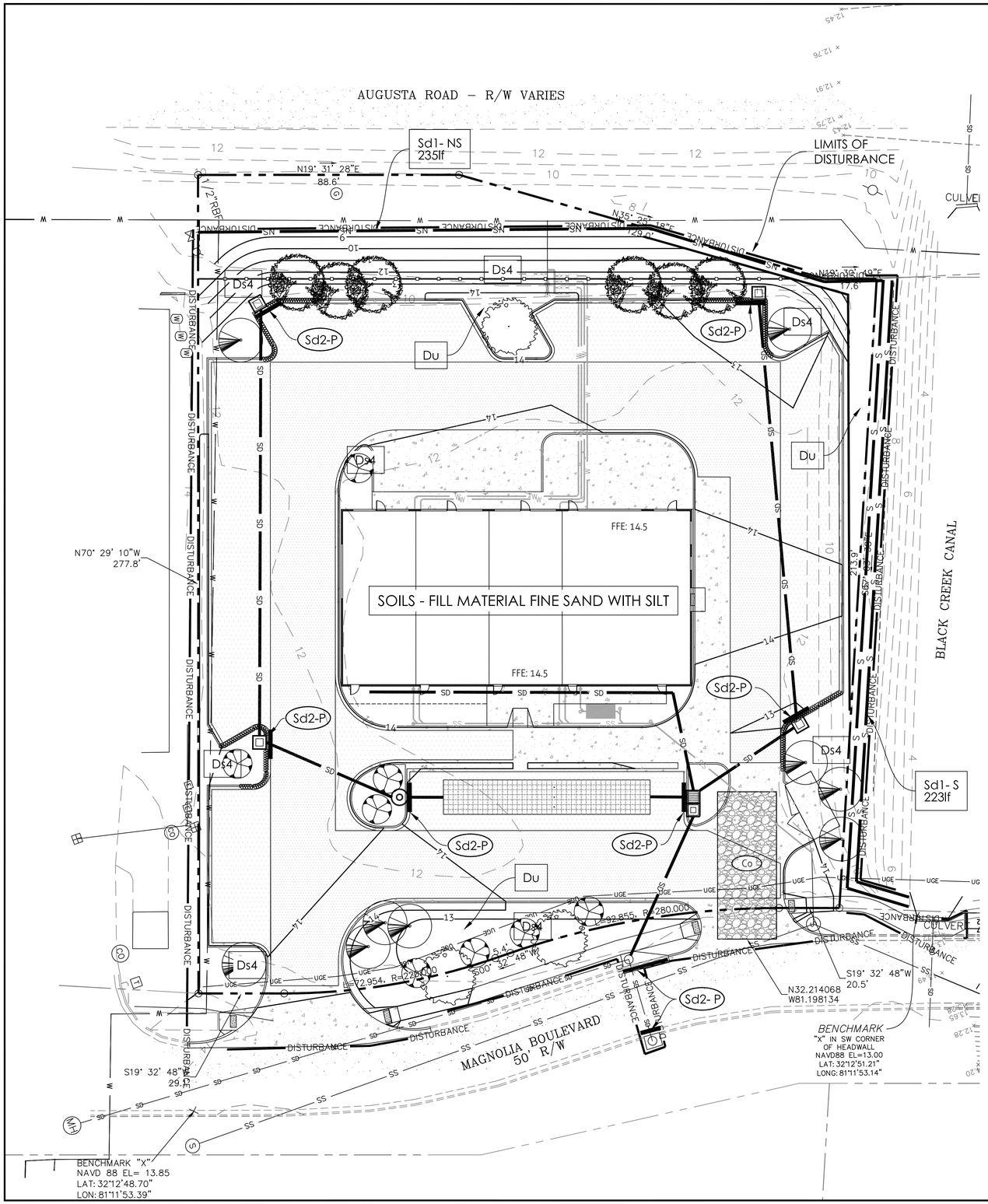
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



SOD COVER

Ds4

GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREEN TIFLAWN	M–L, P, C P, C P, C P, C	WARM WEATHER
CENTIPEDE	--	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

NOTES:
1. STAGER ALL JOINTS
2. ANCHOR WITH PINS ON SLOPES STEEPER THAN 3:1
3. IRRIGATE SOD IMMEDIATELY AFTER INSTALLATION
4. RE-SOD AREAS WHERE AN ADEQUATE STAND IS NOT OBTAINED.
5. LIME SHOULD BE APPLIED BE APPLIED BASED ON SOIL TEST OR AT A RATE OF 1-2 TONS/ AC.
6. 10-10-10 FERTILIZER SHALL BE APPLIED TO THE SOIL PRIOR TO SOD PLACEMENT AT A RATE OF 1000lbs/AC DURING THE FALL.

FERTILIZER REQUIREMENTS FOR SOD

GRASS	PLANTING YEAR	FERTILIZER (N–P–K)	RATE lbs/ac	NITROGEN lbs/ac
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 – 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30

NOTE:
1. ONCE THE SITE IS PAVED, THE CONSTRUCTION EXIT WILL NO LONGER BE REQUIRED.

2. ONCE THE SITE IS STABILIZED, REMOVE ALL TEMPORARY BMP'S

Ds4 = SOD

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REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN engineering
114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

SEDIMENT AND EROSION CONTROL PLAN - FINAL

Moe's Rice Hope

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP:11/1/2021

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.6c

PROJECT NO.
748-19-06

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)

ES&PC ITEM#

2 DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	JAY MAUPIN, PE
GEORGIA PE NUMBER:	23758
GSWCC LEVEL II CERTIFICATION NUMBER:	21051
CERTIFICATION NUMBER EXPIRATION DATE:	11/01/2021

4

24 HOUR CONTACT
Jay Andrews
912.484.3794

5 PRIMARY PERMITEE:
Jay Andrews
3312 Falligant Ave.
Thunderbolt, GA 31404
o: 912.484.3794
jandrews@savcomrealestate.com

6 DEVELOPMENT

THIS SITE IS BEING DEVELOPED FOR RESIDENTIAL USE.
THE TOTAL PARCEL AREA IS 1.29(±) ACRES. THE DISTURBED AREA IS 1.38(±)ACRES.

7 CONSTRUCTION EXIT LOCATION
N: 32.214068°
W: 81.198134°

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN (ESPC)

THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NO. GAR 100001. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSION IN THIS PLAN.

9 CONSTRUCTION ACTIVITY DESCRIPTION

OWNER/DEVELOPER (PRIMARY PERMITTEE) WILL OVERSEE SITE CONSTRUCTION LOCATED ON THE PROPERTY SITUATED IN CITY OF PORT WENTWORTH, GA 31407. PIN: 7-0906-04-030

THE DESIGNER WAS NOT KNOWLEDGEABLE OF ANY SECONDARY PERMITTEES AT THE TIME OF PRODUCTION OF THE DRAWINGS.

CONSTRUCTION WILL BEGIN WITH PLACEMENT OF PERIMETER SILT PROTECTION BARRIERS AND CONSTRUCTION ENTRANCES. AFTER THESE EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED, CLEARING AND GRUBBING OF VEGETATION WILL BEGIN IN AREAS THAT ARE TO BE DISTURBED. THE SITE WILL THEN BE GRADED AND UTILITIES WILL BE TRENCHED. ONCE BROUGHT TO FINAL GRADE, THE ROADS WILL BE PAVED WHILE ALL OTHER EXPOSED AREAS WILL BE STABILIZED WITH VEGETATION, SIDEWALKS, OR STRUCTURES.

STORM WATER RUNOFF FROM THIS DEVELOPMENT WILL BE DETAINED IN THE PROPOSED UNDERGROUND CHAMBER DETENTION SYSTEM AND DISCHARGED THROUGH THE CITY DRAINAGE AND CANAL SYSTEM INTO THE SAVANNAH RIVER.

11 NAME OF RECEIVING WATERS

ON-SITE DETENTION ==> CITY CANAL SYSTEM ==> SAVANNAH RIVER

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

Jay Maupin 12/3/19
Date

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OF THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR00001.

Jay Maupin 12/3/19
Date

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

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

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

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

19 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

20 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

24 CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, THE REAR OF THE VEHICLES AND WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

25 PETROLEUM-BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE 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 STORMWATER 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 STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDE - 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 IN PROPER WASTE DISPOSAL PROCEDURES.

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, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- 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 GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED AND LOCAL AGENCIES CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED WITH PLAN IF MORE THAN 1,320 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.

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26 UPON COMPLETION OF THIS PROJECT THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES EXCEPT AS NOTED ON THE PLANS.

27 FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, THE CONTRACTOR SHALL PROVIDE COVER (E.G. STORAGE CONTAINER, 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.

28 POLLUTANTS FROM THE SITE WILL BE TREATED BY THE UNDERGROUND STORM WATER CHAMBER SYSTEM INSTALLED DURING CONSTRUCTION.

30 INSPECTIONS

(1.) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEEE SHALL INSPECT:
A. ALL AREAS A 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 PERMITTEES'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-STE SEDIMENT TRACKING.
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2.) MEASURE RAINFALL ONCE EVERY 24-HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET PERENNIALS APPROPRIATE OF 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 PRIMARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USE 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 TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL 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 NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR 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 PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD, SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

31 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 THAT 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 STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

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

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

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

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 RINSING 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 RINSING 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.

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 STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

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

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

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

(F) THE SAMPLES SHOULD BE KEPT FREE OF FLOATING DEBRIS.

(G) PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION)

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

SAMPLING FREQUENCY.

(1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR THE QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AS SOON AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3) SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

(B) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN 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

ES&PC ITEM#

TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THE 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 PREFORMED. 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 DAY OR WEEK.

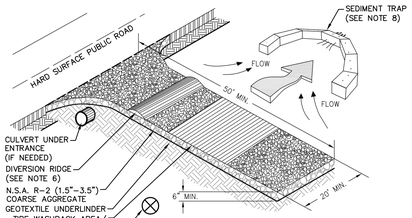
REPORTING.

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 MOTHS 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 AMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THE 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 UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

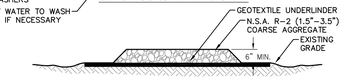
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

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 ANALYSES WERE INITIATED;
e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR

CRUSHED STONE CONSTRUCTION EXIT



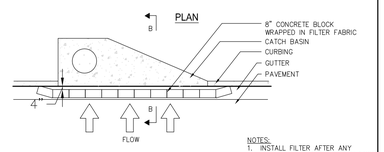
CONSTRUCTION EXIT DIAGRAM

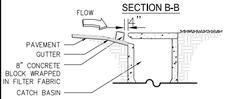


CONSTRUCTION EXIT - SECTION VIEW

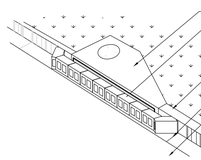
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD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

Sd2-P CURB INLET FILTER "PIGS IN BLANKET"



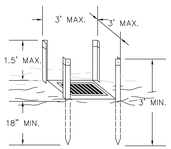


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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

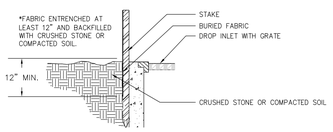


Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION



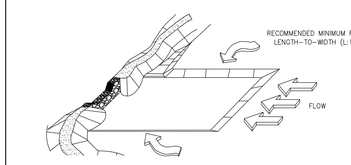
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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



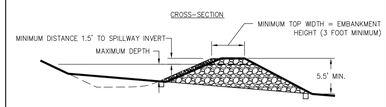
Sd4-C TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

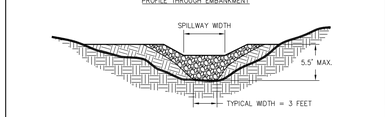
ROCK OUTLET



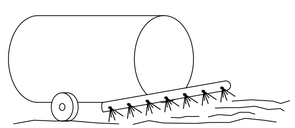
CROSS-SECTION



PROFILE THROUGH EMBANKMENT



Du DUST CONTROL ON DISTURBED AREAS



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

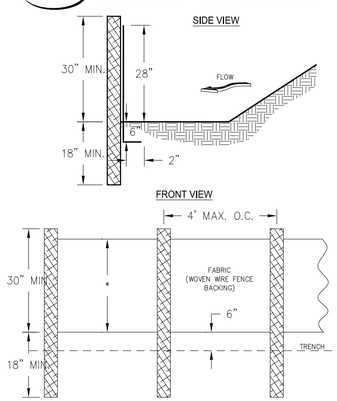
*TEMPORARY METHODS:
- -MULCHES
- -SPRAY ON ADHESIVES
- -TILLING
- -IRRIGATION
- -BARRIERS
- -CALCIUM CHLORIDE

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

*CHEMICAL CONTROL

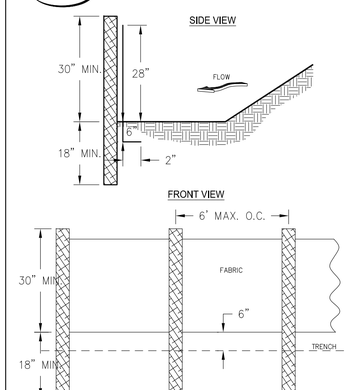
ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Sd1-S SILT FENCE - TYPE SENSITIVE



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.

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE



NOTES:
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2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr (LABEL)	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LABEL)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING		(LABEL)	A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LABEL)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		(INDICATE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM		Spb	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St (LABEL)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

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REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN engineering tm
114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

EROSION CONTROL DETAILS

Moe's Rice Hope

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT. #21051 EXP:11/1/2021

STATUS: RELEASED FOR PERMITTING

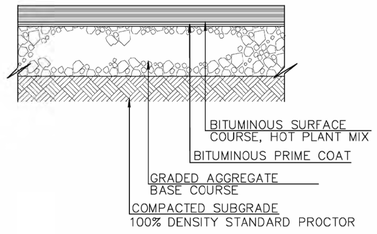
DRWN: ADD 12-3-2019

CHK'D: JAM 11-19-19

SHEET NO. D.2

748-19-06 PROJECT NO.

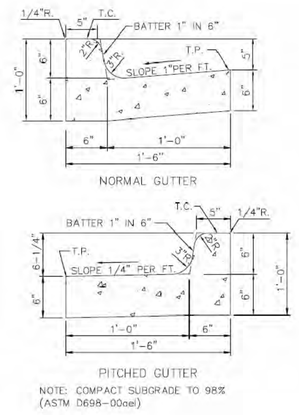
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



TYPICAL BITUMINOUS PAVING SECTION

City of Port Wentworth
TECHNICAL DETAILS
P-1

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



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

18" CURB & GUTTER

City of Port Wentworth
TECHNICAL DETAILS
P-3

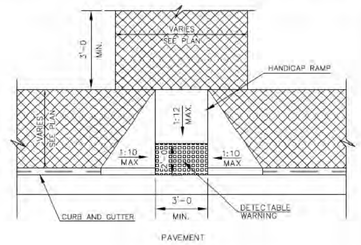
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

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

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

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "A"

City of Port Wentworth
TECHNICAL DETAILS
P-4

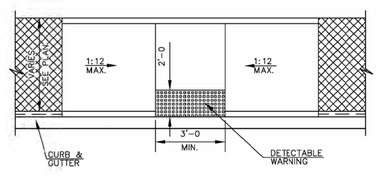
PREPARED BY SAUSSY ENGINEERING, LLC.
SCALE: N.T.S.
DATED: FEBRUARY 2007

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

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

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

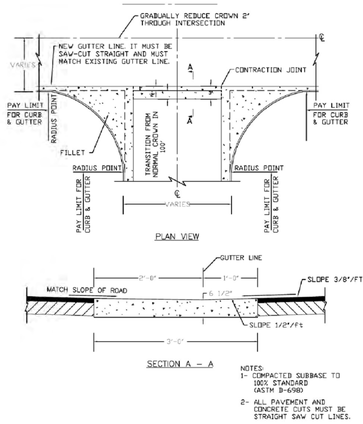
SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



HANDICAP RAMP TYPE "B"

City of Port Wentworth
TECHNICAL DETAILS
P-5

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



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

CONCRETE SWALE WITH FILLETS

City of Port Wentworth
TECHNICAL DETAILS
P-7

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

PLAN OF CURB INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-1

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

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

CURB INLET SECTION A - A

City of Port Wentworth
TECHNICAL DETAILS
SD-3

PREPARED BY 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

PRECAST STORM MANHOLE

City of Port Wentworth
TECHNICAL DETAILS
SD-12

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

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

STORM MANHOLE RING & COVER

City of Port Wentworth
TECHNICAL DETAILS
SD-14

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

REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN engineering tm
114 W. 42nd STREET • SAVANNAH, GA 31401
O:912 235 2915

DETAILS
Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

SHEET NO.
D.3
748-19-06
PROJECT NO.

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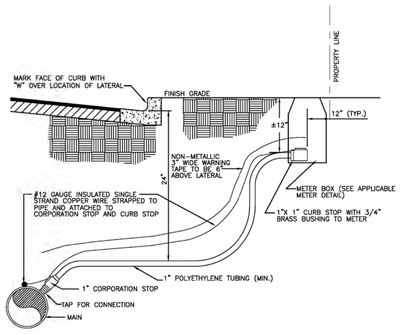
Attachment: 7.0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)

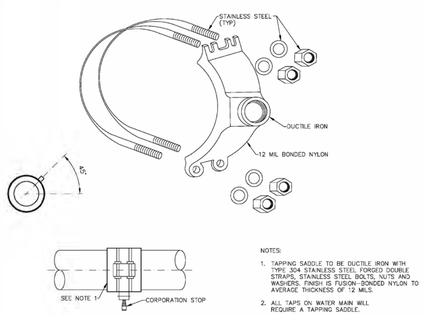


NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS
W–1

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

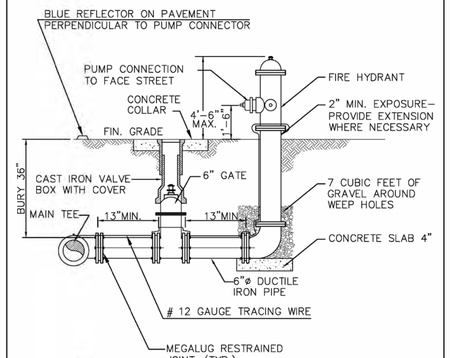


NOTES:
1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

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

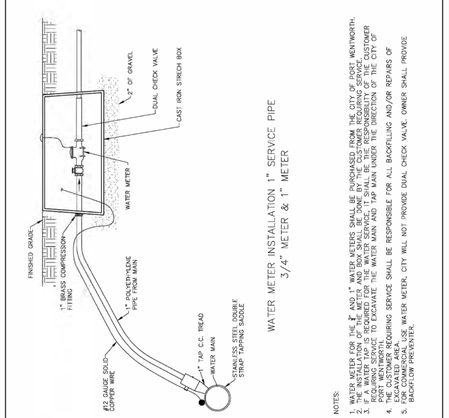


NOTE:
1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED.
2. PROTECT BOLTS AND THREADS FROM CONCRETE.

STANDARD FIRE HYDRANT

City of Port Wentworth
TECHNICAL DETAILS
W–9

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



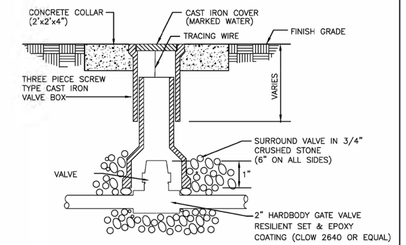
WATER METER INSTALLATION 1" SERVICE PIPE
3/4" METER & 1" METER

NOTES:
1. WATER METER FOR THE ¾" AND 1" WATER METERS SHALL BE PURCHASED FROM THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. 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 ASPHALT OR CONCRETE AS REQUIRED BY THE CITY OF PORT WENTWORTH.
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

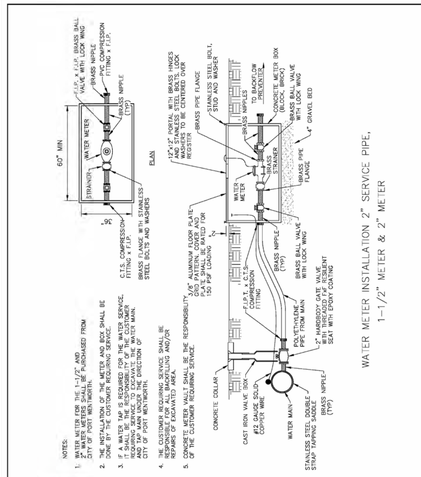


NOTE:
1. THIS DETAIL APPLIES TO VALVES.
2. IN UNPAVED AREAS, SET TOP OF CONC. COLLAR 1" ABOVE FINISHED GRADE. IN PAVED AREAS SET TOP OF BOX FLUSH W/ PAVEMENT. NO CONC. COLLAR REQUIRED.
3. VALVE BOX SHALL NOT REST ON THE VALVE

2" WATER VALVE

City of Port Wentworth
TECHNICAL DETAILS
W–18

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

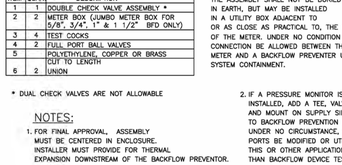


NOTES:
1. WATER METER FOR THE 1-1/2" AND 2" METER SHALL BE PURCHASED FROM CITY OF PORT WENTWORTH.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE, IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN UNDER THE DIRECTION OF THE CITY OF PORT WENTWORTH.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL BACKFILLING AND/OR REPAIRS OF ASPHALT OR CONCRETE AS REQUIRED BY THE CITY OF PORT WENTWORTH.
5. CONCRETE METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE.

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

City of Port Wentworth
TECHNICAL DETAILS
W–19

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



MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY *
2	2	METER BOX (JUMBO METER BOX FOR 5/8", 3/4", 1" & 1 1/2" BFD ONLY)
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		POLYETHYLENE, COPPER OR BRASS CUT TO LENGTH
6	2	UNION

* DUAL CHECK VALVES ARE NOT ALLOWABLE

INSTALLATION INSTRUCTIONS:

THE ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT.

2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE; UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION, OTHER THAN BACKFLOW DEVICE TESTING.

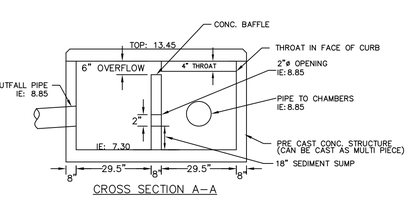
NOTES:
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION DOWNSTREAM OF THE BACKFLOW PREVENTOR.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1 1/2", 2" & 2 1/2" SIZES)

DOMESTIC DOUBLE CHECK VALVE ASSEMBLY (A)

City of Port Wentworth
TECHNICAL DETAILS
W–20

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



PLAN VIEW

CROSS SECTION A–A

WATER QUALITY STRUCTURE NOTES:
1. UPSTREAM PIPES SHALL ONLY ENTER STRUCTURE FROM SIDE OF REAR CHAMBER.
2. CHAFER ALL EXPOSED CONCRETE EDGES ¾".
3. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR.
4. STRUCTURE TO BE INSPECTED AND POLLUTANTS DISPOSED OF PER E.P.A. REQUIREMENTS ON A MONTHLY BASIS.

WATER QUALITY STRUCTURE
NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN engineering
114 W. 42nd STREET • SAVANNAH, GA 31401
O:912 235 2915

DETAILS
Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

SHEET NO.
D.4
748-19-06
PROJECT NO.

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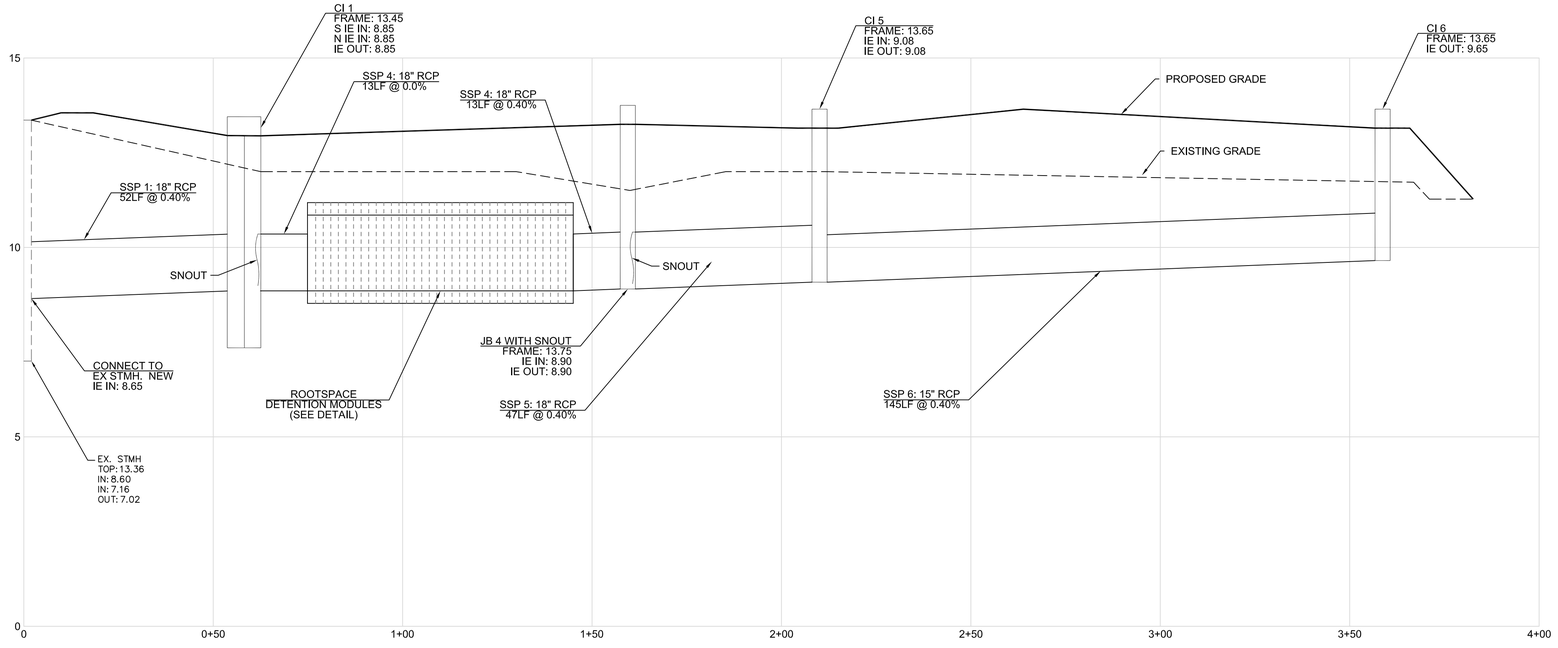
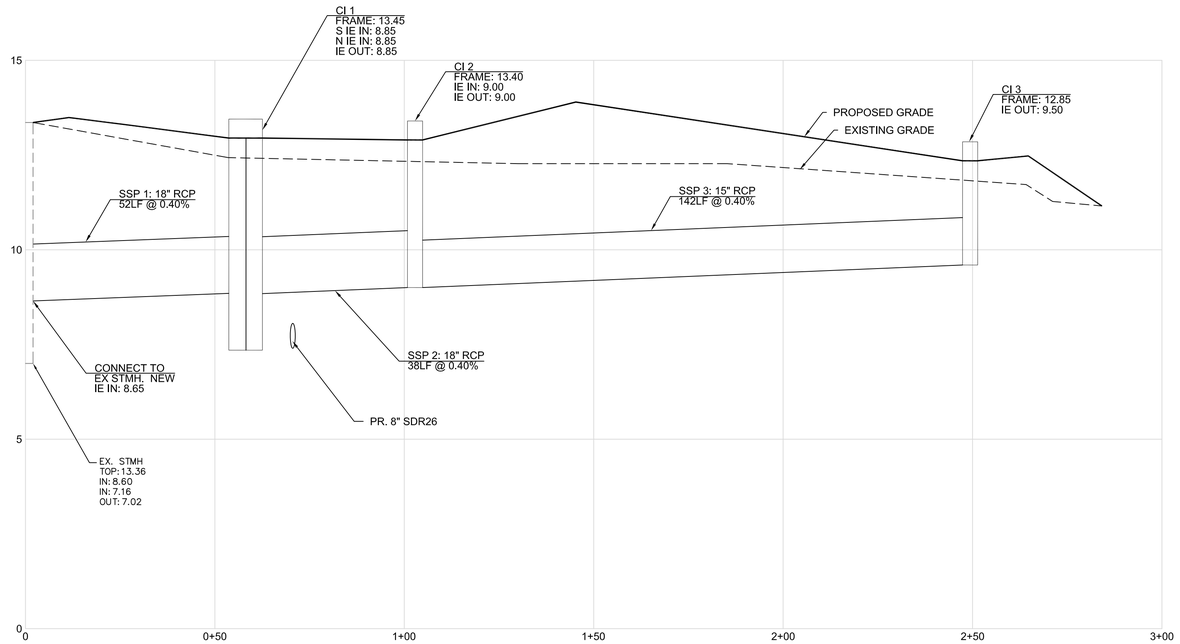
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - CIVIL PLAN (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



PROPOSED SOUTH STORMLINE TO CI 6

HORIZONTAL SCALE 1" = 20' / VERTICAL SCALE 1" = 2'



PROPOSED NORTH STORMLINE TO CI 3

HORIZONTAL SCALE 1" = 20' / VERTICAL SCALE 1" = 2'

REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN engineering tm
114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

PROFILES

Moe's Rice Hope

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS:
RELEASED FOR PERMITTING

DRWN: ADD 12-3-2019
CHK'D: JAM 11-19-19

SHEET NO.
P.1

PROJECT NO.
748-19-06

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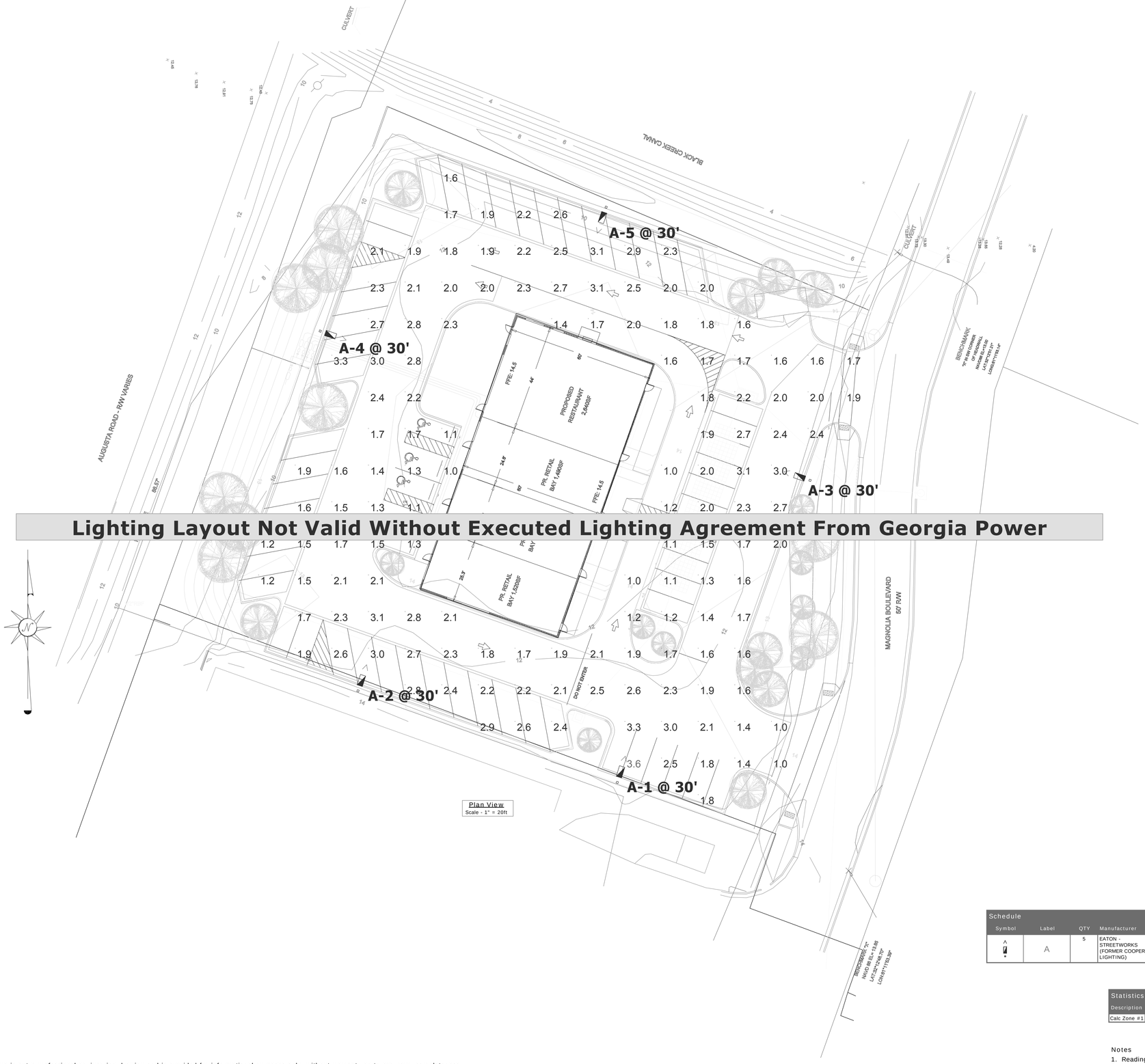
Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)



Plan View
Scale - 1" = 20ft

Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	5	EATON - STREETWORKS (FORMER COOPER LIGHTING)	ARCH-L-AF72-250-D-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	72	ARCH-L-AF72-250-D-U-T4W.ies	391	0.912	251

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	3.6 fc	1.0 fc	3.6:1	2.0:1

Notes
1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above grade
4. Fixture Mounting Height = 30' Above grade
5. Fixture Spacing = See Plan view.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

SouthCon

Moes Rice Hope

Designer	KF
Date	11/22/2019
Scale	As Shown
Drawing No.	S65019A1
Summary	

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - Civil Plan Set 12.3.19 (2218 : Site Plan Review (Specific) Moe's Rice Hope 7-0906-04-030)

T. R. Long Engineering, P.C.

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

306 Commercial Drive
Savannah, Georgia 31406
(912) 335-1046 Office
(912) 335-1642 FAX

January 9, 2020

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

Re: Moe's Rice Hope
Port Wentworth, Georgia

Dear Mr. Harvey;

T. R. Long Engineering, P.C. has reviewed the construction plans for Moe's Rice Hope Specific Development Plan prepared by Maupin Engineering released for permitting 12/3/2019. We offer the following comments for consideration prior to approval by the City.

1. A north arrow appears to be missing from the appropriate sheets of the construction plan.
2. The 4" water line used for the service manifold should be PVC. Please consider calling out the 90° bend and plug.
3. The "Pavement and Chamber System Section" shows 3" of #57 stone, 2" #89 stone then the asphalt pavement section. Since the asphalt section includes 6" of G.A.B. we assume that the 6" of G.A.B. will be on top of the 2" of #89 stone. These stone thicknesses add up to approximately 11". Please clarify on the detail that this is correct.
4. Provide a detail on how the 18" RCP will connect to the Rootspace Detention modules.
5. Provide documentation regarding how the stormwater will be distributed into the Rootspace modules. The module itself should not block the open area of the pipe and cause a restriction preventing the stormwater from entering the modules. Likewise, the water must be able to get out of the modules unimpeded. I have had experiences with similar systems where the pipe just butts up to the modules causing a restriction in pipe capacity. While the calculations showed that the chambers would work, the stormwater simply could not get into the system to be detained and flooding occurred upstream.
6. Are there inspection ports in the stormwater chamber system?
7. Please provide details for how water will be controlled to fill the chamber system.
8. Provide calculations to support the drainage pipe sizes.
9. Please specify the type or weight of the fabric that will be placed around the chamber system.
10. Some of the grades on this site are very flat which may result in some areas ponding water after settlement or rutting. (Check the rear left area of the site.) Please review the grades and be sure that the site will drain properly.
11. There is an area behind the curb on the left side of the site that will require filling to prevent ponding of stormwater. I assume that the plans intend for this area to be filled. Please add a note to fill this area.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - TR LONG 1st Review Comments 1.9.2020 (2218 : Site Plan

12. Provide a typical section and profile for the proposed 42” retaining wall. In addition, please provide layout information for the wall on the staking plan.
13. Please update Note 6 on sheet D1.

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

Sincerely,

Trent R. Long, P.E.

Attachment: 7-0906-04-030 4 MAGNOLIA BLVD (MOE'S) SPECIFIC SITE PLAN - TR LONG 1st Review Comments 1.9.2020 (2218 : Site Plan